Yeo Park Rotunda
Yeo Park, Old Canterbury Road, Ashfield

Conservation Management Plan

Prepared for:
Inner West Council
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Frontispiece: The Rotunda at Yeo Park, shortly after its completion in 1929. Source: Courtesy of Inner West Council Library Services

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Executive Summary

This report is a Conservation Management Plan (CMP) for the Yeo Park Rotunda. The CMP incorporates documentary research and the study of the built fabric (Section 2 and Section 3) to provide an understanding of its cultural significance (Section 4) as follows:

The Yeo Park Rotunda is of historical significance on a local level for forming part of the historical development of Yeo Park, being located on land that was initially purchased by the State in 1882 for use as a training school and later an Agricultural School, before being transferred to Ashfield Council for use as a public park in 1925.

Constructed in 1929 by architect Dallas Edward Walsh, it is the product of a design competition held by Ashfield Council and is a near-identical copy of a rotunda located at Johnstone Park in Geelong, VIC constructed in 1920 and designed by Percy Edgar Everett. The place is an elaborate Inter-war rotunda set within a landscaped park that is substantially intact to its form, fabric and detailing. It features a number of elements that are particularly unusual, namely: its moat (unfilled), drawbridge, and electric clocks and is a particularly fine example of the application of the Beaux Arts style to a small-scale park feature. The Rotunda's siting in the centre of the park and a formed amphitheatre makes it a focal point in the immediate area.

The place is associated with the South Ashfield Citizens Association and their president Alderman Henry Hilton Gough, who championed the development of Yeo Park and the Rotunda. It is also associated with John Yeo, an alderman of Ashfield Council, after whom the park and rotunda are named.

The use of the Rotunda throughout the 20th century for a variety of community events, and its association with the South Ashfield Citizens Association likely lend the place some social significance to the local community.

The place, while representative of the broader practice of building rotundas within public parks, is unusual in its materials and design, and incorporates features that are particularly rare to rotundas built in NSW in the Inter-war period.

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

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

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

- adoption and review of the proposed conservation policies

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

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Contents

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1. Introduction

1.1. Background to the Conservation Management Plan

This report is a Conservation Management Plan for the Yeo Park Rotunda, located in Yeo Park, Old Canterbury Road, Ashfield.

The Yeo Park Rotunda was built in 1929 following a design competition held by Ashfield Council. The winning design was won by architect Dallas Edward Walsh, who presented a near-identical copy of a rotunda completed in 1920 in Geelong, Victoria, designed by Percy Edgar Everett. The Rotunda is sited at the centre of Yeo Park, a suburban municipal park and is an unusual decorative feature within the park.

The Yeo Park Rotunda (the Rotunda) is listed on Schedule 5 of the *Inner West Local Environmental Plan* 2022 as a local heritage item (Item No. I375). Yeo Park is also separately listed on Schedule 5 of the *Inner West Local Environmental Plan* 2022 as a local heritage item (Item No. I376).

This Conservation Management Plan (CMP) has been prepared for Inner West Council, who manage the Rotunda and Yeo Park under the *Crown Land Management Act* 2016.

1.2. Definition of the Place and Features

The Yeo Park Rotunda, Old Canterbury Road, Ashfield is located within the local government area of Inner West Council, Parish of Petersham, County of Cumberland.

The Rotunda is a small, elevated Beaux-Arts style rotunda set within Yeo Park, a large suburban park with trees, garden beds, playgrounds, and other outdoor furniture. The park is bound to the east by Old Canterbury Road, to the west by Victoria Street, to the south by Yeo Park Infants School, and to the north by Trinity Grammar School, and is surrounded on all sides by low-rise residential development largely comprising detached and semi-detached single storey Federation cottages.

The real property definition of the place is Lot 7020 DP 93165, which encompasses the whole of Yeo Park. The study area for this CMP comprises only the Rotunda. Refer to figure 1.1 which indicates the extent of the study area.

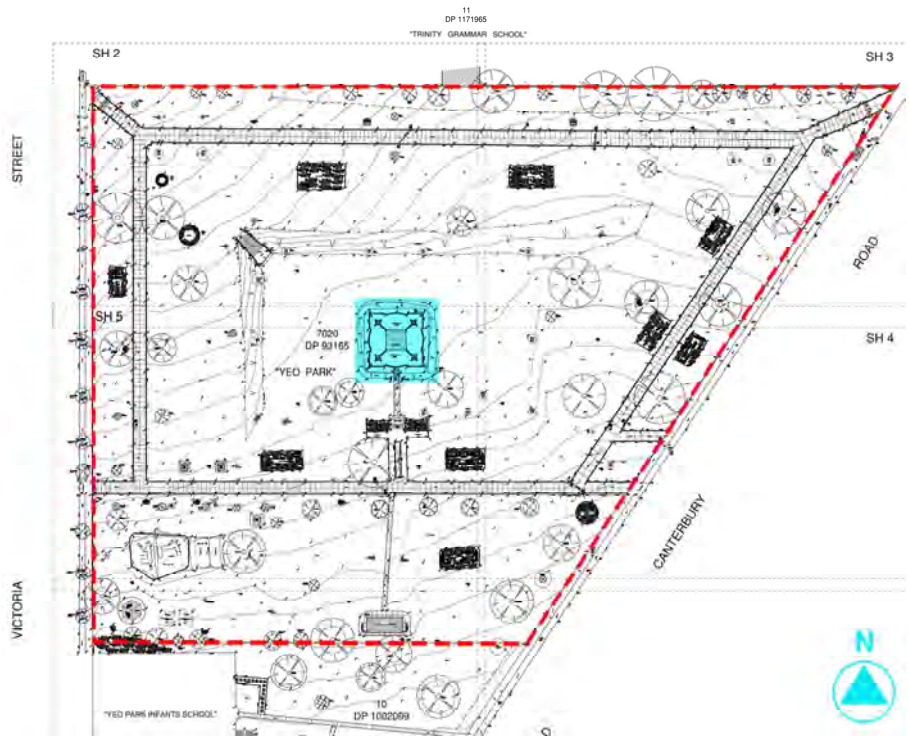

Figure 1.1: Site survey plan of Yeo Park showing the allotment boundaries of the park (in red). The study area for the purpose of this CMP includes the Rotunda only (shaded in blue). Source: Site plan prepared by Norton Survey Partners, 2020

1.3. Methodology

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

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

For a flowchart of this methodology, see Appendix 1.

1.4. Terms

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

Place: means a geographically defined area that may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. The term place is defined under the *Burra Charter* and is used to refer to sites and areas of cultural significance.

Abbreviations (D heading)

c.	circa
CMP	Conservation Management Plan

DP	Deposited Plan
LEP	Local Environmental Plan
LRS	Land Registry Services, NSW
LSJ	Lucas, Stapleton, Johnson & Partners Pty Ltd
ML	Mitchell Library
NLA	National Library of Australia
No.	Number
SHR	State Heritage Register
SLNSW	State Library NSW
SR	State Records

1.5. Exclusions

This report addresses only the Rotunda located within Yeo Park. The cultural values of Yeo Park, including its landscape, ecological, historical archaeological and Aboriginal cultural values of the park have not been addressed in this report.

This report does not address the historical archaeology of the place, nor the Aboriginal archaeology and Aboriginal cultural values associated with the place (Yeo Park Rotunda).

1.6. Author Identification

Jessica Kroese, Sean Johnson and Kate Denny of Lucas, Stapleton, Johnson & Partners prepared this report. Unless otherwise stated, photographs are by the authors.

1.7. Acknowledgments

The authors wish to acknowledge the assistance of the following:

- Fiona Cui, Inner West Council
- Aleem Aleemullah, Inner West Council

Figure 1. 2: Aerial photograph of Yeo Park showing the allotment boundaries of the place. The real property definition is Lot 7020 DP 93165. The Rotunda is located within the same allotment. Source: NSW Spatial Services.

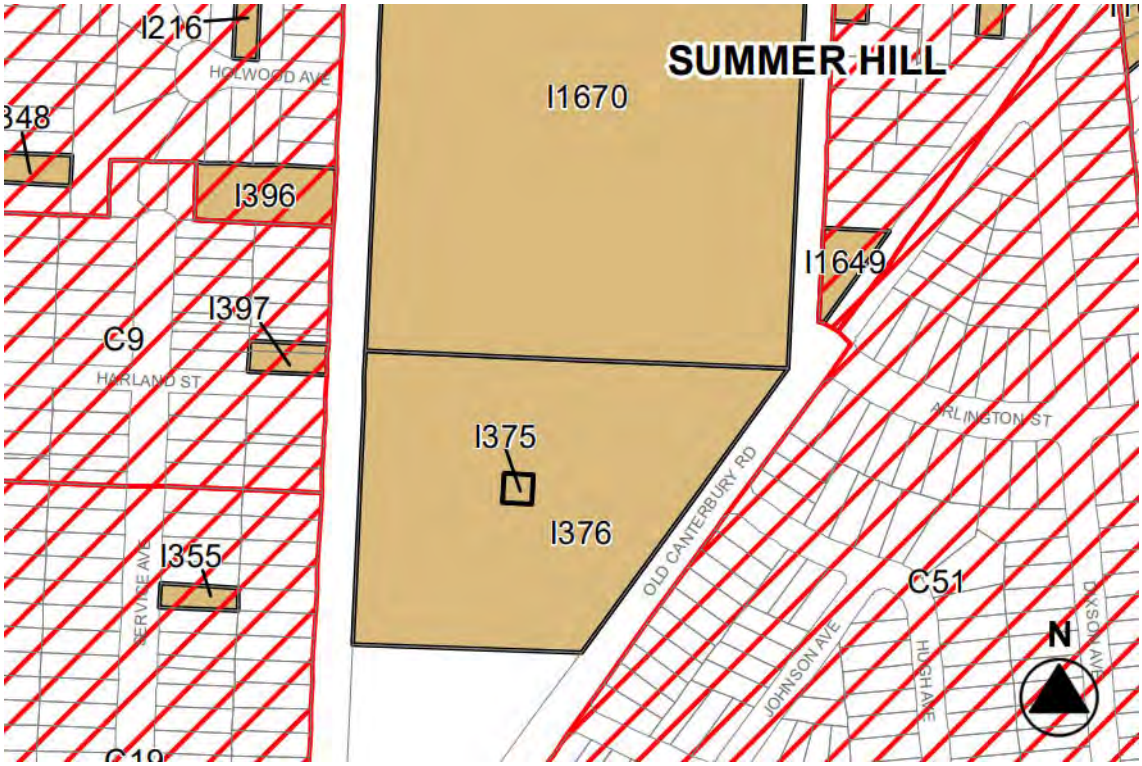

Figure 1. 3: *Inner West LEP 2022* Heritage Map – Sheet 2, showing boundaries for the local listing of the Yeo Park Rotunda (Item No. I375).

2. History of the Place

2.1. Introduction

The following history of the development of the Yeo Park Rotunda has been compiled by Nicholas Jackson and Kate Denny. Although the history of the Rotunda relies, in part, on the history of the development of Yeo Park, the following history should not be relied on as a comprehensive history of the park.

Prior to the arrival of the British, the area now known as Ashfield was inhabited by the Wangal people. Wangal country was believed to be centred on modern-day Concord and stretched east to the swampland of Long Cove Creek (now known as Hawthorne Canal), and forms part of the Cooks River Valley.[1]

This Conservation Management Plan documents the European occupation of the site only, and the heritage significance of the place in this context. This does not therefore represent a complete history of the place or represent the perspectives of the Wangal Traditional Owners in relation to the colonial impacts on this site. Consultation with Traditional Owners and other Aboriginal stakeholders is required before Aboriginal Cultural Heritage that may be associated with this place can be recorded.

2.2. History of the Yeo Park Rotunda

2.2.1. Early Development of the Land

Yeo Park is situated within part of inner-western Sydney that had been granted (100 acres) to the Rev. Richard Johnson in 1796, and it was later absorbed into Robert Campbell's expansive Canterbury Estate. Campbell never resided there but ran cattle and employed overseers to manage the estate. Over the following decades neighbouring land grants were purchased, and by 1834 the Canterbury Estate comprised 1242 acres.[2]

After Campbell died in 1846, the Canterbury Estate was divided between the eldest daughter Sophia Ives Campbell (1812-1891), and his son-in-law Arthur Jeffreys (1811-1861), the husband of Sarah Campbell (1815-1856), Robert's youngest daughter. The line of division mostly was Old Canterbury Road with some exceptions, with Yeo Park being within Miss Campbell's inheritance. Miss Campbell never married, and she died in England in 1891 at Fern Hill, Bournemouth, England.[3] Her affairs in Sydney were managed by brother George of Duntroon. The bulk of the land was subdivided in the 1860s, with sales continuing into the 1870s.

[1] https://en.wikipedia.org/wiki/Wangal and Aboriginal History along the Cooks River, 2017; Dr. Paul Irish, MDCA on behalf of the Cooks River Alliance
[2] Advertisement, *Sydney Gazette*, 1/8/1812
[3] Deaths, *Sydney Morning Herald*, 22/9/1891, p.1

Yeo Park comprises land sold as part of a subdivision of Miss Campbell's portion of the Canterbury Estate that came to be owned by the early 1870s by John Kinloch.[4] Kinloch's land holding comprised around 26 acres, which was named Hurlstone.

Figure 2.1: Subdivision plan of part of the Canterbury estate, the property of Miss Campbell, dated 1865, published by Allan & Wigley. The future location of Yeo Park is circled in red. North is to the right of the plan. Source: SLNSW, Z/M3 811.1829/1865/1A

Kinloch (1833-1897) was an early graduate of the University of Sydney and, while a keen cricketer, pursued a life as an educator.[5] At Hurlstone Kinloch established a private college for boys[6] opened in 1878 within the northern portion of the property (where Trinity Grammar is), while the land down to Old Canterbury Road he had subdivided for housing in 1876.[7] Kinloch engaged architect John Horbury Hunt to design his new college (still standing within Trinity Grammar).[8]

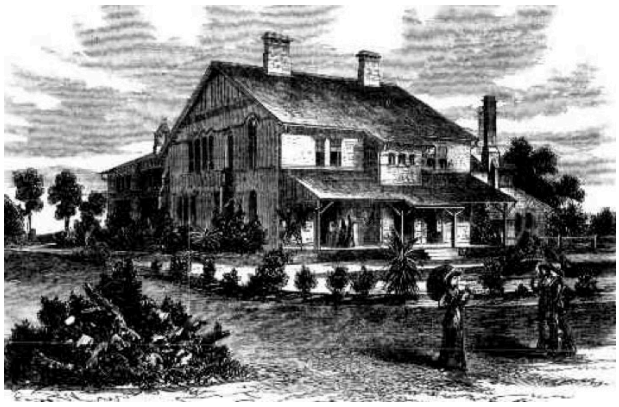

Figure 2.2: The school/dormitory and garden setting of Kinloch's Hurlstone College depicted in 1883 when it had been purchased by the NSW Government for its Hurlstone Training College. The college building was designed by John Horbury Hunt. This building is located within the northern half of the property, which became Trinity Grammar School in 1925. Source: *Sydney Mail*, 12/5/1883, p.880

[4] Torrens Title Vol. 193 Fol. 42
[5] 'Death of Mr Kinloch', *Sydney Morning Herald*, 10/4/1897, p.5
[6] Advertising, *Sydney Morning Herald*, 26/1/878, p.11
[7] Advertising, *Sydney Morning Herald*, 16/9/1876, p.13
[8] Reynolds, P, et al, John Horbury Hunt: radical architect 1838-904, Historic Houses Trust of NSW, 2002, p.91

Kinloch's Hurlstone inclusive of the land subdivided but not sold (still around 26 acres) was purchased in 1882 by the then Department of Public Instruction[9] for the establishment of a training college for female public school teachers called Hurlstone Training College.[10] In 1907 the Training College was closed and the Agricultural School opened to replace it.

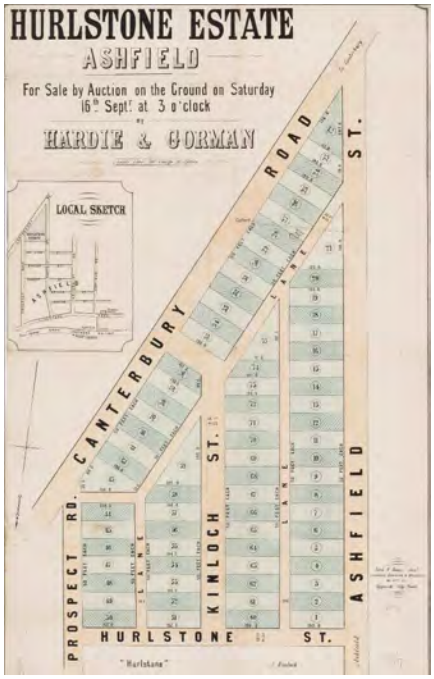

Figure 2.3: John Kinloch's property comprised around 26 acres and within the northern part he established his private college for boys in 1878. Prior to this, in 1876, he subdivided the southern two thirds of his property into building blocks. One sale eventuated from this prior to the purchase of the whole subdivision by the NSW Government in 1882. North to the bottom of the plan. Source: SLNSW, Ashfield Subdivision Plan No. 17

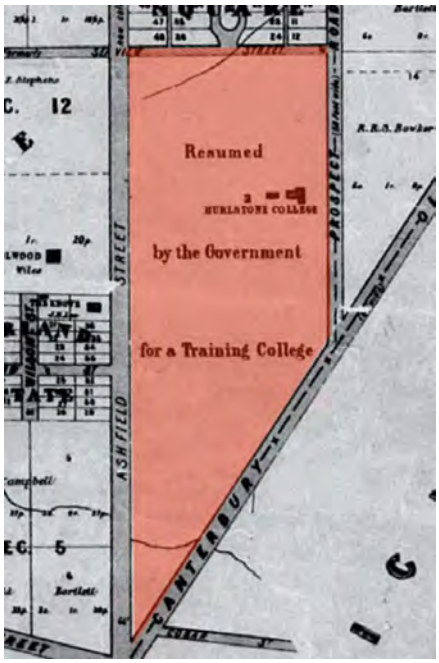

Figure 2.4: Detail of Higinbotham & Robinson's map of the Ashfield published in 1883 showing Kinloch's Hurlstone Collage and the land resumed for a training college. Source: SLNSW, M MAF 811.182/1883/1

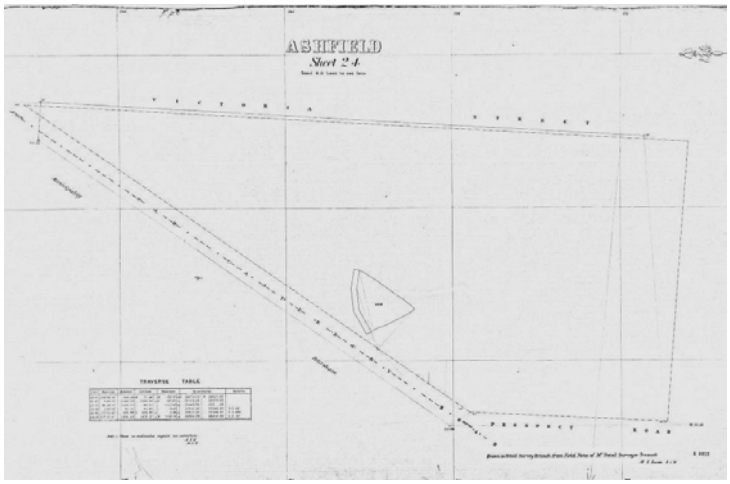

Figure 2.5: This survey (Ashfield Municipality Water Board Plan, Sheet No. 24) dated 1891 was undertaken by the government as part of a general survey of the municipality. It recorded a dam within the southern portion of what was the Hurlstone Training College. There was a watercourse that fed this dam, which was piped-in by Ashfield Council in 1927/8. The location of this dam was at the south-east corner of Yeo Park. North is to the right of the plan. Source: Inner West Council, Water Board plans, 222541

[9] Torrens Title Vol. 586 Fol. 246
[10] 'Hurlstone Training College, Ashfield', *Sydney Mail*, 5/12//1883, p.905

In 1923 the then Department of Education determined the needs of the Agricultural School would be served better by moving it to a new site comprising 100 acres at Macquarie Fields near Liverpool. To offset the cost of this venture, the Department wanted to sell the Hurlstone property. The northern half of the school with its classroom, dormitory and administration blocks, and most of the cultivation fields within around 17 acres was acquired in 1924 by Trinity Grammar School in exchange for its former site at Dulwich Hill, on condition that possession was taken after mid-1925.

Figure 2.6: A number of photographs exist that recorded aspects of the Hurlstone Agricultural College in 1920. This photograph of a boy ploughing seems to be looking south to Old Canterbury Road taking in the future site of Yeo Park. Source: NSW State Archives, NRS 4481-3(7/15974)-St 7330

2.2.2. Establishment of Yeo Park

In 1925 a portion (around 6&1/2 acres) of the area to the south of Trinity Grammar School was transferred to Ashfield Council for a public park. Another portion, south of the public park land, was retained by the Department of Education for a new infant's school, which opened in 1927.

The need for a park in this part of the Ashfield municipality had been raised in early 1924 by the South Ashfield Citizens' Association.[11] The president of this Association was Henry Hilton Gough (1881-1939), who was an alderman of Ashfield Council[12] (East Ward) from 1925 to 1937 and was the Mayor on two occasions between 1929 and 1932.[13]

Within Ashfield Council, Gough was an active member of the Parks Committee and also promoted the interests of children.[14] When Gough resided in Service Avenue, not too distant from the future Yeo Park, he lobbied his neighbours into forming a Beautification Club in 1926 to improve the appearance of the street; this civic activism was a harbinger of measures undertaken at Yeo Park.[15]

The role of Gough in the making of Yeo Park was commemorated by Ashfield Council in 1936 in the naming of the southern extension to the park as the Gough Reserve.[16] When Gough died in 1939 it was his association with the South Ashfield Citizens 'Association for which he was remembered,[17] and Yeo Park and its band rotunda are his legacy.

[11] 'Hurlstone College Lands', *Daily Telegraph,* 26/2/1924, p.3
[12] The municipality was proclaimed on 28 December 1871 as the "Borough of Ashfield", which changed to the "Municipality of Ashfield" in 1906. Ashfield Council merged with Marrickville and Leichhardt Councils in 2016 to form the Inner West Council.
[13] Biographical notes provided by Inner West Council
[14] 'Mr HH Gough', *Sydney Morning Herald,* 2/11/1939, p.2
[15] 'Civic Pride', *Sydney Morning Herald*, 22/2/1926, p.10
[16] Minutes of Ashfield Council Meeting on 24/11/1936.
[17] Funeral notice, *Sydney Morning Herald*, 30/11/1939, p.7

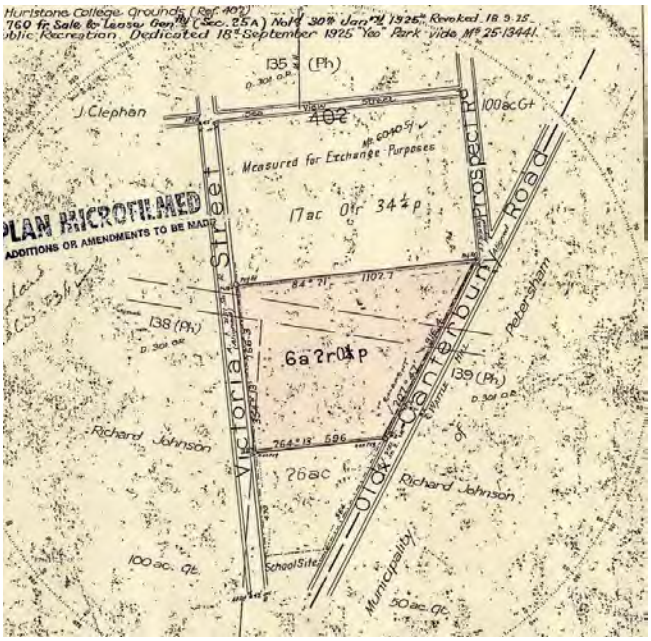

Figure 2.7: A survey prepared by the Lands Department in 1924 for the subdivision of the 26 acres comprising the Hurlstone Agricultural College property, and showing the area set aside for Yeo Park (in red tint). Source: NSW Land Registry Services (Crown Plan 6187-3000)

By mid 1924 the campaign to secure a new park had progressed to where Minister for Education Albert Bruntnell (1866-1929) conceded the land should not be sold and instead be vested in Ashfield Council.[18] This was initiated in September 1925 with the dedication of the new park, which was called Yeo Park from the beginning,[19] with Council acquiring control of the area in mid December 1925.[20]

Yeo Park was named after sitting Alderman John Yeo.

Yeo (1865-1939) was born in Cornwall, England in 1865, and he came to Sydney in 1885. Initially Yeo was a builder, but from about 1887 he carried on a business as a butcher. Yeo traded as a butcher at No. 220 Old Canterbury Road in the mid-1890s, and after 1903 the shop was managed by his brother Moses (1873-1957). Yeo was an alderman of Ashfield Council (East Ward) from 1911 to 1929, and the mayor in 1917 and 1918. Yeo also was closely involved with the affairs of his local church, the Dulwich Hill Methodist Church, in serving as choirmaster and a trustee.[21]

The naming of the public park after an alderman continued an Ashfield Council tradition with the naming of parks in the municipality in this manner such as after Mark John Hammond (1844-1908), Charles Hugh Algie (1876-1933), William Elliot Veitch Robson (1865-1928) and Herbert Edward Pratten (1865-1928). The South Ashfield Citizens ' Association would have preferred Hurlstone Reserve instead of Yeo Park.[22]


ALDERMAN JOHN YEO
(Ashfield).

Alderman Yeo is a native of Cornwall, England. He came to Sydney in 1885, and has resided in Petersham and Summer Hill ever since. He carried on a butchering business from 1887 to 1902; since then, and at present, is carrying on a bakery business. Alderman Yeo does not care to enlarge on his prosperity or abilities. He has been elected for the East Ward, Ashfield.

Figure 2.8: Alderman John Yeo. Source: *Truth*, Sunday 12th February 1911, p. 3

[18] 'Hurlstone School', *Evening News*, 20/6/1924, p10
[19] Minutes of Ashfield Council Meeting on 17/11/1925
[20] Minutes of Ashfield Council Meeting on 1/12/1925
[21] 'Late Mr. John Yeo', *The Methodist*, 15/7/1939, p.12
[22] 'New Park's Name', *Evening News,* 3/2/1926, p.12

2.2.3. The Development of Yeo Park

Ashfield Council commenced planning the layout of Yeo Park in March 1926 with the direction to the Council Engineer Alfred Middleton Reeve (1873-1936) to prepare a plan and an estimate of costs taking into consideration the need for provision for flower beds, play areas, etc.[23] Concurrently, the South Ashfield Citizen's Association conferred with the Council Parks Committee on this matter by a specifically formed Parks Committee.[24]

At the beginning of 1926 the Association had sought control and management of the new park, but the Ashfield Council was having none of that.[25] The Association members of its Parks Committee changed over the 1926 to 1928, but included at different times Gibson, Blake, G Wildman, G Haydon, McLeod, GJ Hoare, C Durban, and Martin Freudenstein. Freudenstein, who was the honorary secretary prior to 1928 and lived in the same street as Gough, joined the Parks Committee around the time the band rotunda was conceived.

By mid-1926, Ashfield Council had some idea of how the park should be developed, but what Council wanted to make of Yeo Park at first is not certain through the surviving documentation. What is known is that in 1926 the Association thought it desirable to set aside sufficient land for two bowling rinks and four tennis courts,[26] and Council's engineer Reeve had prepared a plan of the proposed layout that included these sports grounds. Subsequently, in August 1926 Council amended this plan to set aside sufficient land for two bowling rinks, three tennis courts, a pavilion, and works yard.[27] Needless to say none of this was implemented.

By April 1927 the layout plan had been prepared that deleted the tennis courts, but retained the bowling links and now included areas for children's playground and public lavatory block.[28] Council had not given up on the idea of bowling links by November 1928,[29] but by March 1929 it had resolved not to layout any playing fields and instead develop the Park in the 'nature of a landscape garden'.[30] In respect of planning the formal layout of the paths and trees nothing is known through council records.

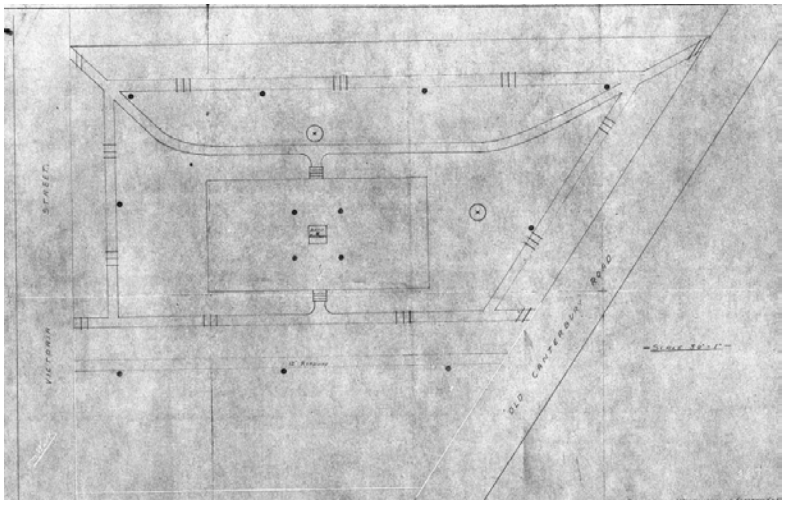

Figure 2.9: This plan of the layout was prepared in 1929 by one of the tenderers for installing the electric light stands, but probably was a tracing of the Council's plan. It recorded the layout of the Park as determined by the Council after early 1928 as it showed the band rotunda. Source: Inner West Council

[23] Minutes of Ashfield Council Meeting on 2/4/1926
[24] Minutes of Ashfield Council Meeting on 15/3/1926
[25] Minutes of Ashfield Council Meeting on 12/1/1926
[26] Minutes of Ashfield Council Meeting on 6/7/1926
[27] Minutes of Ashfield Council Meeting on 3/8/1926
[28] Minutes of Ashfield Council Meeting on 12/4/1927
[29] Minutes of Ashfield Council Meeting on 6/11/1928
[30] Town Clerk's letter to the Protestant Churches Soccer Football Association, 8/3/1929

Yeo Park was officially opened on Saturday afternoon, 27th October 1928 at 3.30pm, with Major Charles William Clanan Marr (1880-1960) officiating, the Federal Minister for Home and Territories.[31] The event was celebrated by a procession through the streets and the staging of a week-long fair organised by the South Ashfield Citizen's Association, ostensibly to raise funds to erect the band rotunda. [32]


Municipality of Ashfield.

His Worship The Mayor, Ald. F. C. Hodges
requests the honour of the presence of

at

The Official Opening
by Hon. C. W. C. Marr, M. C., M.P.
of
Yeo Park
on
Saturday, 27th October, 1928
at 3.30 p.m.

Note.—Yeo Park is situate near Southern end of Victoria Street opposite Harland Street, Hurlstone Park.
Trams from Summer Hill Station may be taken to Hurlstone Park Section.
Motor Bus from Ashfield Station to Hurlstone Park at Griffiths Street.

Afternoon Tea.

R.S.V.P.
Town Clerk
Ashfield

FILE

Figure 2.10: Council's printed card for the official opening of Yeo Park on 27th October 1928. Source: Courtesy of Inner West Council Library Services

The timing of the opening seems to have been premature given works fundamental to the functioning of the park were completed throughout 1929. These works included laying water reticulation lines from March 1929,[33] and installing 13 cast iron ornamental electric light standards with lanterns at a cost of 700 pounds from late 1929.[34] These light standards had corroded badly by the early 1960s and all were replaced in 1964 by concrete light standards.[35]

Works undertaken and financed by the Council after 1930 comprised:

- building of the lavatory block with gardener's tool shed in 1930.[36]
- installation of 25 seats with a reinforced concrete frame and wooden seats in 1930 designed by Council Engineer Reeve.[37]
- rebuilding of the entrances from Victoria Street and Old Canterbury Road with new concrete pillars in early 1932.[38]
- the Children's Playground planned in 1932, and built in early 1933 with the opening in February.[39]
- installation of eight timber framed pergolas in early 1933.[40] The original intention was to use reinforced concrete, but timber was substituted owing to the cost.
- surfacing the paths with 'Ku-ring-gai road gravel' in 1933.[41]

[31] Minutes of Ashfield Council Meeting on 25/9/1928
[32] 'New Park for Ashfield', *Sydney Morning Herald*, 29/10/1928, p.12
[33] Minutes of Ashfield Council Meeting on 19/3/1929
[34] Minutes of Ashfield Council Meeting on 29/11/1929
[35] Minutes of Ashfield Council Meeting on 7/4/1964
[36] Minutes of Ashfield Council Meeting on 29/4/1930
[37] Minutes of Ashfield Council Meeting on 11/3/1930
[38] Minutes of Ashfield Council Meeting on 15/3/1932
[39] 'Children's new playground', *Sydney Morning Herald*, 20/2/1933, p.12 & Minutes of Ashfield Council Meeting on 13/12/1932
[40] Minutes of Ashfield Council Meeting on 24/1/1933

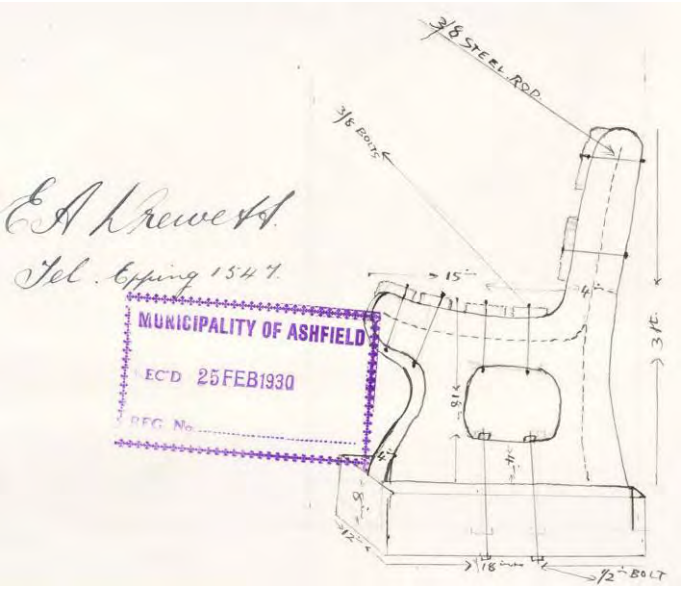

Figure 2.11 (above): Council Engineer Reeve's sketch drawing for the seats installed in Yeo Park. Source: Inner West Council

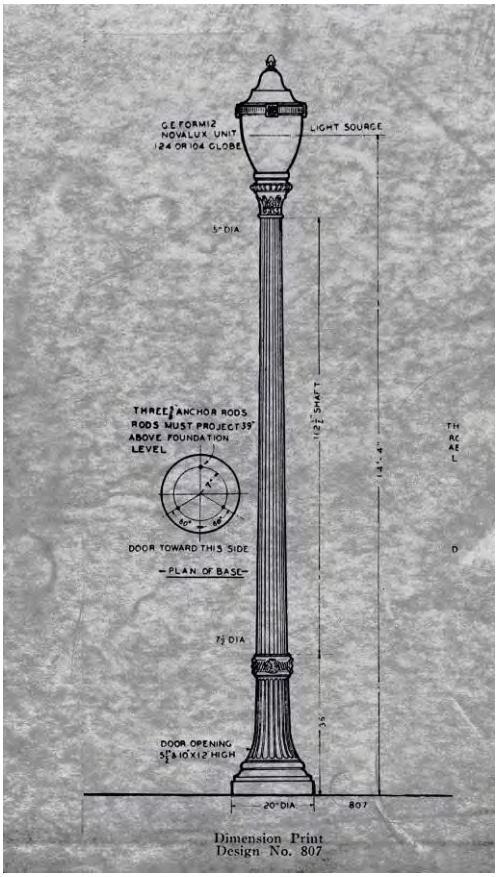

Figure 2.12 (right): Drawing of the Electric Company's cast iron light standard installed in Yeo Park. Source: Inner West Council

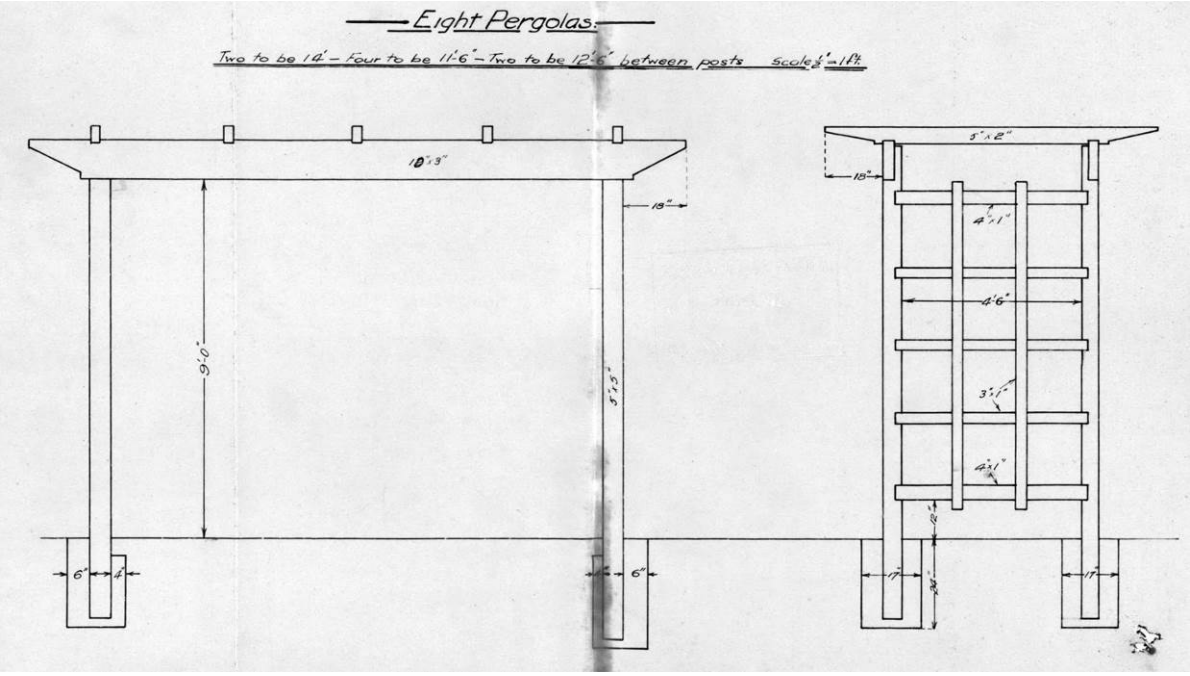

Figure 2.13: Council Engineer Reeve's drawing of the timber framed eight pergolas erected in Yeo Park. Source: Inner West Council

[41] Minutes of Ashfield Council Meeting on 21/3/1933

2.2.4. The Yeo Park Rotunda

The planning for a rotunda in the Park probably originated in March 1928 when the Association's Parks Committee requested a meeting with Council.[42] The minutes of that meeting are not available, but it would seem the rotunda was discussed and that the Association would contribute to the cost of building it.[43]

Records are scant in respect of the formative decisions taken by the Association, but it is known that by April 1928 matters had progressed to where funds were being sought to build the rotunda by holding a fair in Yeo Park.[44] That fair was held in late October 1928 at the time of the official opening of Yeo Park (refer above).[45] The Association eventually contributed nearly 1000 pounds towards the building of the band rotunda (of the 1800 pounds spent), and this achievement was commemorated in the laying of the foundation stone by Alderman H.H. Gough in September 1929.[46]

Construction works recommended by Engineer Reeve were approved by Council in May 1928. Presumably the works included clearing, forming the levels of the ground, and laying out drainage. Quite probably the level ground set aside for the bowling links became the ground surrounding the band rotunda. The construction works were undertaken by Council's staff.[47] The location of the rotunda seems to have been where the Council had proposed to lay three bowling rinks.

In February 1929 Ashfield Council opened an architectural competition for the design of the band rotunda offering an award of 35 pounds for first prize, 10 pounds for second and 5 pounds for third. Entrants were to submit their designs under a nom-de-plume. The conditions of the competition were restrictive in that the design must be 'fashioned' on the bandstand in Johnstone Park, Geelong.[48] As to why and how Ashfield Council, or more probably a member of the Association, had settled on the Geelong rotunda as a suitable model for Yeo Park has not been determined. To assist potential entrants Council provided both a photograph of the Johnstone Park rotunda and a plan of Yeo Park.[49]

The Johnstone Park bandstand had been completed in 1920 (designed in 1918 and built in 1919).[50] It was designed by Percy Edgar Everett in the Beaux Arts architectural style as a central part of laying out Johnstone Park, which Everett had planned in 1916 or 1917 as the new civic centre for the city.[51] This bandstand therefore was designed as a formal feature within an urban setting surrounded by the Geelong Town Hall and the Gordon Institute of Technology (now Gordon Gallery), which is now considered an exemplar in the City Beautiful Movement.[52] Everett (1888-1967) was practising in Geelong at this time as part of architectural firm Laird and Buchan; he was appointed Chief Architect of the Public Works Department in Victoria in 1934.[53]

[42] Minutes of Ashfield Council Meeting on 20/3/28
[43] Minutes of Ashfield Council Meeting on 3/4/28
[44] Minutes of Ashfield Council Meeting on 3/4/1928
[45] 'Ashfield's New Park', *Daily Telegraph*, 27/10/1928
[46] Minutes of Ashfield Council Meeting on 4/6/1929
[47] Minutes of Ashfield Council Meeting on 22/5/1928
[48] Architectural Competition, *Building*, March 1929
[49] Advertising, *Sydney Morning Herald*, 27/2/1929
[50] *Memorial Bandstand,* Geelong Advertiser, 2/3/1920, p.3
[51] 'Civic Centre for Geelong', *Building*, February 1918
[52] Aitken R, and M Looker, *The Oxford Companion to Australian Gardens*, Oxford University Press, 2002, p. 40
[53] O'Neill, 'F, Everett, Percy Edgar (1888–1967)', *Australian Dictionary of Biography*, Volume 14, Melbourne University Press, 1996

Figure 2.19: 1920s photograph of the band rotunda in Johnstone Park as built. The band rotunda at Yeo Park built in 1929 is a near identical copy. Source: Geelong Heritage Centre Main Photographic Collection, 2009/04722

The original closing date for submissions was 9th April 1929, but that was extended to 7th May owing to a lack (nil) of entries. The Council at this time also informed the professional body representing architects in NSW, the Institute of Architects, of the competition. Unfortunately, the Institute took exception to the conditions of the competition, perhaps owing to the suggestion of endorsing plagiarism of a design by another architect. The Institute therefore banned its members from participating and suggested that Ashfield Council cancel the competition and open a new one after consultation with it, as it considered only students and the like would enter it.[54] Ashfield Council resolved to do this, only to rescind the resolution immediately and instead opted to examine the submitted designs.[55] The designs were assessed in early June 1929 by a special committee that included Alderman Gough.[56] The winning design was adjudged to be by Ascalon,[57] who was architect Dallas Edward Walsh.[58] Nothing else is known of the other two submitted designs aside from them being the work of Loyal Gordon Figgis, later of Figgis & Jefferson, and second placed Charles Adnum Madden, later of Budden and Madden.[59]

The winning design drawings were framed and displayed in a window of the Hurlstone Picture Theatre for all to see.

[54] Minutes of Ashfield Council Meeting on 23/4/1929
[55] Minutes of Ashfield Council Meeting on 7/5/1929
[56] Minutes of Ashfield Council Meeting on 4/6/1929
[57] Minutes of Ashfield Council Meeting on 18/6/1929
[58] Ashfield Council Plan No. 17
[59] Minutes of Ashfield Council Meeting on 16/7/1929

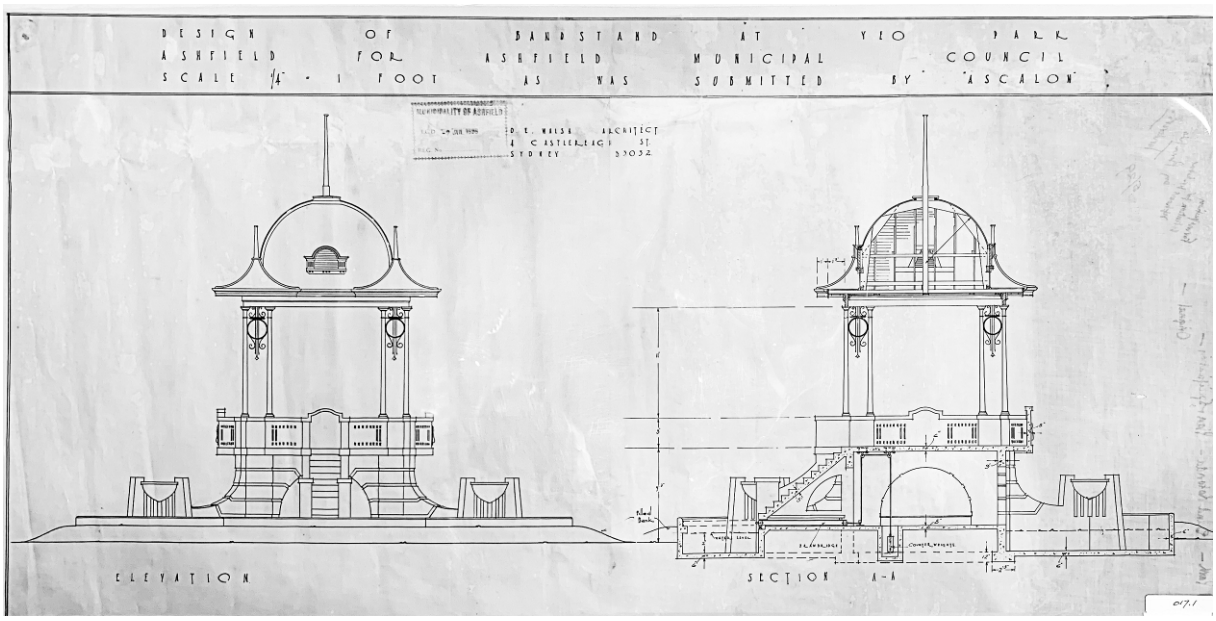

Figure 2.14: Elevation and Section of the winning design by Walsh. Source: Inner West Council

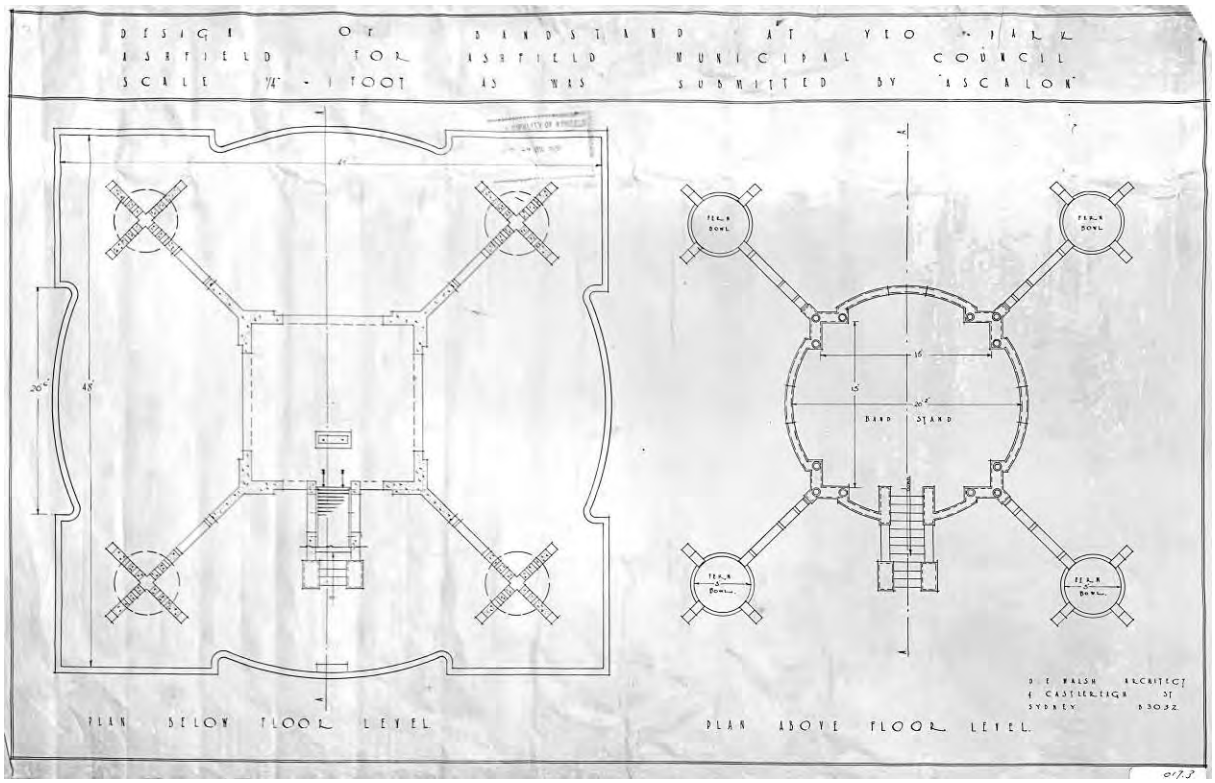

Figure 2.15: Ground and lower ground floor plan of the winning design by Walsh. Source: Inner West Council

Architect Dallas Edward Walsh

Dallas Edward Walsh (1893-1971) was born in Sydney in 1893, a son of Alfred Walsh and Minnie, nee Vote. In 1923 he married Edith Baker at Canterbury in Sydney. He commenced practice in January 1918.[60] He appears in the Register of Architects of NSW with Certificate No. 561, dated 27th August 1923, when the *Architects Act* 1921 came into effect, establishing the Architects Register. Walsh became a member of the Institution of Architects in 1945.[61] For most of his career, his business address was No. 4 Castlereagh Street, Sydney, and he resided in the late 1920s in the Canterbury municipality (in Hay Street, Croydon Park).

Figure 2.16: Photograph of Dallas Edward Walsh. Source: Decoration and Glass, Vol. 1 No. 3 (1st July 1935), p. 40

Walsh produced a variety of architectural works, comprising flats, residences, commercial buildings (including The New Colonnade, Railway Parade, Granville, extant), cinemas (including the Paragon No. 2 Picture Theatre, Belmore, extant) and hotels (including the Mudgee Hotel, now demolished).[62]

Walsh worked for Ashfield Council on an informal basis it seems for in 1928 under the authority of the Council he designed the shelter shed in Robson Park, a tool shed in Ashfield Park, and the women's lavatory in Ashfield Park.[63] Walsh's engagement with Ashfield Council continued through the 1930s with him having designed the lavatory block at Yeo Park in 1930,[64] alterations and additions to Ashfield Town Hall in 1937,[65] alterations to the gardener's cottage and grandstand at Pratten Park both in 1935,[66] the new dressing shed at Pratten Park in 1934,[67] and the new bowling clubhouse at Pratten Park in 1939.[68]

Tenders for the new band rotunda were called in early July 1929,[69] with two being received by the close date of 16th July, these being from H.E. and W.R. Wood of Ashfield at 2150 pounds, and L. Donlan of Rockdale of Richmond Street, Rockdale at 1800 pounds ($160,152 adjusted for inflation). Leslie Donlan's tender, being the lowest, was accepted by the Council in mid July.[70] Donlan's works to that date included the post office at Port Kembla and the Commonwealth Bank branch at Sydney Showground. Following Yeo Park, Donlan built the band rotunda at Balmoral Beach in 1930 with a tender of 660 pounds.[71]

[60] Broadley, J., 2021; *The Hotel Mudgee: An Historical, Social and Architectural Study*, https://mudgeemuseum.com/wp-content/uploads/2022/01/Hotel-Mudgee-story_compressed.pdf
[61] Index to the NSW RAIA *Bulletin;* Per com, 6/2/2023
[62] Tenders, *The Sydney Morning Herald*, Wednesday 7th March 1928, p. 11; *Construction and Local Government Journal*, Wednesday 3rd October 1928, p. 15
[63] Minutes of Ashfield Council Meeting on 7/2/1928
[64] Ashfield Council Plan No. 206 boxed
[65] Ashfield Council Plan No. 18
[66] Ashfield Council Plan Tube 106 & Tube 107.1
[67] Ashfield Council Plan No. 640
[68] Ashfield Council Plan No. 82
[69] Advertising, *Sydney Morning Herald,* 17/7/1929, p.11
[70] Minutes of Ashfield Council Meetings on 16/7/1929 and 29/11/1929
[71] Tenders Accepted, Construction, 30/4/1930, p.5

The foundation stone was laid in September 1929 by Alderman H.H. Gough, and the band rotunda was officially opened on Sunday, 31st November 1929 by Alderman Frank Owen Hedger, the Mayor of Ashfield.[72]

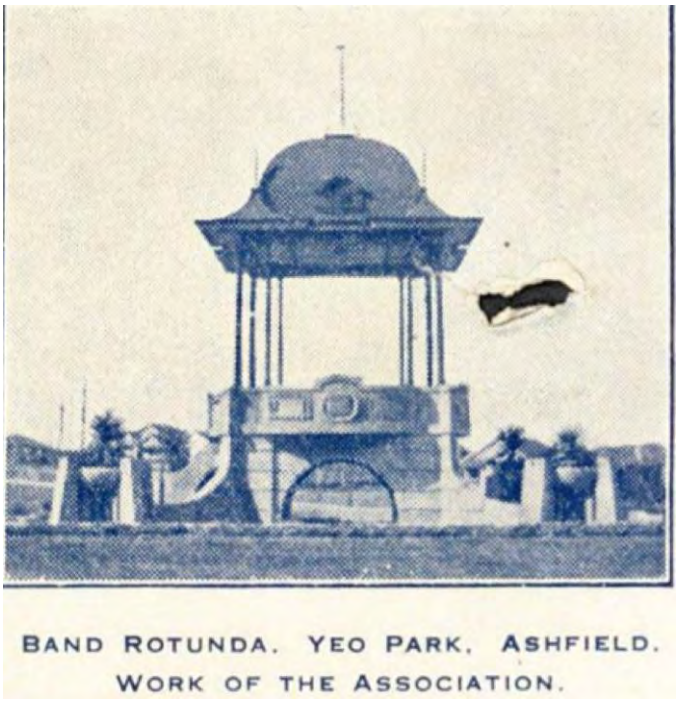

Figure 2.17: This photograph of the band rotunda was included on the letterhead of the South Ashfield Citizens Association. It probably recorded the band rotunda at the time of its completion in 1929. Source: Courtesy of Inner West Council Library Services


Municipality of Ashfield

His Worship the Mayor
(Ald. F. O. Hedger)
requests the honour of the presence of

at
The Official Opening
of
Band Rotunda
At Yeo Park
on
Saturday, 30th November
1929
At 3-30 p.m.

NOTE:- Yeo Park is situate near Southern end of Victoria Street opposite Harland Street, Hurlstone Park
Trams from Summer Hill Station may be taken to Hurlstone Park Section
Motor Bus from Ashfield Station to Hurlstone Park at Griffiths Street

Afternoon Tea

R.S.V.P.
Town Clerk
Ashfield

Figure 2.18: Council's printed card for the opening of the band rotunda on 30th November 1929. Source: Courtesy of Inner West Council Library Services and the donor Victoria Jeffery

Figure 2.19: Detail of a commercial aerial photograph by Milton Kent showing Yeo Park in about 1932 (prior to the installation of the pergolas in 1933). Source: State Library of NSW (c112370013)

[72] 'New Band Rotunda Opened', Sydney Morning Herald, 2/12/1929, p.15

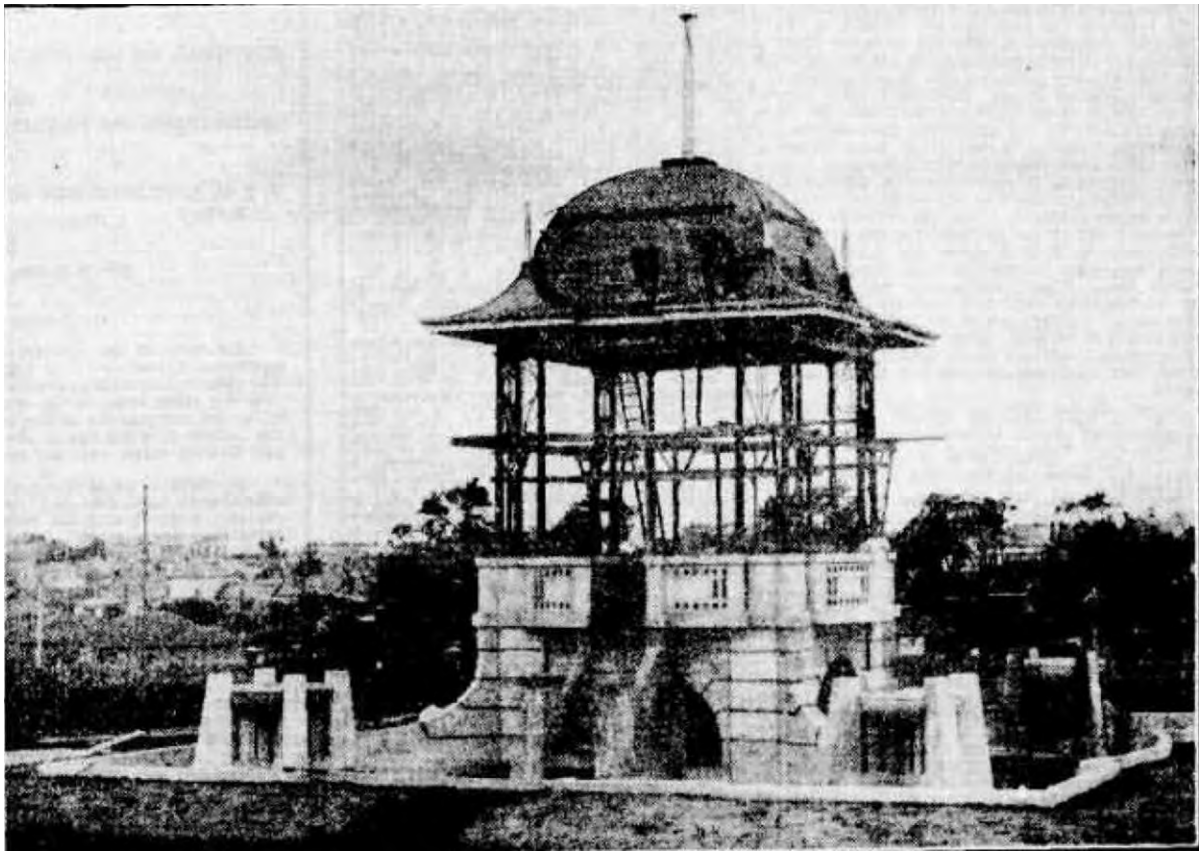

Figure 2.20: The band rotunda at Yeo Park nearing completion in November, 1929. This is the earliest known image recording the structure as built. Source: Sydney Morning Herald, 9/11/1929, p.16

Figure 2.21: The Rotunda at Yeo Park, shortly after its completion in 1929. Source: Courtesy of Inner West Council Library Services

Figure 2.22: Detail of a commercial aerial photograph by Milton Kent showing Yeo Park in about 1932 (prior to the installation of the pergolas in 1933). Although the park was opened in 1928 landscaping works were completed over the following five years. In this photograph the gravel surface pathways are shown under construction. This is the earliest photograph to show the amphitheatre prior to the building of the concrete path and steps in 1934. Source: State Library of NSW (c112370012)

Figure 2.23: Detail of a commercial aerial photograph by Milton Kent showing Yeo Park in about 1935 showing the network of pathways, the flower beds, pergolas and trees developed and planted from about 1929. Source: State Library of NSW (c111400006)

Walsh's design of the Rotunda closely follows (perhaps copied entirely) the example in Geelong. As at Geelong,[73] it comprises:

- a concrete lined moat surrounding the Rotunda (originally described as a concrete pond). It was landscaped with waterlilies from the outset, and in 1930 fish were introduced to abate the nuisance of mosquitos. These goldfish and golden carp were sourced from Taronga Zoo and elsewhere. Fish continued to be stocked by the late 1950s,[74] but the practice seems to have ceased in the early 1960s when unfavourable reports were being received of the stagnant nature of the water and instances of debris in the moat.[75]
- A drawbridge to facilitate bandsmen and officials to cross over the moat.
- Four bowls of concrete construction adjacent to the bandstand. These were used for plants as this was depicted in a photograph of about 1929.
- The raised platform and perforated concrete balustrade.
- Slender decorative cast iron columns supporting the cupola surmounted by a flagpole and with louvred vents.
- Details of the original painted colour scheme unfortunately were not recorded, however from later accounts the memorial plaques were finished in gold leaf.[76]

The band rotunda at Yeo Park was designed to sit within a landscaped park setting. In 1934 Council utilised funds provided by the State Government under its unemployment relief program to build the concrete path and steps down the slope of the amphitheatre.[77]

The electric clocks are a later alteration of 1937 and had been instigated by the South Ashfield Citizen's Association and its president, H.H. Gough, in late 1935. Ashfield Council endorsed the proposal and granted permission for the Association to hold functions in the Park to raise money to finance it.[78] Ashfield Council's Engineer prepared the plans and specification, and called tenders in November 1936.[79] The contract was won by the longstanding firm of Sydney jewellers and watchmakers Prouds Ltd at a cost of 74 pounds 10 shillings.[80] Of this sum around 66 pounds had been collected by the Association.[81]

The original four clock dials were 24 inches (Prouds' quote was for 18 inches) diameter with opal glass faces, illuminated from behind so the clock hands and time division were visible at night. The dials were painted black and the hands blackened aluminium.[82] For the dials to be lit an electricity supply was needed, and to improve visibility the interior works were painted white to eliminate shadows from the faces. The electric clocks at Yeo Park were the only other clocks at public facilities in the municipality, the other being at the Ashfield Town Hall. These electric clocks required regular maintenance, which was performed under annual contact open to tender, most often awarded to A.L. Franklin.[83]

[73] 'Johnstone Park Bandstand', *Geelong Advertiser*, 4/4/1919, p.2
[74] Minutes of Ashfield Council Meetings on 38/2/1939 and 12/2/1958
[75] Ashfield Council File 64/33/52253
[76] Ashfield Council File 64/33/52253, memo dated 17/2/1965
[77] Minutes of Ashfield Council Meeting on 25/9/1934
[78] Minutes of Ashfield Council Meeting on 17/12/1935
[79] Minutes of Ashfield Council Meeting on 24/11/1936
[80] Minutes of Ashfield Council Meeting on 16/2/1937
[81] Minutes of Ashfield Council Meeting on 13/4/1937
[82] Minutes of Ashfield Council Meeting on 16/2/1937; Prouds Ltd tender dated 19/1/1937
[83] Minutes of Ashfield Council Meetings on 10/12/1940 and 15/5/1951

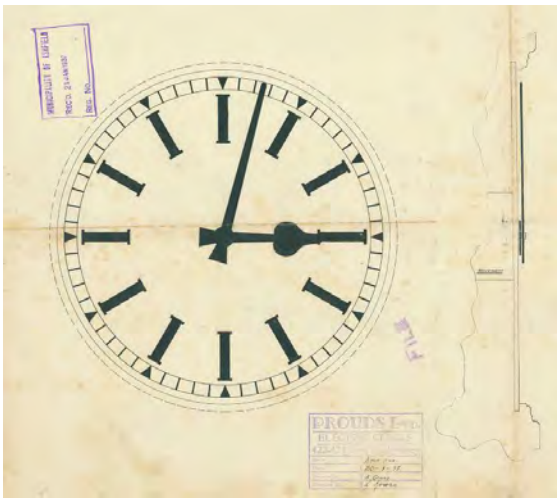

Figure 2.24: A drawing of the original dial and hands of the clock face installed by Prouds Ltd in 1937. Source: Inner West Council

The official uses of the band rotunda were confined to regular recitals by brass bands, and the occasional ceremonial function. The main band to use the band rotunda was the Ashfield District Band, who had been performing at Yeo Park since October 1927 utilising a makeshift arrangement with chairs for the bandsmen.[84] The Band was required to give another (one) performance at Yeo Park in 1928, with the majority of the recitals in that year being held at Ashfield Park,[85] and they played six times in 1929 inclusive of the official opening. In the summer months the Band played at 8pm on Sunday, and in winter at 3pm. For these nighttime recitals an electric light was installed in the rotunda in late 1929,[86] while seating accommodation was fitted in mid 1930.[87]

Figure 2.25: The letterhead of the Ashfield District Band, which was under the patronage of Ashfield Council. Source: Inner West Council

While Ashfield Council in the early 1930s invited tenders from other bands to perform in its parks,[88] the normal arrangement was for Ashfield District Band to be engaged on an annual contract: in 1934 the Band was offered 100 pounds to perform 20 recitals over the year with eight of these being held at Yeo Park.[89] By 1937 some 23 recitals were required for a fee of 120 pounds with ten of these being at Yeo Park.[90] The engagement by Ashfield Council of brass bands to perform in its parks seems to have ceased in the mid 1970s; by 1974 there were 25 recitals by the Ashfield District Band within the municipality with eight being at Yeo Park.[91]

[84] Minutes of Ashfield Council Meeting on 25/10/1927
[85] Minutes of Ashfield Council Meeting on 10/1/1928
[86] Minutes of Ashfield Council Meeting on 22/10/1929
[87] Minutes of Ashfield Council Meeting on 8/4/1930
[88] Minutes of Ashfield Council Meeting on 10/1/1933
[89] Minutes of Ashfield Council Meeting on 9/1/1934
[90] Minutes of Ashfield Council Meeting on 22/12/1936
[91] Minutes of Ashfield Council Meeting on 15/6/1974

The South Ashfield Citizen's Association seems to have preferred more variety in the programming going as far as complaining in 1936 of the poor class of music being played at Yeo Park.[92] In April 1930 the Association had sought permission for recitals by bands from outside of the municipality,[93] and in 1930 the Dulwich Hill Salvation Army Band played, and the Metropolitan Band played in 1931.[94] Performing for monetary return was not permitted; in 1929 the Ashfield District Band was refused permission to hold a 'Dancing on Lawn' performance with the band playing within the newly opened rotunda.[95]

Another regular, if infrequent, musical event was the annual Christmas carols or carols by candlelight, which seems to have been initiated in the late 1930s,[96] and had been revived by the early 1950s.[97] The choir of St Andrew's Church, Summer Hill was associated with this.

The other official use of the band rotunda was the annual Anzac Day memorial held by the Canterbury RSL. This involved a march to the Park where the official proceedings were undertaken from the rotunda. This annual event was instigated after the Second World War with the opening of the clubrooms in 1947.

Instances of vandalism and other anti-social behaviour in Yeo Park commenced in the late 1930s, but the frequency increased from the mid 1950s.[98] In 1939 some minor damage was done to the rotunda.[99] Some of this activity today would be considered minor such as with children and youths swimming in the moat,[100] or teenagers (described as 'bodgies') throwing fireworks under the bandstand.[101]

The electric clocks were the focus for vandalism with repeated and concerted efforts to damage them. Three of the glass faces of the clock were smashed by throwing of stones in 1959. In response, Ashfield Council replaced all four faces with more robust steel dials of vitrified enamel, with five minute bars similar to the original dials.[102] In 1964 another instance of vandalism resulted in major damage to one of the clock's mechanism necessitating removal of the frame and other fragments for safe keeping, and later repair and reinstallation.[103]

In addressing this kind of behaviour in the mid 1960s Ashfield Council considered filling-in the moat with soil and making it into a garden bed to stop misuse. The Municipal engineer considered such infilling to be out of character with the design of the rotunda and he successfully recommended retention of the moat as it was considered a feature of the Park.[104] The moat has since been emptied of water (date unknown).

Access pathways to the rotunda have also been added to. Historic aerial photographs of the park from the early 1970s show the rotunda located in the centre of the amphitheatre with pathways running around all four sides, but no direct path to the rotunda. By 1978, a path leading to the south side

[92] Minutes of Ashfield Council Meeting on 14/1/1936
[93] Minutes of Ashfield Council Meeting on 6/4/1930
[94] Minutes of Ashfield Council Meetings on 27/1/1931, 14/10/1930, and 13/1/1931
[95] Minutes of Ashfield Council Meeting on 3/12/1929
[96] Minutes of Ashfield Council Meeting on 28/11/1939
[97] Minutes of Ashfield Council Meeting on 18/9/1951
[98] Minutes of Ashfield Council Meeting on 15/8/1956
[99] Minutes of Ashfield Council Meeting on 38/2/1939
[100] Minutes of Ashfield Council Meetings on 38/2/1939 and 12/2/1958
[101] Minutes of Ashfield Council Meeting on 4/6/1958
[102] Minutes of Ashfield Council Meeting on 21/10/1959
[103] Minutes of Ashfield Council Meetings on 3/11/1964 and 15/12/64
[104] Minutes of Ashfield Council Meetings on 15/3/66 and 3/5/1966

(opposite side of the main entry) of the rotunda had been introduced with steps and half walls. These walls hold plaques commemorating the re-opening of the rotunda in 1988 (see below).

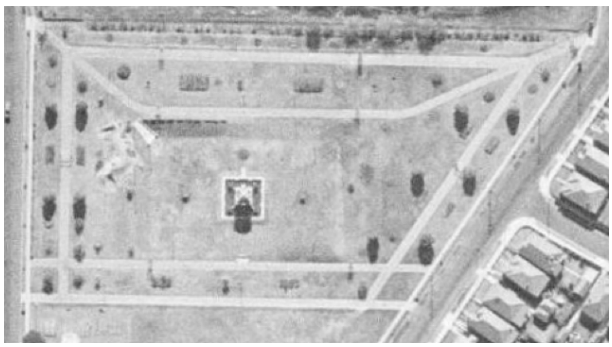

Figure 2.26: Detail of aerial photography dated 1943.
Source: NSW Spatial Services

Figure 2.27: Detail of aerial photography dated 1951.
Source: NSW Spatial Services

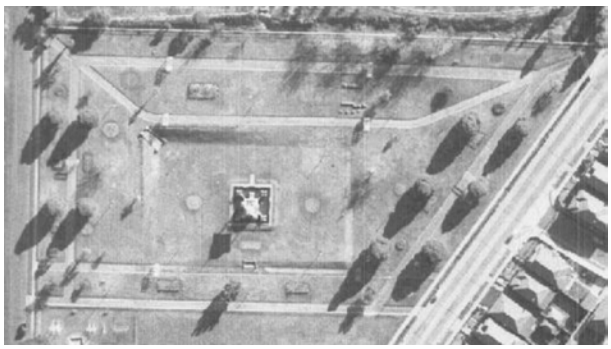

Figure 2.28: Detail of aerial photography dated 1971.
Source: NSW Spatial Services

Figure 2.29: Detail of aerial photography dated 1978.
Source: NSW Spatial Services

The band rotunda seems to have fallen into disuse and disrepair in the 1970s, perhaps owing in part to the cessation of the regular band recitals. The physical appearance of the band rotunda was improved considerably by restoration works undertaken in 1987 as part of the bicentennial celebrations held within the municipality (with bicentennial funding). The restoration and landscaping works were documented by architects Howard Tanner and Associates in association with engineers McMillan, Britton & Kell, and landscape architect Paul Knox. The building contractor was Ganridge Pty Ltd.[105]

The scope of the work comprised:

- Patching decayed concrete surfaces
- Repairs to joinery
- Refixing of roofing and renewal of gutters
- Treatment of corroded metalwork
- Painting of timber, metalwork and concrete surfaces (primarily ivory and green colours)
- Rewiring of the electrical system plus new fittings
- Landscape works to the moat (not undertaken)
- Drainage and plumbing to the moat
- Concrete topping to the rotunda shelter floor

[105] 'Specification Notes and Schedule of Work for the Restoration of the Yeo Park Rotunda', Howard Tanner and Associates Pty Ltd, July 1987

- New concrete slab to the moat floor

The work also included:

- Removal of timber bench and metal bracket supports within the rotunda
- Removal of two timber posts and fittings within the undercroft
- Replacement of asbestos-cement panels in the soffit of the rotunda with fibrous cement
- Attention to the clock dials, and installation of new electric motor and mechanism

It appears that the drawbridge was also repaired/replaced at this time, however it was not used, and at some time point after, a permanent concrete bridge with steps leading up to the bandstand was constructed across the moat (on the northern side of the rotunda). In addition, a some time, crude timber lattice screens were added to the arches of the base of the rotund to enclosing the space, presumably for security reasons.

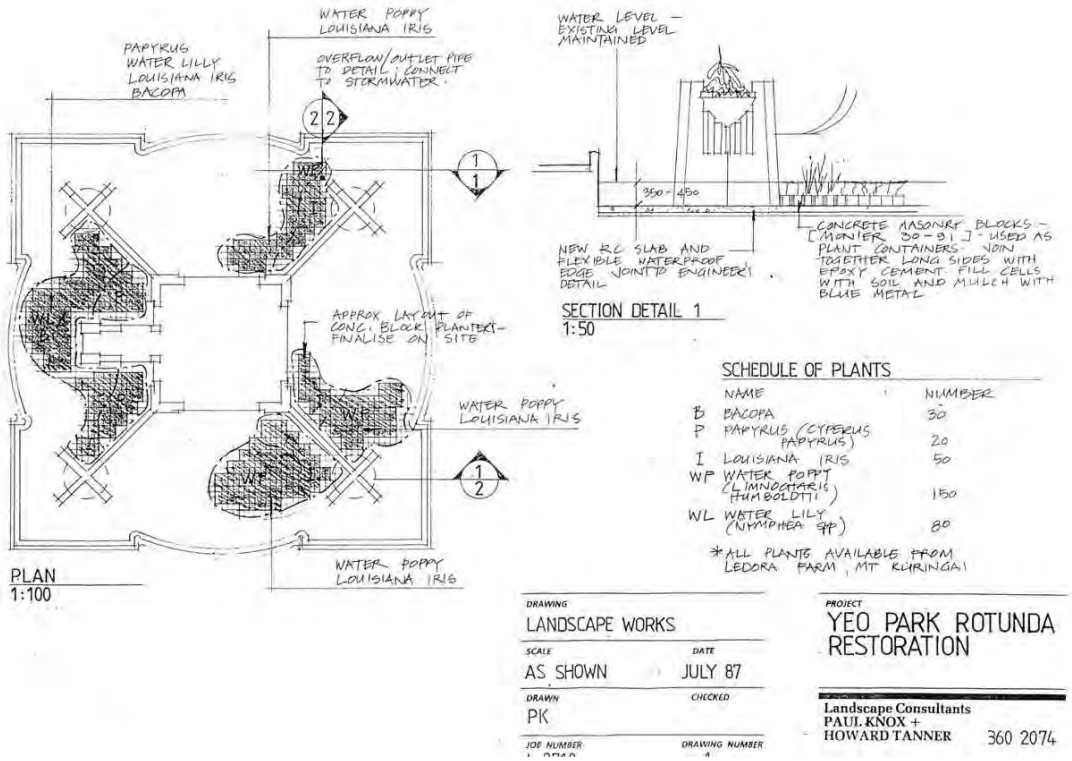

Figure 2.30: An original drawing by landscape architect Paul Knox showing the landscape works undertaken in 1987. Source: 'Specification Notes and Schedule of Work for the Restoration of the Yeo Park Rotunda', Howard Tanner and Associates Pty Ltd, July 1987

The newly restored Rotunda was officially opened on 27th March 1988. A community fair was held at the time, with Yeo Park being the destination of the Municipality's bicentennial parade. Another event held in Yeo Park in that year was the parade by the Cappuccino High School Band (all 107 of them) from USA, with the Mayor officiating from the Rotunda. [106]

Since the re-opening, it appears little further work has occurred at the rotunda.

[106] Ashfield Council News, March 1988

Figure 2.31 and 2.32: The Rotunda during an outdoor concert held as part of the municipality's bicentennial celebrations, shortly after the completion of repair and restoration works undertaken by Howard Tanner and Associates. Source: Inner West Council.

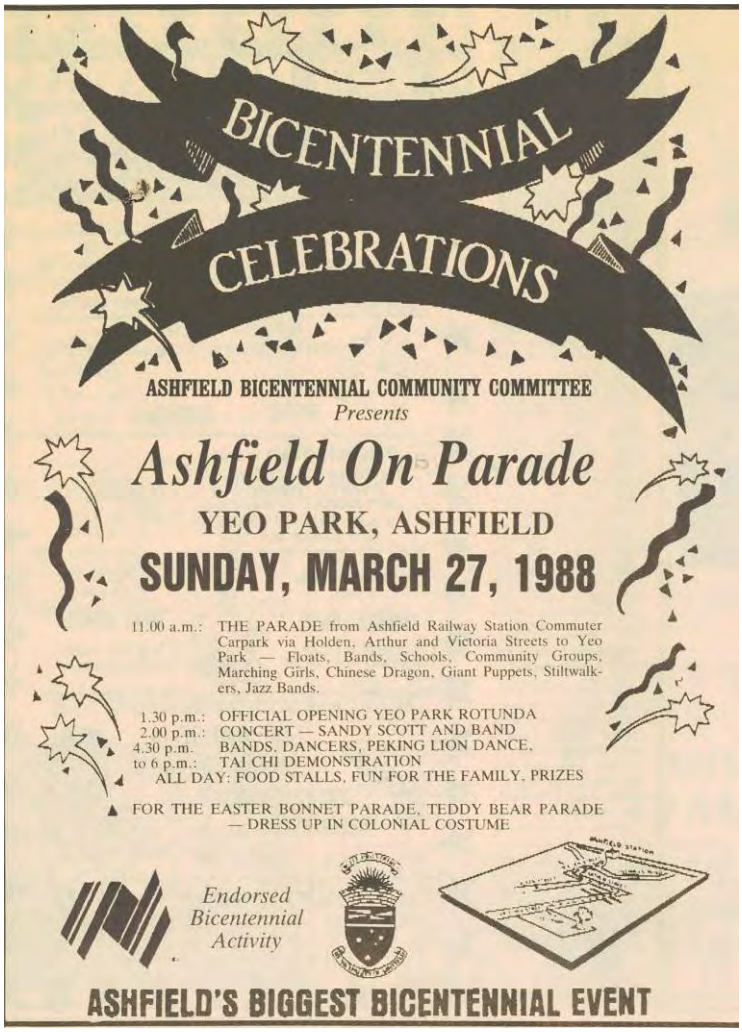

Figure 2.33: Newspaper advertisement for the Ashfield On Parade event held in 1988. The festivities included the official opening of the restored Rotunda, and a recital by television celebrity and singer Sandy Scott and his Band. Source: *Western Suburbs Courier*, 23rd March 1988

2.3. Chronology

Date	Event
1796	100 acres granted to Rev Richard Johnson. Johnson's grant was absorbed into Robert Campbell's Canterbury Estate.
1846	Part of Campbell's Canterbury Estate is inherited by his eldest daughter, Miss Sophia Ives Campbell.
c1874	Around 26 acres of the Canterbury Estate purchased by John Kinloch.
1878	John Kinloch opened his private college for boys call Hurlstone School and College within the northern portion of the property (where Trinity Grammar is).
1882	Kinloch's property purchased by the NSW Government to house its training college for female public school teachers called Hurlstone Training College.
1907	The Training College was closed and an Agricultural School opened to replace it.
1923	Decision made to close the Agricultural School and sell the land.
1924	Around 17 acres at the northern end of the Agricultural School sold to Trinity Grammar School.
1924 February	South Ashfield Citizens' Association called for part of the Agricultural School to be reserved for a public park.
1924 June	The NSW Government concedes to the demand for a new park within the Agricultural School site.
1925 September	Around 6&1/2 acres to the south of Trinity Grammar School transferred to Ashfield Council for a public park called Yeo Park.
1926 March	Ashfield Council commenced planning the layout of Yeo Park.
1926 August	First plan of the Park proposed two bowling rinks, three tennis courts, a pavilion, and a works yard.
1928 March	South Ashfield Citizens' Association seems to have requested Ashfield Council abandon the proposed bowling links and replace it with a landscaped park with a band rotunda.
1928 April	South Ashfield Citizens' Association planned to raise money to build a band rotunda.
1928 May	Construction works on forming the Park commenced.
1928 October	Yeo Park was officially opened on 27th October 1928, with Major Charles William Clanan Marr officiating.

Date	Event
1929	Water reticulation lines laid and electric light standards installed.
1929 February	Ashfield Council opened an architectural competition for the design of the band rotunda.
1929 March	Ashfield Council determined to develop the Park in the 'nature of a landscape garden'.
1929 June	Ashfield Council selected the winning design by architect Dallas Edward Walsh.
1929 July	Tenders called for the band rotunda. Contract awarded to Leslie Donlan at a cost of 1800 pounds.
1929 September	Foundation stone of the band rotunda laid by Alderman Henry Hilton Gough.
1929 November	Band rotunda was officially opened on 31st November 1929 by Alderman Frank Owen Hedger, the Mayor of Ashfield.
1930	Lavatory block built.
1933	Children's playground opened. Timber pergolas built.
1934	Concrete path and steps built down the slope of the amphitheatre.
1937	The electric clocks installed. Supplied by Prouds Ltd.
1959	The electric clocks were vandalised, and new dials fitted.
1987	Restoration works undertaken as part of the bicentennial celebrations held within the municipality.
1988 March	The newly restored Rotunda was officially opened.

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3. Physical Evidence

The place and its setting were inspected on a number of occasions throughout early 2023 and the current configuration of the buildings and the grounds were recorded. Physical intervention into the fabric of the place was not undertaken as part of the fabric survey.

This CMP relates only to the Yeo Park rotunda. The grounds of Yeo Park do not form part of this report. However, as the park forms the setting for the Rotunda and is an important element in informing views of the place, the park has been briefly addressed below in relation to the setting and views of the place.

For the detailed fabric survey of the Rotunda refer to Section 3.3.2 below.

Unless otherwise specified, all photographs are by the authors of this report.

3.1. General Description

The Yeo Park Rotunda is a small elevated square rotunda located at the centre of Yeo Park, an irregularly shaped suburban park which contains a rotunda, amenities, BBQ shelters, playground, garden beds and other associated landscape features.

Trinity Grammar School is located immediately to the north and Yeo Park Infants School is located immediately to the south. A small toilet block dating from 1930 is located at the southern boundary of the park.

3.2. Setting and Views

3.2.1. Setting of the Rotunda

The setting of the Yeo Park Rotunda should be considered the whole of Yeo Park and the lands to the north, south, east and west. Located in the centre of Yeo Park, the Rotunda is set within a formed partial amphitheatre, to the north, east and west of the Rotunda. The Rotunda is sited on a large expanse of flat, grassed land, with tree plantings immediately to the south. Stone steps at the north-western corner of the amphitheatre provide access to the level grounds on which the Rotunda is sited.

Pathways with tree plantings define the four boundaries of the park, with a small path leading from the south to the southern side of the Rotunda (the entry to the Rotunda is on its northern side).

Yeo Park is located to the north of the Yeo Park Infants School and its playgrounds, which is in turn abutted by Gough Reserve to the south. The land slopes downwards from north to south and due to the openness of the school playground areas and the adjacent reserve, the parklands and hence the setting of the Rotunda appears as a large expanse of landscaped area.

Figure 3.1: View southeast across Yeo Park, showing the Rotunda and grass banks.

Figure 3.2: Open grassed area and stone steps located northwest of the Rotunda.

Figure 3.3: View looking north to Yeo Park from Gough Reserve. The general setting of the Yeo Park Rotunda consists of Yeo Park, the grounds of Yeo Park Infants School and Gough Reserve.

3.2.2. Principal Views

Refer to Table 3.1 and Figures 3.4 to 3.10 below for identification of principal views.

The Yeo Park Rotunda is set within Yeo Park, a large suburban park with trees, garden beds, playgrounds and other outdoor furniture. Pedestrian paths are available around the perimeter of the park, from which the Rotunda can be seen from a distance.

Yeo Park slopes down southwards, however the Rotunda sits within the flat basin of a formed amphitheatre formed out of the slope. As such, elevated views down to the Rotunda are available from the north, while views from the south must look up towards the Rotunda.

A number of large and mid-size trees throughout the park block views of the upper portion of the rotunda from the south, east and west. The columns of the Rotunda are painted dark green, which makes the upper portion appear recessive in views and more difficult to discern against the background of trees.

Glimpse views of the Rotunda are available form Old Canterbury Road, however it is often obscured by trees. Only from the north, where the land is elevated and there is little vegetation are clear views of the Rotunda readily available.

Because the ground level of the rotunda is elevated, unobstructed views are available in all directions from the Rotunda into the surrounding park and bounding roads.

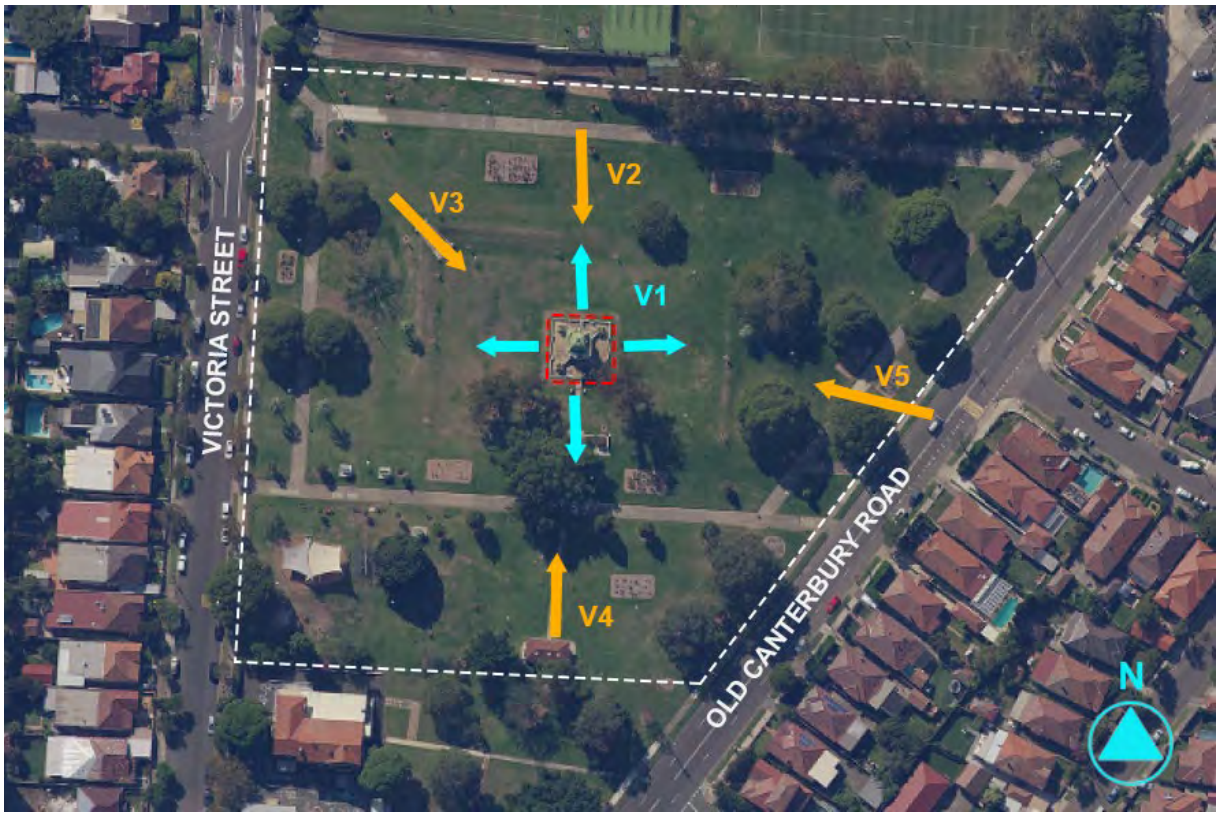

Figure 3.4: Location plan of the Rotunda (outlined in red) within Yeo Park (outlined in white) showing principal external views to and from the place.

Identification of Key Views

Table 3. 1: Key views to and from the Rotunda. Refer to Figure 3.4 above and Figures 3.5 to 3.10 below.

View No.	Description
V1	Long range views across park towards roads in all direction from rotunda.
V2	Direct front-on view towards front (entry) of rotunda, which appears as a prominent feature within the vista.
V3	Clear angled view of north-western corner of Rotunda. The backdrop of trees makes the upper portion of the rotunda appear recessive.
V4	Obscured view toward Rotunda along axis of footpath. Only the base is visible – the upper portion and roof is obscured by trees.
V5	Partial view through trees. The rotunda appears to be set lower into the ground due to the basin and angle of view up the slope.

Figure 3.5: View west from inside Rotunda across Yeo Park (V1)

Figure 3.6: View east from inside Rotunda across Yeo Park towards Old Canterbury Road (V1)

Figure 3.7: Direct view towards northern (front) elevation of Rotunda from footpath (V2)

Figure 3.8: View at top of stone steps towards the rotunda (V3)

Figure 3.9: View looking north towards rotunda from southern side of Yeo Park (V4).

Figure 3.10: View towards rotunda from footpath along Old Canterbury Road, looking west (V5). Direct views are only occasionally available through the trees.

3.2.3. Historical Archaeology and Aboriginal Archaeology

This CMP addresses only the Yeo Park Rotunda, its built history and physical fabric. It does not address historical archaeology or Aboriginal archaeology.

Given that the history of the use of the land involved educational uses and in particular agricultural uses prior to the establishment of the park, there is some potential for historical archaeology to survive at the place, including soil profiles, land terracing, water courses and endemic species.

As Yeo Park is located within the Cooks River Valley, with the Cooks River located approximately 1 kilometre to the south of the park, there is some potential for Aboriginal archaeology to remain. However, a basic AHIMS[1] search of Yeo Park, with a 200 metre buffer, undertaken in March 2023 for the purposes of this report showed that there are no Aboriginal sites recorded in or near the above location and no Aboriginal places have been declared in or near the place (see Appendix 4 for copy of search results).

3.3. Description of the Building

3.3.1. Physical Description of the Rotunda

Yeo Park is a small, elevated Beaux-Arts rotunda. It features a rusticated concrete base, with arched openings to each side providing access to the undercroft space underneath the body of the rotunda. These arched openings are presently enclosed by timber lattice screens, however were originally open. The screens appear relatively unobtrusive from afar, however are crudely built and up close detract from the high-quality aesthetic finish of the place.

The undercroft comprises a concrete floor and a concrete ceiling that is the underside of the floor of the rotunda above. A timber drawbridge, including metal tracks and housing is parked in the undercroft space, although the opening to the north has since been blocked off. The 1987 works undertaken by Howard Tanner and Associates note that a new drawbridge was constructed to suit the existing tracks, however it is unclear whether the original drawbridge still remained at this time.

The east, south and western elevations are virtually identical, while the north side features concrete steps leading up into the rotunda. The upper level of the rotunda is an open space bounded by a decorative concrete balustrade with geometric perforations. Trachyte plaques commemorating the opening of the Rotunda in 1929 are set into the centre of the external face of the balustrades on the east, south and western sides.

The roof is a faceted square dome, with four smaller concave domes to each corner. Each dome has a spire, the central one being the largest and likely originally used as a flagpole. The roof is clad in fish scale copper sheeting, which has developed a patina over time. Round clock faces are located on each side of the central dome with their own ‘dormers’ also copper and which originally housed vents. The copper sheets are presently fixed to the timber substrate using galvanised steel nails, which are incompatible with copper and have therefore corroded to varying levels of severity.

The roof is supported by twelve slender cast iron columns: three to each corner of the square rotunda. Decorative wrought iron is located between each column at high level.

[1] Aboriginal heritage information management system, NSW Heritage

The rotunda is set within a square 'moat,' which comprises a shallow basin below ground level and enclosed by a low curved concrete wall. The basin appears to have been waterproofed in the past, however it is presently not filled with water. Four concrete 'urns' are located at each corner of the reservoir connected to the base of the rotunda by concrete arms. A concrete walkway has been installed on the northern side, replacing the retractable drawbridge to access to the rotunda across the reservoir.

The colour scheme of the Rotunda comprises a painted white concrete base, with the columns, soffit and gutter painted dark green. The fascia, ceiling and decorative wrought iron is painted cream. The dark colour of the soffit creates a heaviness to the overall composition of the rotunda, while the contrasting decorative wrought iron is somewhat lost against the bolder columns.

Early photos of the place show a different scheme, where the soffit is painted a lighter shade, and the fascia a darker shade. The ceiling battens are also picked out in a darker colour in contrast to the ceiling panels. The decorative wrought iron appears darker in colour and match the columns and overall the composition appears more balanced than the existing colour scheme.

Refer also to Table 3.2 below for the detailed fabric survey of the Rotunda.

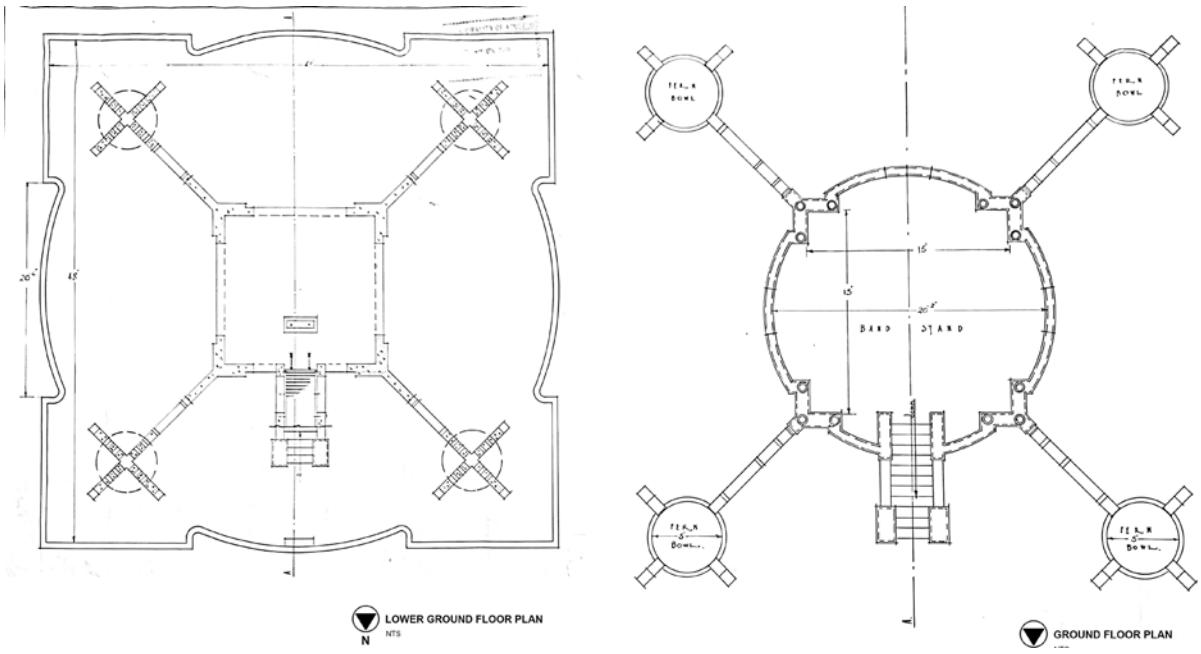

Figure 2.11 and 2.12: Ground and lower ground floor plans of the winning design by Walsh, 1929.
Source: Inner West Council Library

Figure 3.13: Northern elevation of rotunda

Figure 3.14: Detail of roof – western side.

Figure 3.15: Typical detail of rotunda base and fern bowls within basin.

Figure 3.16: Concrete drawbridge and entry stairs into rotunda on northern side.

Figure 3.17: Internal view from Rotunda, looking North.

Figure 3.18: Typical trachyte plaque located at the centre of the perforated balustrade on the western side. Similar plaques are located on the eastern and /southern sides.

Figure 3.19: Basin and access door to undercroft. Note dark-coloured remnants of possibly original asphalt.

Figure 3.20: Ceiling of Rotunda

Figure 3.21: Undercroft area, showing boarded drawbridge and tracks.

3.3.2. Fabric Survey

Time Periods:

O	=	Original (1929)
EA	=	Early addition (1930-1941)
LT	=	Late 20th century (1942-1979)
M	=	Modern (1980-2023)
?	=	Date unclear

Condition:

G	=	Good
M	=	Moderate
P	=	Poor

Table 3. 2: Fabric survey of the Rotunda

Space/ Element	Description	Condition	Date
Roof			
Roof Form	Central faceted dome with four smaller concave domes to the northeast, southeast, southwest and northwest.	G	O
Roof material	Fish scale copper sheeting. Has developed a good patina. Nails appear rusty – copper appears black and stained around nail holes. South sheeting has recently lifted – appears to be wind damage.	P	O
Flagpoles	Turned and square section. Some marks to corners – possible damage or rot. Set onto flat copper plate Joint halfway up. Notch in top – possibly decay or a product of missing top cap. NE and SE spires to concave domes still have top caps.	M	O
Clocks	4 round clocks set in round headed 'dormers' originally housing vents to each side.Rthe clocks were a product of a later alteration in 1937. The faces were replaced c1959 and other elements removed, repaired and reinstalled in the 1960s. North – Working East – Not working South – Working West – Not working	G	EA/LT

Space/ Element	Description	Condition	Date
Gutters	Quad gutter in copper. Has not yet formed a patina Four copper spitters to each side	G	LT
Soffit	FC sheeting. Flat timber battens divide each corner square, in keeping with original layout	G	LT
Ceiling	FC sheeting with timber battens dividing up the ceiling, in keeping with original layout. The ceiling appears slightly bowed and there is evidence of cracks in the panels. An access panel is located near the centre. Modern fluorescent light at centre.	G M	LT LT
Fascia (outer)	Beaded board located above support beam	G	O?
Beam	Beam to all four sides of ceiling, supported on columns. Oregon timber.	G	O?
Rotunda Body			
Columns	Simple rounded cast iron columns. Three columns to each corner of the rotunda, set on top of the low wall and supporting the top beam above. They are fixed to the based with bolts. It is unclear how the top is fixed. Bolts are rusted. There is evidence of rust and paint chipping to the columns themselves. Columns appear to have been painted numerous times.	M	O
Wrought Iron Decoration	Decorative filigree detailing fixed between each column at the corners. In poor condition and significantly rusted.	P	O
Walls (internal face)	Reinforced concrete low wall with perforated Cement rendered and painted. Some mechanical damage to corners. Possibly some damage caused by rusted bolts of columns. Additional layer of paint in a different colour have been painted in sections to cover graffiti. Graffiti (mostly pen) throughout internal face of wall, as well as to columns.	M	O
Floor	Concrete slab (O) with topping (MT) Paint finish was poorly done and has deteriorated significantly. Some small cracks evident	P	O/L
Walls (external)	Cracks evident across the extent of the external walls, including some substantial vertical cracks. Other identified cracks included: • In perforation of northern balustrade on western side of opening • Vertical crack in southern balustrade	M	O

Space/ Element	Description	Condition	Date
	• Vertical cracks to base of bowl supports on all four sides Perforated balustrade to western side is severely cracking and appears to have been poorly repaired in the past.		
Plaques	Three Polished trachyte plaques to eastern, southern and western side set in a raised plaster framed and surrounded with plaster wreath. Each features engraved lettering and are dated September 1929. Unclear if lettering was picked out in a different colour originally. Lettering to southern plaque appears dirty.	G	O
Moat			
Basin	Concrete floor with exposed aggregate. Darker areas appear to be the remains of the original asphalt. Form of the basin appears to be original. Evidence of plastic fixings/plugs along the low outer wall and base of the rotunda, suggesting a later membrane and upstand had been installed in the basin. Evidence of some later rough patching Boney concrete to northern base. Signs of new concrete to the plinth on all four sides - possibly an infill of the recess to the arches. Evidence of water intake pipe to SE and NE corners	M	LT/O
Drawbridge	New concrete bridge permanently over basin. Rests on concrete ledge. Brick base underneath.	G	L
Perimeter Wall	Reinforced concrete with cement render. Some chips and vertical cracks at regular intervals along the wall.	G	O
Stairs	Steep, narrow concrete stairs with no handrail to either side. The width of the stairs measure 780mm at the narrowest point, and widen to 900mm. Each stair has a riser of 180-190mm and going of 230mm. Including the nosing, the teat measured 260mm. The surfaces of the stairs are very smooth and have little traction. The nosings have also been knocked off most treads.	P	O
Security Gate	Metal gate affixed to posts either side of stair entry.	G	MD
Undercroft			
Floor	Reinforced concrete with topping slab. Polished.	G	O
Ceiling	Reinforced concrete underside of floor of rotunda.	G	O
Drawbridge	Boarded drawbridge, wheels, Phillips head screws. Track and frame	G G	LT O
Screens	Timber lattice screens affixed to all openings to the undercroft except for opening to the eastern side of the stairs. Crudely made with nail plates and modern bolts.	M	LT/MD

Space/ Element	Description	Condition	Date
	Painted cream. One opening to the east of the stairs has been enclosed with metal bars.		
Other			
Plaques	Two bronze plaques fixed to low plinths either side of the southern footpath leading to the rotunda. Commemorates the reopening of the rotunda following restoration works by Howard Tanner in 1988 as part of celebrations for Australia's bicentennial.	G	L

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4. Statement of Cultural Significance

4.1. Introduction

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

4.2. Existing Heritage Listings

4.2.1. Local Heritage Listing

The Yeo Park Rotunda is listed as a local heritage item on Schedule 5 of the Inner West Local Environmental Plan 2022 (Item No. I375). A heritage study prepared for Ashfield Council provides the following statement of significance for the place (refer to Appendix 5 for a copy of the inventory sheet):

A fine and unusual decorative structure well sited as a focal point in a public park.

The only surviving historic bandstand in the Municipality.

4.2.2. Non-Statutory Listings

Register of the National Estate

The Yeo Park Rotunda was registered on the RNE in 1987 (Place ID 14047). The listing for the place includes the following Statement of Significance:

The bandstand is an important example of Edwardian park architecture and is the chief focus of the park and its surrounds. The use of concrete as a sculptural material is of interest while the formal Beaux Arts concept makes this a key civic work of the period. The park has retained its early twentieth century character and complements the rotunda's peculiar design. Evidence of the rotunda's original drawbridge is discernible.

4.3. Heritage Assessment Criteria

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

- historic
- aesthetic

- scientific
- social
- spiritual.

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

4.3.1. NSW Heritage Assessment Criteria

The NSW heritage assessment criteria, as set out in *Assessing Heritage Significance* (2001) encompasses the five types of significance expressed in a more detailed form by the following criteria:

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

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

NSW Heritage also recommends that items be compared with similar items of local and/or State significance in order to fully assess their heritage significance (Refer to Section 4.5: Comparative Analysis).

4.4. Local and State Historical Themes

Guidelines from NSW Heritage emphasise the role of history in the heritage assessment process and a list of state historical themes has been developed by the NSW Heritage Council. These themes assist in determining comparative significance (see Section 4.5 below) and prevent one value taking precedence over others.

The below identified themes relate to the Yeo Park Rotunda only. The greater Yeo Park may have associations with additional themes not identified here. In this case the place is associated with the following NSW State Historical Themes:

Historical Associations	State Historical Theme	National Historical Theme
The Rotunda is located on land that was transferred to Ashfield Council in 1925 for use as a public reserve. It was constructed as part of the public park and provides evidence of the planned and ongoing use of the land for public recreation and the development of cultural and community facilities within the municipality of Ashfield	Towns, suburbs and villages	4 Building settlements, towns and cities
The Rotunda was designed by Dallas Edward Walsh in 1929 and is a near-identical copy of the rotunda at Johnstone Park, Geelong, designed by Percy Edgar Everett and completed in 1920. The place was designed in an elaborate Beaux Arts style that was rarely employed in early 20th century park features in NSW.	Creative endeavour	8 Developing Australia's cultural life
The Rotunda was used as a bandstand and played a role in various community events held at Yeo Park throughout the 20th century and was regularly used for musical performances.	Leisure	8 Developing Australia's cultural life
The involvement of Alderman John Yeo in championing the development of Yeo Park; and the Rotunda was championed by the South Ashfield Citizens Association and its president Alderman Henry Hilton Gough.	Persons	9 Marking the phases of life

4.5. Comparative Analysis

The Yeo Park Rotunda, built in 1929 and being of concrete construction in the Beaux-Arts architectural style, can most usefully be compared to other early 20th century and Inter-war rotundas located within public parks throughout NSW of a similar style and construction.

4.5.1. Historical Context of the Yeo Park Rotunda

Beaux Arts Architecture in Australia

As previously discussed, the Yeo Park Rotunda is a near-identical copy of the Johnstone Park rotunda, Geelong designed by Percy Edgar Everett in the Beaux-Arts style.

Beaux-Arts architecture was the academic architectural style taught at L'Ecole des Beaux-Arts in Paris from the 1830s to the end of the 19th century. In the second half of the 19th century, the style was taken up by some of America's most notable architects including Charles Follen McKim and Richard Morris Hunt who were responsible for the classical styling of the major buildings at the World's Colombian Exposition in Chicago of 1893. By the early 20th century, the style had also been taken up by the British, notably Sir Edwin Lutyens.

The style is characterised by elegant, symmetrical buildings in a classical style, involving monumental scale, sculptural facades, classical motifs and details and the use of high-quality materials and finishes. The style often expressed wealth and stability of financial institutions.

Given the grandness of the style, it was not typically adopted for smaller scale buildings such as rotundas and the like. A notable exception is the Palace of Fine Arts, San Francisco, California constructed in 1915 (rebuilt 1964-74) for the Panama-Pacific International Exposition. The most prominent building of the complex is a 49 metre high open rotunda enclosed by a lagoon and adjoining a large curved exhibition centre separated from the lagoon by colonnades.

Figure 4. 1: Photograph of the Palace of Fine Arts rotunda dated 1919 by James David Givens. Source: United States Library of Congress Prints and Photographs division, digital ID pan.6a01981

In Australia, Beaux-Arts influences tended to come from the later American and British versions and date from the Inter-War period. However, there were few commissions to design buildings of sufficient importance and formality to justify the use of the style. As such, Beaux-Arts architecture in Australia is considered rare. Examples include the Commonwealth Bank, Martin Place, Sydney (Ross and Rowe, 1928), Former Bank of NSW, Brisbane (Hall & Devereux, 1929) and General Post Office, Perth (John Smith Murdoch, 1930-1933).[1]

History of Bandstands

The origin of the bandstand within a park setting can be traced to the early English commercial pleasure grounds. The best known of these is the Vauxhall Pleasure Gardens in London which opened in 1661 with the name being introduced in 1728. In 1735 a pavilion was built at Vauxhall to house musicians playing for the paying guests on a raised platform. This introduced the practice of playing music by professional musicians in the open air, which became popular as a form of public entertainment. It was at Vauxhall where the first rehearsal of Frederic Handel's 'Music for Royal Fireworks' was played in 1749 to an appreciative audience estimated to number 12,000.[2]

The bandstand within a public park setting dates from the mid-nineteenth century, with the first purpose designed example in England being thought to have occurred in 1864. However, it was not until the 1890s that bandstands within municipal parks became popular in England.[3] During the Victorian era, the availability of decorative cast iron from the numerous English foundries was utilised to construct the ornate, lightly framed and airy bandstand seen across England and its colonies.[4] Some were exported to the colonies, with the example in Elder Park, Adelaide (1882) being a standard design produced in Walter Macfarlane's Saracen Foundry in Glasgow.[5]

In Sydney, the earliest structure associated with band recitals (described as a music pavilion and summer house) was erected in the Botanic Gardens sometime prior to 1856 (probably mid 1850s). This was a timber structure but seems to have been designed to look like cast-iron. It was removed in

[1] Apperly, R., et al., 1989; *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, Sydney, p. 163
[2] Rabbitts, P, *Bandstands. Pavilions for music, entertainment and leisure*, Historic England, 2018 (Rabbitts 2018)
[3] Rabbitts 2018 p.45
[4] Rabbitts 2018, p.102
[5] Rabbitts 2018, p.120

1911 owing to the dilapidated state of the structure.[6] However, as in England, it was not until the late 19th century that rotundas or bandstands began to become a standard feature of the public suburban park.

20th Century Bandstands

Throughout NSW, the municipal bandstand of the early twentieth century typically utilised timber construction. In part this was probably due to availability of materials with there being no domestic producer that could compete with the English foundries. Most examples of early 20th century rotundas are of timber construction, typically on a brick base, with corrugated metal or slate roofing. These range from the very simple to the more ornate, with decoratively moulded timber and fretting.

By the 1920s, the use of concrete in the design of bandstands began appearing, being popular in England at this time.[7] These could either take inspiration from Classical architecture (a temple-like rotunda in the design of the columns and balustrade and radius of the curved roof) or look toward contemporary picture theatres to present an open-air proscenium. In Sydney, Mosman Council erected a concrete band rotunda at Balmoral Beach in 1930 and at Taronga Zoo an open-air proscenium type bandstand was built in 1922 (but not in concrete). While at Manly (1940)[8] and in St Leonard's Park at North Sydney (1949)[9] a further development of this concept resulted in the music shell.[10]

Figure 4. 2: The band rotunda at Balmoral Beach erected in 1930. Designed by the Council's architect, Albert Herbert Hale (1868-1941), and was built by Leslie Donan, who built the bandstand in Yeo Park in 1929. Source: *Building*, October 1930

Figure 4. 3: The open-air proscenium type bandstand at Taronga Zoo erected in 1922. It was designed by architect Alfred Spain. Source: State Library of NSW (GPO1-22477)

4.5.2. Comparative Analysis of 20th Century Rotundas

The following provides a selection of rotundas located throughout NSW that are of a similar date and constructed of reinforced concrete. The majority of the following examples are identified as local heritage items.

[6] Botanic Gardens, *Daily Telegraph,* 14/8/1911, p.10
[7] Rabbitts 2018, p.147
[8] *Decoration and Glass*, 1/1949
[9] *Decoration and Glass*, 4/1940
[10] Aitken R, and M Looker, *The Oxford Companion to Australian Gardens*, Oxford University Press, 2002, p.71

Description	Image
Gulgong District Soldiers Memorial, Anzac Park, Gulgong Not identified as a heritage item. The rotunda commemorates those who served in World War One, World War Two, the Korean War and the Vietnam War. It is the second oldest World War One memorial in Australia, being built in 1916, two years before World War One ended and was officially unveiled in 1918. The World War One plaques were added to the rotunda on the official opening of the Memorial Park on ANZAC Day 1929. The rotunda was constructed at the behest of the Gulgong Progress Association and as a result of a design competition. The architect was Mr. A. E Bates of Sydney.	 Figure 4. 4: Gulgong District Soldiers Memorial, constructed 1918. Source: monumentaustralia.org.au
Jubilee Rotunda, Jubilee Park, Tenterfield Local heritage item: *Tenterfield Local Environmental Plan* 2013 (Item No. I055) The Rotunda was a purpose-built structure erected in 1921 to provide a stage for band performances to the general public from a central parkland long after the earlier establishment of the bands. In November and December 1921 fundraising events were held to celebrate the Jubilee anniversary of the Municipality of Tenterfield, some of which went towards the rotunda.	 Figure 4. 5: Jubilee Rotunda, Jubilee Park, Tenterfield, constructed in 1921. Source: www.warmemorialsregister.nsw.gov.au
Soldiers Memorial, Victoria Park, St Marys Local Heritage Item: *Penrith Local Environmental Plan* 2010 (Item No. I310) The Soldiers Memorial in the Park was erected in October 1922 as a combined bandstand and memorial with honour boards recording those who fell in World War I. The rotunda comprises a base, Tuscan style columns and a shallow pitched octagonal sided roof with a stupa like finial. The base contains a number of trachyte memorials dedicated to the memory of local servicemen, the architect and builder, and local dignitaries. The rotunda is set with a small reserve enclosed by a low rendered concrete wall with decorative metal balustrade.	 Figure 4. 6: Soldier's Memorial, Victoria Park, St Marys, constructed 1922. Source: NSW Heritage

Description	Image
Bandstand, Green Park, Darlinghurst Local heritage item: *Sydney Local Environmental Plan* 2012 (Item No. I490) The bandstand was erected in 1925 to host public band concerts which were a popular feature of Sydney life in the interwar years. It was converted to a café in the early 1990s. The bandstand is a two storey octagonal structure with a brick enclosed ground floor and first floor, originally open, and now enclosed with casement windows, with slate roof and weather vane.	 Figure 4. 7: Green Park bandstand, Darlinghurst, constructed in 1925. Source: griffintheatre.com.au
Kurri Kurri band rotunda, Rotary Park, Kurri Kurri Local heritage item: *Cessnock Local Environmental Plan* 2011 (Item No. I127) Opened in 1927, replacing an earlier rotunda, the rotunda and adjacent memorial slab has taken the role of a war memorial. Octagonal band rotunda of brick with tapering columns supporting tiled roof. On its western front a stone slab containing three war memorial plaques, with a light standard at each end.	 Figure 4. 8: Kurri Kurri rotunda, Rotary Park, Kurri Kurri, constructed 1927. Source: www.warmemorialsregister.nsw.gov.au
Bandstand, Kirkby Park, Moree Local heritage item: *Moree Plains Local Environmental Plan* 2011 (Item No. I013) The bandstand dates from the key period of rebuilding in Moree following the great fires of 1928. It is a good example of a traditional Federation style bandstand located in an important and prominent park which makes a positive contribution to the streetscape. The bandstand was constructed after lobbying to the Council to raise funds for the project.	 Figure 4. 9: Kirkby Park bandstand, Moree, constructed in c1928. Source: www.sparklingadventures.com
Balmoral Beach Rotunda, Balmoral Local heritage item: Mosman Local Environmental Plan 2012 (Item No. I370) The Rotunda was built to the design of the Council's architect Alfred H. Hale, as part of the Balmoral Beautification Scheme, funded by the State Government as Depression employment projects. It was completed in 1930 and regularly used as a venue for performance by the Mosman Municipal Band.	 Figure 4. 10: Balmoral Beach rotunda, Balmoral, constructed in 1930. Source: https://en.wikipedia.org

Conclusion

Based on the above analysis, the Yeo Park Rotunda is of an unusual type and a rare example of an Inter-war rotunda located within a public park.

Constructed of reinforced concrete, it is one of only a very small number of similar type buildings, with most rotundas being of brick and timber or cast iron.

Similarly, the influence of the Beaux-Arts style in the design of the rotunda is also rare, as it is an architectural style better suited to monumental public or commercial buildings, it is a style not typically adapted to a small garden structure. However, as previously discussed, the design of the Yeo Park Rotunda cannot be attributed to the architect D.E. Walsh, as it is an almost identical copy of an earlier rotunda found in Gladstone Park in Victoria, as required by the competition conditions and designed by architect Percy Edgar Everett. At this time, it is not known why Everett adopted this style for his work or where his influences were drawn from.

The design and configuration of the Yeo Park Rotunda is so identical to the Gladstone Park rotunda that it also incorporates a moat, the use of which to surround a bandstand is unusual. This is perhaps owing the sheer impracticality of the design when it is considered a bandsman had to cross a drawbridge carrying a brass instrument. Everett's pond is used as a landscape element and as conceived in 1916 was intended to be larger, such as an ornamental pond found within a park. There is no other example in NSW. It is important to note that the moat at Yeo Park was planted out with water lilies from the outset and so as intended to be a naturalistic element in the park.

The incorporation of the four clocks in the roof of a bandstand, has precedents in Macfarlane's Saracen Foundry's late nineteen century designs (see Figure 4.11),[11] but were very uncommon and rarely used in England, probably owing to the complexity, expense in initial outlay and recurring maintenance, and there being really no need for them in a public park. There is no other example of a bandstand with clocks in NSW.

Figure 4. 11: 1896 photograph of a Saracen Foundry bandstand. Source: www.bbc.com

While bandstands are a fairly common feature in parks throughout Sydney and NSW, they comprise a variety of materials, forms and arrangements. The majority however, are quite simple in form and configuration, with little change from the Victorian era bandstands other than materials in the early 20th century and Inter-war examples. The Yeo Park Rotunda is distinctly different in form, configuration and detailing compared to the majority of its contemporaries. It is also worth noting that many of the rotundas erected in public parks in these periods were often also constructed to serve a dual role, of bandstand and war memorial. The Yeo Park Rotunda was constructed as only a bandstand.

[11] Rabbitts 2018, p.113

4.6. Statement of Cultural Significance

The following statement of significance has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001).

4.6.1. Criterion (a) Historical Significance

The Yeo Park Rotunda is of historical significance through its associations with the establishment and development of Yeo Park by Ashfield Council. The construction of a band rotunda provides evidence of the planned and ongoing use of the land for public recreation and the development of cultural and community facilities within the municipality of Ashfield. The restoration and reopening of the Rotunda in 1988 is also of some historical significance, being funded as part of the bicentennial celebrations held within the municipality.

The Yeo Park Rotunda has some historical significance on a local level for being located within the land that once formed part of the 100 acres granted to the Rev. Richard Johnson in 1796, later part of Robert Campbell's Canterbury Estate and transferred to Sophia Campbell after his death in 1846. The place also has historical significance for being located within John Kinloch's property, Hurlstone, who established Hurlstone College, a private boy's school in 1878, later to become the Hurlstone Training College 1882 and then the Hurlstone Agricultural School in 1907.

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

4.6.2. Criterion (b) Historical Associational Significance

The Rotunda has significant historical associations with former Alderman and Mayor Henry Hilton Gough (1881-1939), president of the South Ashfield Citizens Association, who, as an active member of the Parks Committee formed a Beautification Club in 1926, resulting in the building of the Rotunda. Gough laid the foundation stone for the Rotunda in 1929, and Yeo Park and the Rotunda are Gough's legacy of his work in association with the South Ashfield Citizens' Association.

The Rotunda is also associated with architect Dallas Edward Walsh (1893-1971), who won the design competition held by Ashfield Council and developed the design for the Rotunda based on the rotunda in Johnstone Park, Geelong designed by architect Percy Edgar Everett. Walsh lived in the area and worked informally for Ashfield Council in the late 1920s and 30s, although he is not well known as an architect today.

The Rotunda also has some associations with former Alderman John Yeo (1865-1939), after whom the park is named. The Rotunda is commonly known as the "Yeo Park Rotunda".

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

4.6.3. Criterion (c) Aesthetic Significance

The Yeo Park Rotunda has aesthetic significance as an elaborate Inter-war bandstand building set within a landscaped public suburban park that is substantially intact to its original form, fabric and detailing. Located at the centre of Yeo Park, within a formed partial amphitheatre, with surrounding moat and urns, the Rotunda is a focal point within the park.

The Rotunda is also of aesthetic significance as a fine example of a rotunda designed in the Beaux Arts style, incorporating an eclectic mix of geometrical forms and sculptural decoration, classical detailing, and modern materials of reinforced concrete and iron used as both structural and decorative elements.

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

4.6.4. Criterion (d) Social Significance

The Yeo Park Rotunda potentially has social significance to the local community of Ashfield, having been used in numerous community events, musical performance, memorials held at the park throughout the 20th century. The rotunda was a focal point of these events and is likely to continue to hold some level of significance to the local community.

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

4.6.5. Criterion (e) Research Potential

As a rotunda constructed within a landscaped park, the place has some potential to yield further information about the design and construction of parks structures and the application of the Beaux Arts style in the 20th century in NSW. The use of reinforced concrete as both a structural and decorative element is an interesting component of the place.

The place has some potential to provide further information into the architectural work of the architect of the rotunda, Dallas Edward Walsh, although it is not an original design by Walsh.

No archaeological investigation of Yeo Park has been undertaken to date, however, given the history of the use of the land for educational purposes, including an Agricultural School, there is some potential for historical archaeology to remain that may yield further information about the development of Ashfield and agricultural practices of the early 20th century in NSW.

There may be some potential for Aboriginal archaeology to survive within the locality of the Yeo Park Rotunda, given its location within a public park and within the Cooks River Valley, an area with known historical Aboriginal connections.

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

4.6.6. Criterion (f) Rarity

The Yeo Park Rotunda is considered to be rare within the context of NSW as an Inter-war rotunda built of reinforced concrete, of which very few similar examples are known. It is also rare as an example of the application of the Beaux-Arts architectural style to a small-scale landscape building. No other rotundas in NSW utilise the Beaux-Arts style.

While the design of the rotunda is directly drawn from its counterpart in Geelong, Victoria, it nevertheless is a fine architectural feature and retains some particularly unusual and rare features: namely the clocks, moat and drawbridge. There are no known extant rotundas in NSW that also feature these elements.

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

4.6.7. Criterion (g) Representational Significance

The Yeo Park Rotunda is representative of the broader practice of constructing bandstands in public parks for community use.

The place meets the criteria for Representational Significance on a local level.

4.6.8. Summary Statement of Significance

A short statement of significance for the place is:

The Yeo Park Rotunda is of historical significance on a local level for forming part of the historical development of Yeo Park, being located on land that was initially purchased by the State in 1882 for use as a training school and later an Agricultural School, before being transferred to Ashfield Council for use as a public park in 1925.

Constructed in 1929 by architect Dallas Edward Walsh, it is the product of a design competition held by Ashfield Council and is a near-identical copy of a rotunda located at Johnstone Park in Geelong, VIC constructed in 1920 and designed by Percy Edgar Everett. The place is an elaborate Inter-war rotunda set within a landscaped park that is substantially intact to its form, fabric and detailing. It features a number of elements that are particularly unusual, namely: its moat (unfilled), drawbridge, and electric clocks and is a particularly fine example of the application of the Beaux Arts style to a small-scale park feature. The Rotunda's siting in the centre of the park and a formed amphitheatre makes it a focal point in the immediate area.

The place is associated with the South Ashfield Citizens Association and their president Alderman Henry Hilton Gough, who championed the development of Yeo Park and the Rotunda. It is also associated with John Yeo, an alderman of Ashfield Council, after whom the park and rotunda are named.

The use of the Rotunda throughout the 20th century for a variety of community events, and its association with the South Ashfield Citizens Association likely lend the place some social significance to the local community.

The place, while representative of the broader practice of building rotundas within public parks, is unusual in its materials and design, and incorporates features that are particularly rare to rotundas built in NSW in the Inter-war period.

4.7. Gradings of Significance

Different components of a place may make different relative contributions to the overall cultural significance of a place; and the components of a place can be graded in accordance with their relative significance.

In this case, the components of the Yeo Park Rotunda have been graded in accordance with the gradings recommended by NSW Heritage (*Heritage Assessments*, 2000) and in relation to the level of contribution that a component makes to the historical, aesthetic, and technical significance of the place and/or its rarity.

This approach has been taken to aid with future planning, to provide a basis for the level of care and management of the fabric that should be applied, and to manage the extent of change (refer to *Section 6: Conservation Policies*).

The publication *Assessing Heritage Significance* (NSW Heritage Branch, 2000) identifies the following grades of significance:

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

Applying the Grades of Significance

Generally, the grades of significance applied below to the principal components of the place relate to the historical phases of development, contribution to the significance of the place, contribution to the overall character of the place, as per the following:

High	The original form, configuration and fabric of the Rotunda that date from 1929. The setting of the place within Yeo Park. The siting of the Rotunda within Yeo Park, surrounded by a formed amphitheatre and early plantings and pathways from the 1930s that are remnants of the original landscaping of the park. The use of the Rotunda as a bandstand and for other community gatherings or events.
Moderate	Reconstructed features and fabric Works that form part of the 1987 restoration and repair works undertaken by Howard Tanner and Associates.
Little	Recent features that do not contribute to the significance of the place.
Intrusive	Modern features added to the place that detract from or obscure the significance of the place.

Grades of Significance for Components of the Yeo Park Rotunda

Legend:

Time Periods:

O = Original (1929)
EA = Early addition (1930-1941)
LT = Late 20th century (1942-1979)
M = Modern (1980-2023)
? = Date unclear

Condition:

G = Good
M = Moderate
P = Poor

Significance:

H = High
M = Moderate
L = Little
I = Intrusive

Table 4. 1: Fabric survey of the Rotunda

Space/ Element	Description	Condition	Date	Significance Ranking
Roof				
Roof Form	Central faceted dome with four smaller concave domes to the northeast, southeast, southwest and northwest.	G	O	H
Roof material	Fish scale copper sheeting. Has developed a good patina. Nails appear rusty – copper appears black and stained around nail holes. South sheeting has recently lifted – appears to be wind damage.	P	O	H
Flagpoles	Turned and square section. Some marks to corners – possible damage or rot. Set onto flat copper plate Joint halfway up. Notch in top – possibly decay or a product of missing top cap. NE and SE spires to concave domes still have top caps.	M	O	H
Clocks	4 round clocks set in round headed 'dormers' originally housing vents to each side.Rthe clocks were a product of a later alteration in 1937. The faces were replaced c1959 and other elements removed, repaired and reinstalled in the 1960s. North – Working East – Not working South – Working West – Not working	G	EA/LT	M
Gutters	Quad gutter in copper. Has not yet formed a patina Four copper spitters to each side	G	LT	M
Fascia (outer)	Plain fascia with ovolo bed moulding			
Soffit	FC sheeting. Flat timber battens divide each corner square, in keeping with original layout	G	LT	H
Ceiling	FC sheeting with timber battens dividing up the ceiling, in keeping with original layout. The ceiling appears slightly bowed and there is evidence of	G	LT	M

Space/ Element	Description	Condition	Date	Significance Ranking
	cracks in the panels. An access panel is located near the centre. Modern fluorescent light at centre.	M	LT	I
Fascia (outer)	Beaded board located above support beam	G	O?	H
Beam	Beam to all four sides of ceiling, supported on columns. Oregon timber.	G	O?	H
Rotunda Body				
Columns	Simple rounded cast iron columns. Three columns to each corner of the rotunda, set on top of the low wall and supporting the top beam above. They are fixed to the based with bolts. It is unclear how the top is fixed. Bolts are rusted. There is evidence of rust and paint chipping to the columns themselves. Columns appear to have been painted numerous times.	M	O	H
Wrought Iron Decoration	Decorative filigree detailing fixed between each column at the corners. In poor condition and significantly rusted.	P	O	H
Walls (internal face)	Reinforced concrete low wall with perforated Cement rendered and painted. Some mechanical damage to corners. Possibly some damage caused by rusted bolts of columns. Additional layer of paint in a different colour have been painted in sections to cover graffiti. Graffiti (mostly pen) throughout internal face of wall, as well as to columns.	M	O	H
Floor	Concrete slab (O) with topping (MT) Paint finish was poorly done and has deteriorated significantly. Some small cracks evident	P	O/L	H/L
Walls (external)	Cracks evident across the extent of the external walls, including some substantial vertical cracks. Other identified cracks included: • In perforation of northern balustrade on western side of opening • Vertical crack in southern balustrade • Vertical cracks to base of bowl supports on all four sides Perforated balustrade to western side is severely cracking and appears to have been poorly repaired in the past.	M	O	H

Space/ Element	Description	Condition	Date	Significance Ranking
Plaques	Three Polished trachyte plaques to eastern, southern and western side set in a raised plaster framed and surrounded with plaster wreath. Each features engraved lettering and are dated September 1929. Unclear if lettering was picked out in a different colour originally. Lettering to southern plaque appears dirty.	G	O	H
Moat				
Basin	Concrete floor with exposed aggregate. Darker areas appear to be the remains of the original asphalt. Form of the basin appears to be original. Evidence of plastic fixings/plugs along the low outer wall and base of the rotunda, suggesting a later membrane and upstand had been installed in the basin. Evidence of some later rough patching Boney concrete to northern base. Signs of new concrete to the plinth on all four sides - possibly an infill of the recess to the arches. Evidence of water intake pipe to SE and NE corners	M	LT/O	H
Drawbridge	New concrete bridge permanently over basin. Rests on concrete ledge. Brick base underneath.	G	L	I
Perimeter Wall	Reinforced concrete with cement render. Some chips and vertical cracks at regular intervals along the wall.	G	O	H
Stairs	Steep, narrow concrete stairs with no handrail to either side. The width of the stairs measure 780mm at the narrowest point, and widen to 900mm. Each stair has a riser of 180-190mm and going of 230mm. Including the nosing, the teat measured 260mm. The surfaces of the stairs are very smooth and have little traction. The nosings have also been knocked off most treads.	P	O	H
Security Gate	Metal gate affixed to posts either side of stair entry.	G	MD	I
Undercroft				
Floor	Reinforced concrete with topping slab. Polished.	G	O	H
Ceiling	Reinforced concrete underside of floor of rotunda.	G	O	H
Drawbridge	Boarded drawbridge, wheels, Phillips head screws. Track and frame	G G	LT O	M H
Screens	Timber lattice screens affixed to all openings to the undercroft except for opening to the eastern side of the stairs. Crudely made with nail plates and modern	M	LT/MD	I

Space/ Element	Description	Condition	Date	Significance Ranking
	bolts. Painted cream. One opening to the east of the stairs has been enclosed with metal bars.			
Other				
Plaques	Two bronze plaques fixed to low plinths either side of the southern footpath leading to the rotunda. Commemorates the reopening of the rotunda following restoration works by Howard Tanner in 1988 as part of celebrations for Australia's bicentennial.	G	L	L

4.7.1. Significance Diagrams

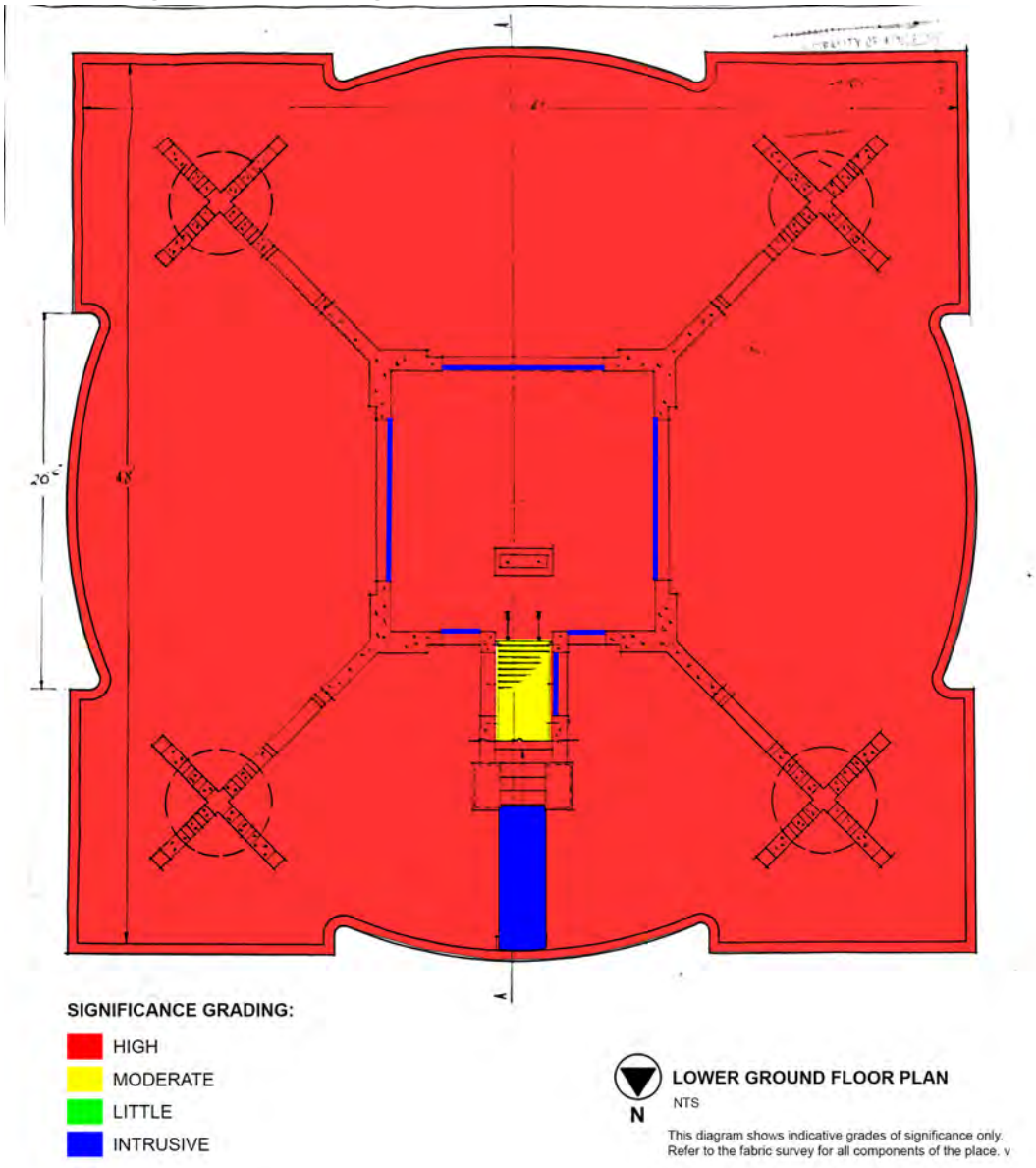

Figure 4. 12: Lower ground floor plan showing indicative grades of significance for the Yeo Park Rotunda. Refer also to detailed gradings of significance for all components of the place in Section 4.1

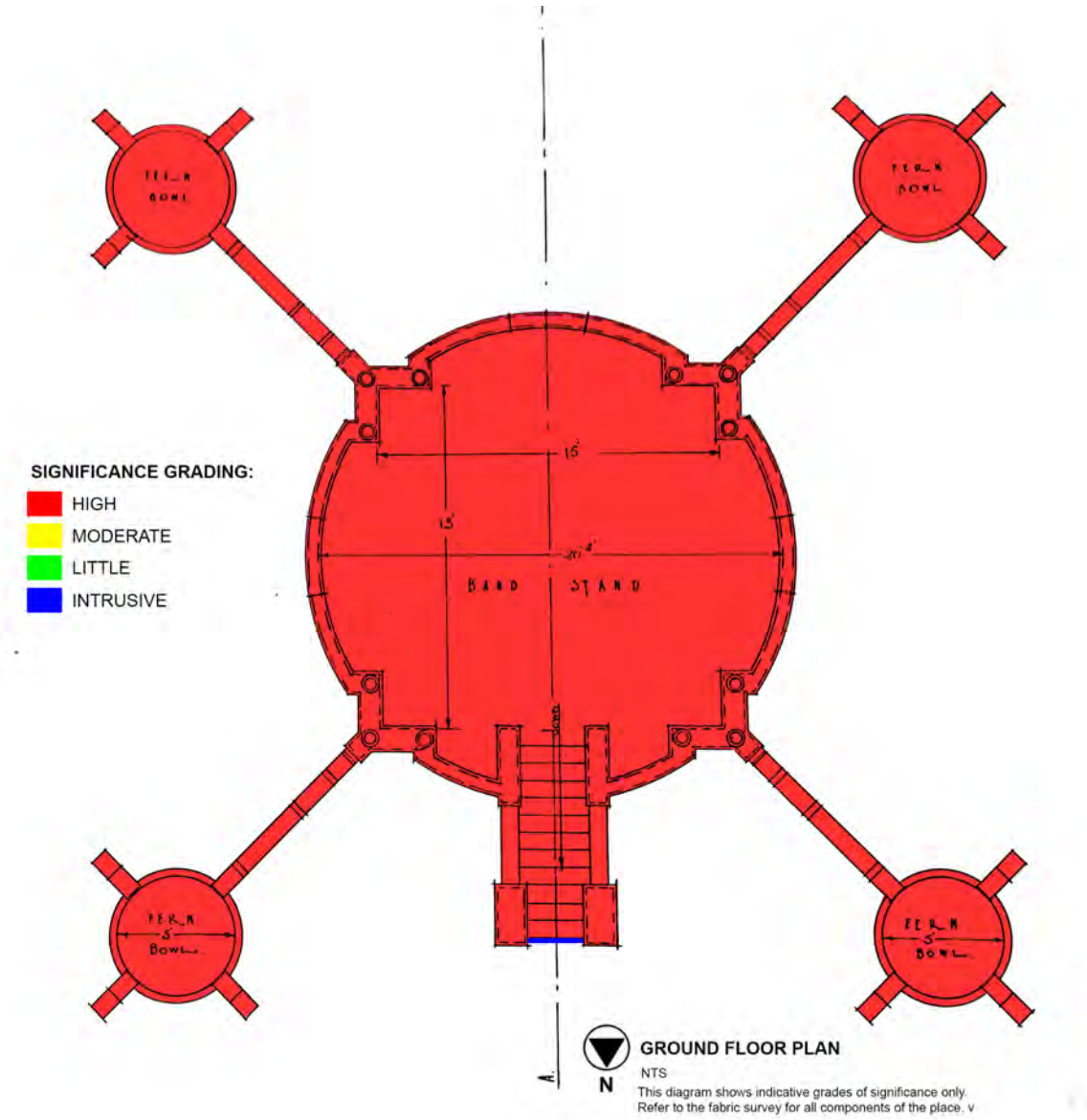

Figure 4. 13: Ground floor plan showing indicative grades of significance for the Yeo Park Rotunda. Refer also to detailed gradings of significance for all components of the place in Section 4.1.

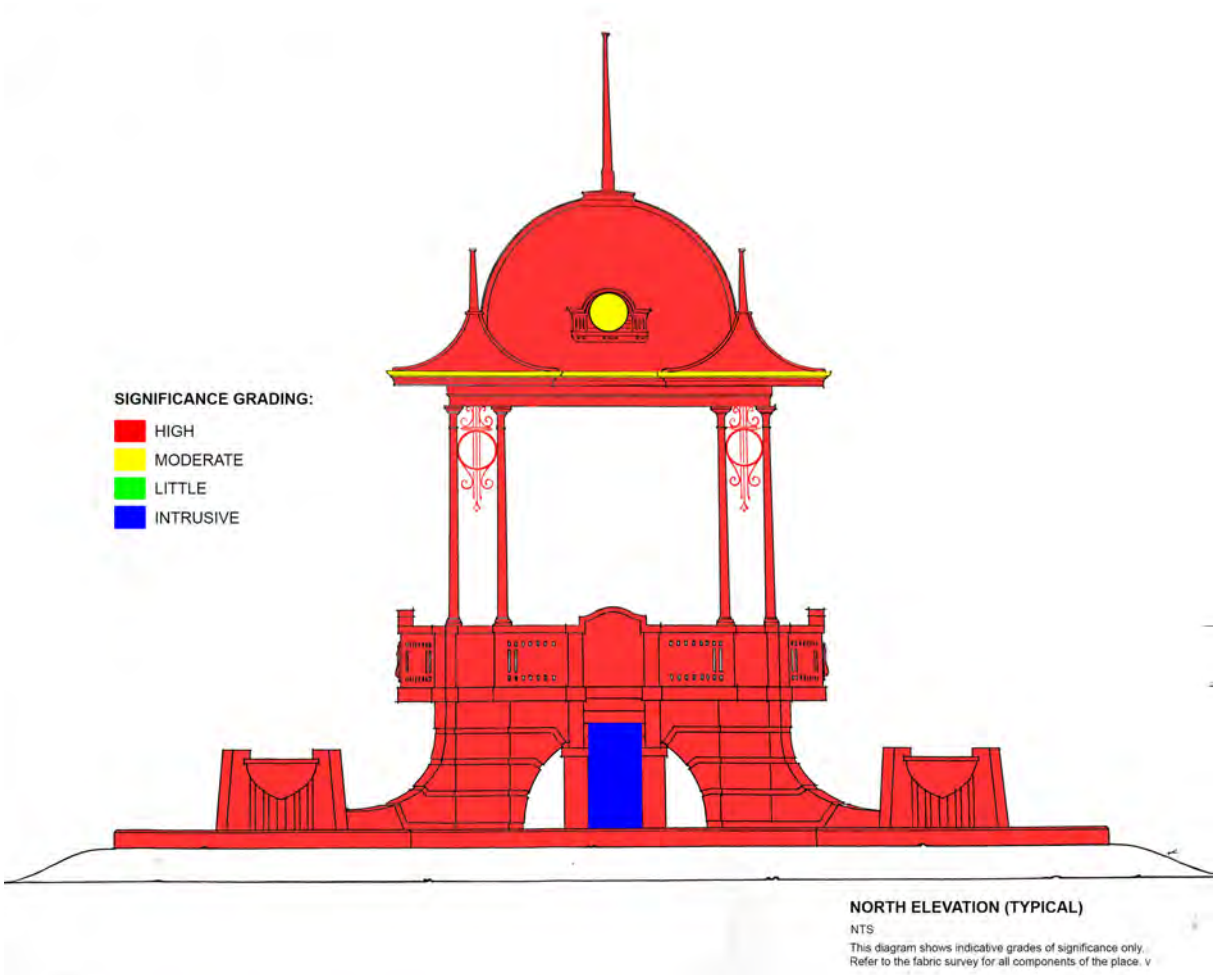

Figure 4. 14: Northern elevation showing indicative grades of significance for the Yeo Park Rotunda. Each elevation is virtually the same, excepting the gate and concrete bridge over. Refer also to detailed gradings of significance for all components of the place in Section 4.1.

5. Constraints and Opportunities

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

5.1. Obligations and Opportunities Arising from Significance

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

- Conserve and interpret the aesthetic significance of the place as an elaborate Inter-war rotunda and a focal point within a landscaped park that is substantially intact to its form, fabric and detailing.
- Conserve and interpret the historic significance of the place as forming part of the historical development of Yeo Park, being located on land that was initially purchased by the State in 1882 for use as a training school and later an agricultural school, before being transferred to Ashfield Council for use as a public park in 1925.
- Conserve and interpret the historical associations of the place with the South Ashfield Citizens Association and their president Alderman Henry Hilton Gough, John Yeo, an alderman of Ashfield Council and architect Dallas Edward Walsh.
- Conserve and interpret the social significance of the place to the local community for its use as a long term music venue as well as for a variety of community events and its associations with the South Ashfield Citizens Association.

5.2. Procedural Constraints Arising from Significance

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

- The maximum amount of significant fabric, uses, associations and meanings should be preserved and conserved. (Article 3, *Burra Charter*)
- Works to the fabric should be planned and implemented, taking into account the relative significance of the elements of the place. Intervention should be carried out on elements of lesser significance in preference to those of higher significance. (Article 5.2, *Burra Charter*)
- Uses should, if possible, be related to the cultural significance rather than uses that do not take advantage of the interpretative potential of the place. (Article 7, *Burra Charter*)
- If possible, items of significance should be interpreted by either introduced interpretative devices or applicable restoration and reconstruction. (Article 25, *Burra Charter*)
- The use of the place should be organised to minimise the removal or concealment of significant fabric due to statutory requirements including the need for new services, provision of fire egress and access for disabled people. (Article 7.2, *Burra Charter*)

- All alterations and adaptations of the significant fabric should be clearly identified by means of introduced devices or by method of style of construction, as new work. (Article 22.2, *Burra Charter*)
- Work should be carried out by personnel experienced in conservation, both professional disciplines, and building and engineering trades. (Article 30, *Burra Charter*)
- Appropriate recording and documentation procedures, in accordance with the Australia ICOMOS *Burra Charter* should be carried out before any works. (Article 27.2, *Burra Charter*)
- Conservation guidelines for the place, formulated in accordance with the *Guidelines to the Burra Charter: Conservation Policy* should be prepared, adopted and implemented. (Article 26.2, *Burra Charter*)

5.3. Present Condition

The condition of the components of the Yeo Park Rotunda is generally good, although with some evidence of considerable weathering, wear and tear, and deterioration for some features of the Rotunda. Surface-level graffiti and vandalism is also evident throughout the rotunda.

A remedial report was prepared by Northrop and which assessed the condition of the Rotunda and identified a number of issues:

- Unevenness of the concrete floor, cracks and damage to balustrades and low basin walls of the Rotunda.
- There is evidence of rust around the nails in the copper roof sheeting, as well as black staining.
- The wrought iron detailing is significantly rusted and in poor condition.
- The cast iron column fixings are corroded.
- The ceiling appears to be bowed and the structure will need to be checked over.
- There is substantial surface-level graffiti on the Rotunda walls.
- The four original louvred roof vents were replaced with clocks early in the Rotunda's history. As a result there is now a lack of ventilation to the roof which appears to have caused some decay of roof framing.

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

5.4. Integrity

Generally, the Yeo Park Rotunda, has high integrity to its original 1929 configuration, however the surrounding moat is empty and unattractive which detracts from the design of the Rotunda.

The study of the built fabric of the place and the related documentary evidence indicates that all components and elements of the place could be restored or reconstructed to their original configuration.

5.5. Interpretation

Because of its significance, the place has great potential to be explained to visitors by appropriate interpretation.

To a certain extent, interpretation of the place has already been implemented given that the Rotunda retains its park setting and numerous commemorative plaques. In addition, the continuing use of the place as a Rotunda is also an essential element of the interpretation of the place.

Recommendations for the appropriate interpretation of the place are included in this Conservation Management Plan (see Section 6).

5.6. Statutory Heritage Constraints

The statutory heritage status of the Yeo Park Rotunda according to the following organisations is as follows:

5.6.1. (NSW) Heritage Act 1997

The Yeo Park Rotunda is not listed on the NSW State Heritage Register.

5.6.2. (NSW) Heritage Act 1997: Historical Archaeology

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

The Yeo Park Rotunda is not an identified archaeological site.

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

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

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

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

Development proposals that affect archaeological sites and deposits may need to include an excavation permit (Section 60 or Section 140 permit) from the Heritage Council of NSW to disturb or destroy any known or potential site or relic. A local council cannot grant consent to a development proposal unless

it is satisfied that the likely impact upon an archaeological site has been assessed, the NSW Heritage Council has been notified and comments received (within 28 days) have been taken into consideration, and the necessary permit has been obtained. These provisions also apply to sites of potential archaeological significance not yet identified in any planning instrument but are reasonably likely to have non-Aboriginal heritage significance.

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

5.6.3. National Parks and Wildlife Act 1974: Aboriginal Archaeology

NSW Heritage has the legal responsibility to protect Aboriginal Objects (sites and artefacts) under the *National Parks and Wildlife Act* 1974.

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

NSW Heritage maintains a register of identified Aboriginal sites throughout New South Wales through its Aboriginal Heritage Information Management System (AHIMS).

All Aboriginal objects are protected under the Act whether listed or not on the AHIMS Aboriginal Sites Register. They are protected from both knowing and unknowing harm unless an Aboriginal Heritage Impact Permit (AHIP) has been issued under S90 of the NPWS Act.

The strict liability offence of unknowing harm means that a process of Due Diligence needs to be undertaken prior to any activity which may potentially impact Aboriginal heritage (both documented and undocumented).

In the event that Due Diligence concludes that a proposed activity may impact Aboriginal objects, an Aboriginal Heritage Impact Permit may need to be sought from the OEH. A local council cannot grant consent to a development proposal unless it is satisfied that the likely impact upon Aboriginal objects has been assessed.

5.6.4. Environmental Planning & Assessment Act 1979

The Yeo Park Rotunda is included as a local heritage item under Schedule 5 of the *Inner West Local Environmental Plan* 2022 (Item No. I375). Yeo Park is also separately listed under Schedule 5 of the *Inner West Local Environmental Plan* 2022 (Item No. I376).

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

Standard heritage provisions in LEPs require that councils must consider heritage issues when assessing development applications to listed items. Development refers to alterations, additions and

demolition, damage to, defacement, or moving of heritage items, and development affecting relics, identified and potential Aboriginal and archaeological deposits, trees and landscape items.

Interior Heritage under Local Environmental Plans (LEPs)

The heritage provisions of a LEP requires development consent only for changes to the exterior of a heritage item, for internal structural changes, or for making changes to anything inside of a local heritage item that is specifically identified in Schedule 5 of the LEP in relation to the item. Some councils have adopted the Standard Instrument in their LEP thus reducing their ability to consider proposed non-structural internal changes when assessing an application unless the interiors are specifically listed.

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

The *Inner West LEP* 2022 includes the Planning NSW's Standard Instrument in relation to Heritage assessment. Under the *Inner West* 2012, the interiors of the Rotunda have not been identified as part of its statutory listing.

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

Historical Archaeology

As noted above, The Yeo Park Rotunda is not an identified archaeological site. Given the history of the use of the land for an agricultural school, there is a potential for historical archaeology and Aboriginal archaeology to be present within the boundaries of Yeo Park, including the area below the Rotunda.
Under Clause 5.10 of the *Inner West Local Environmental Plan* 2022 the following provisions apply for identified archaeological sites:

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

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

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

Heritage Management Documents

Under Cl. 5.10 (5) of the *Inner West Local Environmental Plan* 2022, Council requires the submission of statements of heritage impact or other conservation management documents with development applications for LEP-listed items and places located within conservation areas.

Chapter E1 of the I*nner West Comprehensive Development Control Plan (DCP) 2016 Development Control Plan* 2016 also contains heritage planning policies which should be taken into account and

addressed as part of any development application for a heritage item and/or places located within conservation areas.

Development Application Exemption- Heritage Works

Under Section 4.1(1) of the *Environmental Planning and Assessment Act* 1979 and Clause 5.10(3)(a)(i) and (ii) of the *Inner West Local Environmental Plan* 2012 certain development that may be carried out to local heritage items can be undertaken without going through the full development application process. Instead, a Development Application Exemption-Heritage Works can be submitted to Council requesting approval for certain works to be carried out.

Works that are considered acceptable to be carried out under a Development Application Exemption are minor works to maintain the heritage item that will not affect the significance of the heritage item or impact an Aboriginal object. It is at the discretion of Council to determine whether or not approval to undertake the works without the need for a Development Application will be granted. Generally, Council will only agree to the request if the works are minor and would otherwise be considered exempt development (as defined under the *Exempt and Complying SEPP* 2008, see below), if not for the site being a heritage item.

5.7. Non-Statutory Heritage Considerations

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

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

The Yeo Park Rotunda was registered on the RNE in 1987 (Place ID 14047).

The Register of the National Estate is an Australia-wide reference database that operated from 1976 to 2007. A place is included in the Register of the National Estate where it has been assessed to have natural, cultural or indigenous value at a local, state, national, or international level and this significance is considered to have value for future generations.

On 19 February 2012 statutory references to the RNE in the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and the Australian Heritage Council Act 2003 were repealed. This means the register ceased to be a statutory heritage list, although it continues to exist as a (closed) inventory of Australian heritage places that were registered between 1976 and 2007.

The Register remains publicly available as an information and educational resource only on the Commonwealth web site. There are no obligations for approvals or permits to undertake works to places included on the RNE.

5.8. Owner's Requirements

5.8.1. Crown Land Management Act 2016

The Yeo Park Rotunda is located within Yeo Park, which is Crown Land that has been dedicated as a Crown Reserve (Public Recreation) and administered by the Department of Lands.

The *Crown Land Management Act* 2016 (CLM Act) replaced the *Crown Land Act* 1989 on 1 July 2018. The Act ensures that Crown Land is managed for the benefit of the people in New South Wales.

Under the Act, Inner West Council is the Council land manager for Yeo Park (D500212) Reserve Trust and Yeo Park is to be managed in accordance with the *Local Government Act* 1993 including having a plan of management.

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

(a) that environmental protection principles be observed in relation to the management and administration of Crown land, and

(b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and

(c) that public use and enjoyment of appropriate Crown land be encouraged, and

(d) that, where appropriate, multiple use of Crown land be encouraged, and

(e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and

(f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

The management of Yeo Park and the Rotunda has devolved to Inner West Council. Council therefore has the ongoing responsibility to provide care, control and management of the reserve and to ensure that the reserve's uses are consistent with the dedicated 'public purpose' of the reservation under the *Crown Lands Management Act* 2016.

5.8.2. Inner West Council and Yeo Park

Plan of Management

In 2018 Inner West Council prepared a Plan of Management for Yeo Park and Gough Reserve. Section 3.3. of the Plan of Management addresses the Rotunda specifically.

The restoration of the Rotunda was noted as a key priority for the Plan of Management. In particular, it noted the need to undertake further maintenance and refurbishment to preserve its condition and to restore the function of the inoperative clock and moat.

5.9. Other Considerations

5.9.1. Planning Controls

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

Yeo Park, in which the Rotunda is located is zoned RE1: Public Recreation under the *Inner West Local Environmental Plan* (LEP) 2022. Under this zone the use of the land for public open space or recreational purposes is permitted with consent.

Regardless of the above, under Clause 5.10(10) of the Inner West LEP 2022, Council may grant consent (via a development application) to development for any purpose of a building that is a heritage item, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

5.9.2. Building Controls

The place is subject to the provisions of the National Construction Code (NCC), which includes the Building Code of Australia (BCA). It is worth noting however that the BCA applies generally only to new buildings, new building work in existing buildings and changes in building classification or use. The BCA is not retrospective, and it is not required to upgrade an existing building to present day requirements that is not undergoing building work. The exception to this is life safety issues, such as fire safety.

The BCA is a performance-based document and as such, it is sufficiently flexible for a fire engineering solution to be developed which minimises the impact of works on an item's significance.

Any alterations or additions to satisfy fire protection, access or safety requirements of heritage items should be carried out in a way that minimises the impact on the significance of the place. Solutions should be developed by suitably qualified and experienced experts.

Where a solution is not readily apparent, the NSW Heritage Council's Fire, Access and Services Advisory Panel (or similar advisory panel) may be able to assist.

5.9.3. Disability Discrimination Act 1992

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

This Act is flexible enough to provide scope for consultation between relevant authorities over conflicts between access needs and heritage significance.

5.9.4. Current Uses

The Yeo Park Rotunda is presently unused. A metal gate has been affixed to the entry at the base of the Rotunda to prevent public access.

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6. Development of Conservation Policies

Considering the Statement of Significance for the place and the constraints and opportunities identified in Section 5, the following is a discussion leading to a proposal of conservation policies and guidelines appropriate to the place.

6.1. Definition of Terms

Many of the words used below have special meanings defined by the Australia ICOMOS *Burra Charter* (see Appendix 1).

6.2. Preamble

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

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

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

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

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

The following is a discussion of the main concepts involved in the development of appropriate conservation policies for both the whole place and components of the place.

6.3. Defining the Place

6.3.1. Extent of the Place

The extent of the place is the Yeo Park Rotunda within the greater Yeo Park and is defined by the legal allotment boundaries of Part Lot 7020 DP 93165.

Policy 1: The extent of the place should be defined as shown in Figure 1.3 comprising the legal allotment boundaries for Lot 7020 of DP 93165.

Defining the individual components of significance is useful for the ongoing care and maintenance of the place and to ensure that all components that contribute to its heritage values are clearly identified and conserved appropriately.

This CMP relates to the Yeo Park Rotunda only. As such, the conservation policies developed for this report apply only to all components of the rotunda and its immediate setting.

Policy 2: The conservation policies contained in this report apply to the Rotunda and the immediate setting only as shown in Figure 6.1 including site features and in situ archaeology (both below ground, under buildings and within building cavities) held at the place.

6.3.2. Definition of the Setting

The Yeo Park Rotunda is located at the centre of Yeo Park. The greater landscaped setting of the place is an important component of the significance of the place. It is clearly defined on the east and west by Old Canterbury Road and Victoria Street respectively, Trinity Grammar to the North, and the Yeo Park Infant's School to the south. The setting of Yeo Park, including plantings, layout and landform remains considerably intact to its original configuration.

The setting of the Rotunda within the Yeo Park and the available views to and from it form an important part of the significance of the place. As such, these existing views and the setting of the place should be retained and conserved.

Policy 3: The immediate setting of the place as an open grassed area defined by the sloping banks of the formed amphitheatre as shown in Figure 6.1. and should be retained.

Policy 4: Works and activities within the setting of the place should, if possible, be controlled to minimise visual intrusion and misunderstandings about the associations and meanings embodied at the place.

Figure 6. 1: Definition of the immediate setting of the place (in orange) and the allotment boundaries of Yeo Park (in red).

6.3.3. Views

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

The Rotunda is set in the flat basin of a former amphitheatre at the centre of Yeo Park. Due ot its central location, the Rotunda is visible from many areas within the park and is a prominent and aesthetically pleasing element in views of the wider park. These views are an important component of its existing use as a bandstand, being designed for visibility. As such, identified views to the place and from the place should be preserved.

Additionally, because the ground level of the rotunda is elevated, unobstructed views are available in all directions from the Rotunda into the surrounding park and bounding roads.

Views of the Rotunda from Old Canterbury Road are somewhat limited due to vegetation and the topography of the land, but the Rotunda is highly visible from Victoria Street. Yeo Park is located to the north of the Yeo Park Infants School and its playgrounds, which is in turn abutted by Gough Reserve to the south. Views from the south across Gough Reserve towards the Rotunda are similarly obscured by vegetation.

Policy 5: Views to the place as identified in Figure 6.2 should be retained.

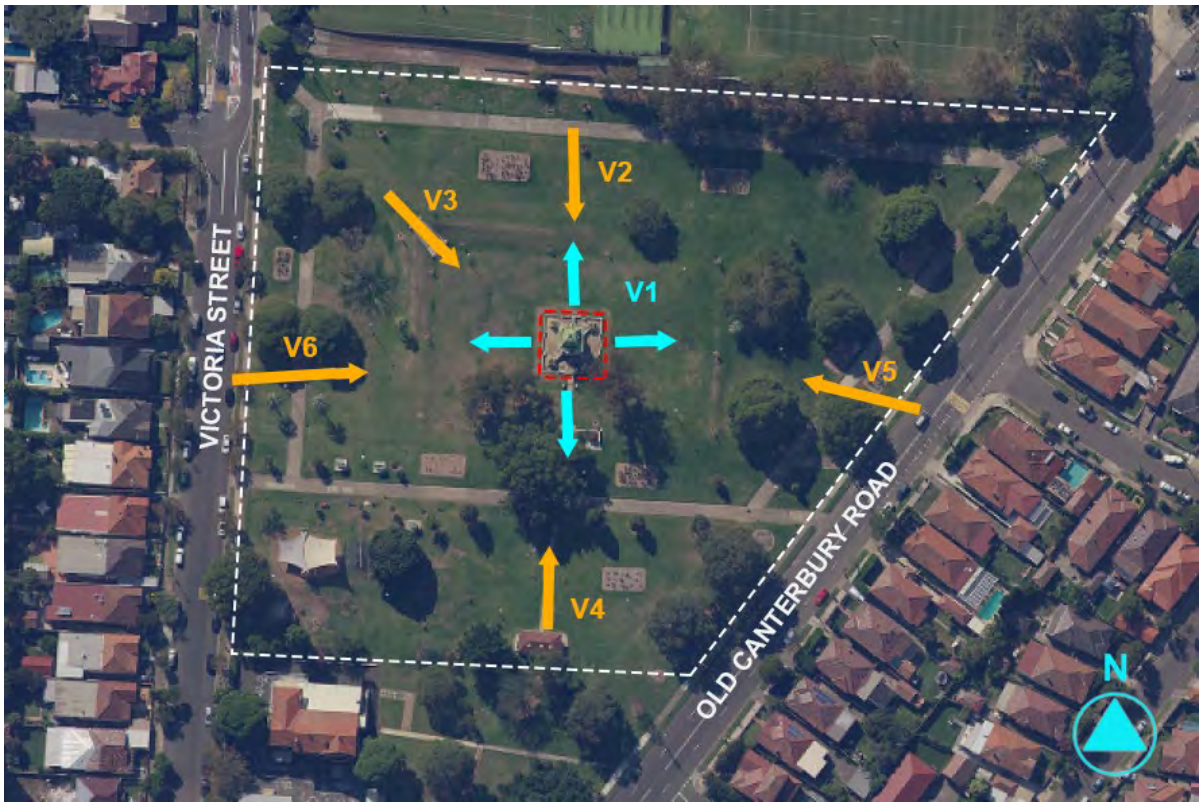

Figure 6. 2: Location plan of the Rotunda (outlined in red) within Yeo Park (outlined in white) showing principal external views to and from the place. Victoria St view

Identification of Key Views

Table 6. 1: Key views to and from the Rotunda. Refer to Figure 6.2 .

View No.	Description
V1	Long range views across park towards roads in all direction from rotunda.
V2	Direct front-on view towards front (entry) of rotunda, which appears as a prominent feature within the vista.
V3	Clear angled view of north-western corner of Rotunda. The backdrop of trees makes the upper portion of the rotunda appear recessive.
V4	Obscured view toward Rotunda along axis of footpath. Only the base is visible – the upper portion and roof is obscured by trees.
V5	Partial view through trees. The rotunda appears to be set lower into the ground due to the basin and angle of view up the slope.
V6	Clear, direct views towards the Rotunda from Victoria Street

6.4. Use of the Place

6.4.1. Historical Uses that should be Continued and New Compatible Uses

The cultural significance of the place is also embodied in its continuing historical use. The Yeo Park Rotunda was built as a bandstand within a public park, and its design, siting and fabric are intrinsically tied to this use. Currently the bandstand is not in use and access is barred by way of a later addition gate.

The use of the Rotunda as a publicly accessible park feature for public events is essential to its the significance. Given the highly specific nature of its design, there are few other uses that are appropriate to the significant elements of the place. As such, the historical use of the Rotunda as a bandstand should where possible be reinstated.

Policy 6: The historical use of the place as a bandstand for the performance of live music within a public park setting should be reinstated.

Where the reinstatement of the historic use of the place is not viable, uses for other public or community-led events are an appropriate. Intermittent use of the place for private events is also appropriate and may support its ongoing viability.

Policy 7: The introduction of compatible uses should allow for the continued maintenance and care of the place and involve minimum change to significant fabric.

Policy 8: Uses and activities in the Rotunda and within its setting which lessen, obscure or confuse its historical associations and meanings, should be discouraged.

Policy 9: The introduction of the following compatible use(s) is appropriate if the present historical use cannot be continued, or in tandem with the historical use of the place.

- **One-off private event space / hireable space for private use.**
- **Community event space.**
- **Open air gallery / exhibition space.**
- **Memorial/ceremonial uses.**

Policy 10: The use of the Rotunda in association with public events held by Ashfield Council or others in and around the place is appropriate.

Policy 11: The use of the Rotunda on a regular basis also for education and tourism is desirable and should be promoted.

6.5. Interpretation of the Place

6.5.1. Generally

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

As the place is of high significance there are many opportunities to interpret it to visitors. The most effective method of interpretation is returning the place to its original use. In addition, there are opportunities to interpret it to visitors via on site-displays, exhibitions, and integration with events held at the park as well as making available the history of the place through other means such as publications, websites, etc.

The Rotunda also already features numerous plaques which provide information regarding the construction and later restoration of the Rotunda.

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

6.5.2. Uses and Interpretation

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

Policy 12: Uses of the place that do not take advantage of the interpretation potential of the place and the specific location within the place related to that significance should be discouraged.

In this case, the use of the place as a bandstand or in association with community events is an important part of the significance of the place. Any use that diminishes this association should be discouraged.

Policy 13: Uses and activities within the place, components of the place and within its setting, which lessen, obscure or confuse its historical associations and meanings, should be discouraged.

6.5.3. Interpretive Approach and Contents of Interpretation

The subject matter of interpretation should be that included in the statement of significance. The main aspects of significance of the Yeo Park Rotunda have been discussed in Chapter 4 of this report.

Policy 14: Interpretation information should include all of the aspects of the place included in the Statement of Significance.

Policy 15: The place should be interpreted as a rare, elaborate and high quality Inter-War rotunda constructed in public park, designed by Dallas Edward Walsh as a result of a design competition held by Ashfield Council and a near-identical copy of a Rotunda located in Geelong, Victoria and forming an important part of the local history of Ashfield and surrounding area.

Policy 16: The place should be interpreted utilising a combination of:

- **Restoration and reconstruction works to the built fabric**
- **Maintaining the setting of the place within Yeo Park amphitheatre.**
- **The use of the place for public and private events.**
- **Introducing discreet on-site displays, signage and the like.**
- **Interpretation of individual elements otherwise not able to be restored or reconstructed.**

6.5.4. Elements of Outstanding Significance to be Emphasised

The interpretation should emphasise aspects of significance which are particularly interesting or important.

Policy 17: The interpretation of the place should emphasise the following outstanding matters:

Item	Content
Overall form, materials and detailing	**The overall design of the Rotunda as an elaborate Inter-War park feature, designed to be viewed in the round within a park setting and incorporating decorative elements such as the clocks, sculptural reinforced concrete walls and domed roof.**
Moat	**The moat is a particularly interesting and unusual feature of the place but it is currently unused. The restoration or interpretation of this element would allow for a greater understanding of the place and its aesthetic significance.**
Drawbridge	**The drawbridge is another interesting and unusual feature of the place. The restoration or interpretation of this element would allow for a greater understanding of the place and its aesthetic significance.**
Siting within Yeo Park in an amphitheatre	**The siting of the Rotunda within a formed amphitheatre is an important element of its historical use as a bandstand as the sloped banks and open grassed area facilitate clear views of bandstand for visitors.**
Associations with the Rotunda at Johnstone Park, Geelong	**The Yeo Park Rotunda is a near-identical copy of an existing Rotunda at Johnstone Park, Geelong. Its relationship with this Rotunda is an important part of its history.**

6.5.5. Restoration/Reconstruction Works

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

Substantial restoration works were undertaken at the Yeo Park Rotunda in 1986 by Howard Tanner and Associates. These works were generally sympathetic to the original design and fabric of the place, however some of these works have since degraded over time due to weathering or lack of maintenance. Refer to section 6.6.8 Necessary Repair Works below.

Some elements of the place were restored with the intent of their future use, however their use has since ceased. The moat was reportedly filled for a time with water, but was left to dry out by the 1990s. Similarly, the drawbridge has since been replaced with a permanent concrete bridge, however the reconstructed drawbridge remains. Both of these elements could feasibly be restored based on remaining physical evidence and historical photographic evidence.

Documentary evidence also suggests that the colour scheme of the place has been altered and is detrimental to the overall appearance of the place. Paint scrapes and historic photos could provide enough evidence to restore the original colour scheme.

Opportunities should be sought to reconstruct missing and altered elements if possible. However, in some cases, the restoration of some elements may conflict with safety and accessibility considerations, i.e. the moat and drawbridge. Refer also to Section 6.8 Adaptation and Additions to the Fabric Identified to be Conserved below.

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

Policy 18: As the viability of existing and future compatible uses of the place makes possible, selected components of the place should be restored/reconstructed to the indicated date subject to the qualifications indicated:

Element	Date/Configuration	Qualification
Moat	**1929**	**Based on the original architectural plans and Specification for the place (see Appendix 6) and physical evidence.**
Drawbridge	**1929 / 1986**	**The timber boarded drawbridge is a reconstruction of the original drawbridge at the place.** **Based on original architectural plans and specs, architectural plans of the restoration works undertaken in 1986 by Howard Tanner and Associates and physical evidence.**
Colour Scheme	**1929**	**Based on paint scrapes and historical photographs.**

Policy 19: All restoration/reconstruction works introduced pursuant to these guidelines should be identifiable on close inspection by method and/or style of construction as being introduced.

Policy 20: Where components of the place are not selected for restoration /reconstruction the place should if possible be managed in a way that will not preclude restoration/reconstruction of the component at a future date.

6.6. Treatment of the Fabric

6.6.1. Significant Fabric

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

In this case, given the minimal change to the place since its construction, the whole of the fabric of the Rotunda can be said to reflect aspects of its history and is to some extent significant, including the

restoration and conservation works undertaken in the 1980s. However, recent features (post 2000s), although related to the history of place, are commonplace or have been introduced ad hoc and are therefore not considered significant, and in some cases are detrimental to the overall significance of the place.

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

- **The landform of the immediate setting of the place.**
- **All of the landscape, vegetation, buildings and features introduced to the place prior to 1937, when the Rotunda reached its fullest early configuration following the installation of the clocks.**
- **The occupational deposits (archaeology) beneath and around the place introduced to the place prior to 1937, when the Rotunda reached its fullest early configuration following the installation of the clocks.**
- **All reconstructed or restored fabric as undertaken by Howard Tanner Architects in 1986.**

6.6.2. Fabric to be Conserved

Conservation policies for the place should recommend the extent of retention and conservation of the significant fabric.

The most significant fabric should be retained and conserved in accordance with recognised conservation principles and procedures such as that included in the Australia ICOMOS *Burra Charter*. Such conservation includes maintenance, preservation and interpretation including restoration and reconstruction. It also includes adaptation which means modifying a place to suit proposed compatible uses.

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

- **All significant fabric introduced prior to 1938 (including fabric denoted O and EA in surveys in this report)**
- **All fabric recorded in this report as previous reconstructions unless replaced by a better reconstruction**
- **All fabric reconstructed (in the future) in accordance with these policies.**

6.6.3. Changing Fabric identified to be Conserved

There are sometimes cases where fabric that otherwise should be retained and conserved needs to be altered or removed for good reasons. For example, some parts of external fabric and vegetation will eventually need to be replaced for maintenance reasons, such as failing reinforced concrete or rusting. As the rotunda is open to the elements, it is invariably at a greater risk of suffering damage due to weathering and vandalism. This risk is further increased by the present disuse of the place.

The removal or alteration of some fabric for maintenance or to enable the historical or other compatible use of the place is appropriate.

In addition, some fabric is recorded as a reconstruction or a possible reconstruction. Documentary evidence suggests these works conformed closely to the original design of the place and were well executed. Regardless, these elements could be altered for repair and maintenance, or replaced with a more accurate reconstruction where applicable.

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

Considering the relative significance of components listed in Section 4, the following policy is considered appropriate:

Policy 23: The following fabric should be retained and conserved with the qualification indicated:

Fabric	Qualification
All fabric identified to be conserved graded 'High' (see Section 4.0)	**Except where alteration or removal is essential for the reintroduction of historical use of the place as a band stand or introduction of a compatible use, or essential for the maintenance of the place.**
All fabric identified to be conserved graded 'Moderate' (see Section 4.0)	**Except where alteration or removal is important for continuing historical use as a rotunda, important to introduce a compatible use or important for the maintenance of the place.** **Except where fabric is to be reconstructed based on documentary and/or photographic evidence to replace existing fabric identified as reconstructed fabric.**
All fabric identified to be conserved graded 'Little' (see Section 4.0)	**Except where alteration or removal is needed for the viable use of the place or needed for the maintenance of the place.**

6.6.4. Removal of Fabric

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

Policy 24: Fabric other than that listed above in Policy 21 and 22 could be removed without reducing the cultural significance of the place.

6.6.5. Fabric that Should be Removed

At some places of significance recent developments have introduced fabric that detracts from the significance of the place. In this case several items have been identified in Section 4.0 as detracting and these should be removed or made sympathetic when circumstances permit.

Policy 25: The following fabric should, when the circumstances permit, be removed or made sympathetic:

Item	Comment
Security Gate	**The gate is a later addition to the place and has been crudely attached to the entry to the rotunda, barring public access. While securing the rotunda is a necessary consideration, the existing gate could be replaced with one more sympathetic, relocated, or alternative security measures considered. See figure 6.3.**

Item	Comment
Lattice Screens	**The timber lattice screens are crudely made and affixed to the originally open archways to each side of the undercroft. From a distance they are unobtrusive, but from up close they detract from the high quality aesthetic finish of the rotunda. See figure 6.4.** **While their introduction to secure the undercroft area is reasonable, the existing screens could be replaced with ones more sympathetic, or other security measures considered.**
Concrete Bridge	**A concrete bridge over the moat has been installed in place of the reconstructed drawbridge, effectively preventing the use of the drawbridge. If possible, the concrete bridge should be removed and the reconstructed timber drawbridge should be reinstated in its place. Refer also to Section 6.8.2.**
Fluorescent light	**Electrical lighting was installed at the place in 1929. New lighting was installed during the 1986 works to the place, however it appears to have been replaced again since with an unsympathetic rectangular fluorescent light. It should be replaced with a more sympathetic light fitting.**
Screed to Rotunda floor	**The painted screed over the concrete floor of the Rotunda was added in 1986. It has worn considerably and is in poor condition and should be removed and concrete ground to a smooth finish and if necessary coated with a paving paint.**

Figure 6.3: The later security gate to the steps

Figure 6.4: Lattice screens and entry door into undercroft.

6.6.6. Maintenance

While any significant fabric is in existence it should be maintained, which means continuous protective care. Reconstructed fabric can be of interpretive value (see section 6.5.5) and should also be maintained, unless being replaced with a better reconstruction.

Policy 26: The following fabric should be maintained (have continuous protective care):

- **all significant fabric (see policy 21)**
- **all fabric recorded in this report as a previous reconstruction (works undertaken by Howard Tanner and Associates in 1986).**
- **all fabric reconstructed (in the future) in accordance with these policies.**

Maintenance also applies to any vegetation or landscaping components of the place which include the plantings in the fern bowls, moat, and the open grassed area comprising the immediate setting of the Rotunda.

An appropriate (cyclical) maintenance plan is included in the Appendices.

6.6.7. Maintenance of Significant Finishes

Maintenance also applies to the original and early finishes applied to the structure of the place (e.g. external walls).

Policy 27: Replacement of significant finishes that have deteriorated due to weathering or use should be done with appropriate materials and details. The use of alternative materials should only occur when the effect of the new appearance on the character of the place has been considered and there is a body of experience to the effect that the new materials and details will be technically effective.

The base of the rotunda is constructed of reinforced concrete, while the upper portion of the rotunda compressed cast iron, timber framing and copper roof sheeting. The form and decorative features of the place have been largely informed by the material capability of the materials used, for example, the curved smooth, concrete balustrades, decorative metal detailing, and domed roof.

Policy 28: Reinforced concrete: Repair damage and deterioration to match existing.

Policy 29: Copper: Carefully preserve existing patinated copper whilst replacing incompatible fixings with copper, brass or stainless steel fixings and rectifying areas not draining properly, e.g., flat roofs below clocks.

Policy 30: Cast Iron: Remove all rust, repair as necessary and apply new pain system.

Policy 31: Timber Roof Framing: Rectify possible fungal decay, rusted fixings and failed connections.

6.6.8. Necessary Repair Works

A fabric survey of the place was undertaken in February 2023 and the condition of the place recorded. The condition of the place was observed to be generally good, however there were some elements that were significantly damaged and require urgent repair.

Policy 32: The following repair works should be undertaken as soon as possible, due to poor condition of the building elements:

- **The copper roof sheeting is loose and has lifted in place and is vulnerable to being completed detached or damaged beyond repair.**
- **The roof fixings are incompatible with the copper roof sheeting and have caused significant rusting and corrosion. The nails should be replaced with fixings of a compatible material to prevent further damage and the possibility for roof sheeting to come loose.**
- **There is inadequate drainage to the roof in places, as the roof panels directly below the clocks do not have an adequate fall, causing water to pool.**

Lucas Stapleton Johnson and Partners were commissioned by Ashfield Council to prepare a restoration plan for the Rotunda, including schedules of recommended conservation actions and a scope of works with prioritisation based on the observed condition of the place. Refer to the restoration plan in appendix 2 of this report.

6.7. Intervention in the Fabric Identified to be Conserved

6.7.1. Appropriate Intervention

At places of cultural significance, there is always pressure to make changes (interventions) for many practical reasons. These include maintenance, access and improvement of services. At important sites, there is often also a need to intervene for research purposes. A conservation policy should identify what types and degrees of intervention are appropriate.

Policy 33: Work to the fabric identified to be conserved should be avoided, except for:

- **stabilisation and maintenance.**
- **adaptation in accordance with the Policy for Adaptation and Additions of the Fabric (Policy 43)**
- **introduction of interpretative devices in accordance with the Policy for Interpretation (Policies 14-16)**
- **restoration and /or reconstruction in accordance with the Policy for Interpretation (Policy 18).**
- **As needed for accessibility or other safety requirements in accordance with the Policy for Adaptation for Structural, Service, Statutory, Hazardous Materials or Security Reasons (Policies 44-50).**
- **other reasons only as listed below.**

6.7.2. Areas of Historical and Aboriginal Archaeological Importance

Conservation guidelines should identify areas of archaeological potential and indicate the degree of professional involvement appropriate to any disturbance.

No historical archaeological or Aboriginal archaeological study has been undertaken to date for the Rotunda or Yeo Park. As such, care should be taken during any works that may cause ground disturbance and that reveal the structure of the building (building cavities). Consideration should be given to the possibility of uncovering archaeological relics of local significance. Refer also to sections 5.5.2 and 5.5.3 of this CMP.

Policy 34: If, during the course of any works, any historical archaeological deposits and/or Aboriginal archaeological deposits or objects are uncovered, all work is to cease in the vicinity of those relics or features and advice should be sought from a suitably qualified and experienced archaeologist.

6.7.3. Investigation for Research and to Guide Conservation

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

Policy 35: Where the nature of a component of the place is uncertain, it should be further investigated by documentary and physical research, prior to carrying out work or removal.

Investigation to increase knowledge of Australian history and/or to aid conservation work at the place should also be addressed. Investigation of the archaeological potential of the place and of the significant fabric, including paint scrapings, removal of original/early fabric to uncover services or structure, removal of later fabric to uncover earlier fabric etc. should be undertaken with great care to ensure the preservation of the significant fabric.

Policy 36: Investigation of the place for research should be allowed to increase knowledge of Australian history and other aspects of the occupation and construction of the place. Such investigations should only be allowed when guided by specific and scrutinised research goals and when there are adequate resources available to undertake, complete and publish results of the study and leave the place in a stable condition.

Policy 37: Archaeological investigation to provide information to guide conservation and interpretation work at the place pursuant these policies should be allowed, but only when there are adequate resources to undertake and complete the work and to stabilise areas destabilised by the intervention.

6.8. Adaptation of and Additions to the Fabric Identified to be Conserved

Most extensive intervention at a place will occur during adaptation work to accommodate the expansion of existing uses or for new compatible uses, either by way of altering the existing fabric or by the introduction of new features.

In the case of the Rotunda, as it is a small open air structure, the whole of the form, layout and much of the fabric is important to the significance of the place and as such opportunities for adaptation of the Rotunda and its setting are limited.

For planning purposes, it is useful to relate such types of alterations to the relative significance of elements. Depending on significance, different types of alteration may be appropriate.

6.8.1. Adaptation of Landform and Setting

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

The Rotunda is located within the flat area of a formed amphitheatre which defines the immediate setting of the place. An existing staircase is located northwest corner of the amphitheatre, but otherwise the space is open and clear of vegetation to allow for clear views to the Rotunda. The landform around the Rotunda is an important part of its use as a bandstand in providing a space for people to gather.

Some minor adaptation of the landform is appropriate to allow for the continued historic use of the place as a bandstand and to accommodate compatible uses of the place and services in support of the use of the Rotunda and the park, so long as the area around the Rotunda and within the amphitheatre remains clear of substantial structures or vegetation.

Small features in support of the ongoing use of the place are appropriate. Refer to policies 55-71 below.

Figure 6. 5: Definition of the immediate setting of the place (in orange), which comprises the formed amphitheatre.

Policy 38: **The existing configuration and landform of the immediate setting of the Rotunda (the formed amphitheatre) should be retained and maintained, including the stairs and absence of footpaths. Minor alterations may be appropriate to support the historic use or other compatible use of the place.**

Policy 39: **The amphitheatre should remain clear of visual obstruction, including structures, trees, and the like. Minor features and plantings within the immediate setting of the place may be appropriate to support the historic or other compatible use of the place so long as they do not obscure views to the Rotunda.**

6.8.2. Changes to the Rotunda

The Rotunda is a small, detailed park feature that is designed to be seen in the round, and is a landmark feature within Yeo Park. As such, adaptations and additions to the place must be carefully located and designed so as to not detract from the significance of the place.

In addition to restoration, repair or reconstruction, works to a place can also include adaption or additions. Adaptions comprise any works that involve change to a place to suit an existing or proposed use, including the historical use or other compatible use.

Adaptation also includes additions to the place, which can comprise new structures, new services, or other new elements to the place. Any adaptation should involve minimal change to significant fabric or overall significance of the place.

Conservation guidelines should address adaptation of the place generally, but also address the location and design of additions to the building and immediate setting.

The Yeo Park Rotunda is a small decorative park feature designed to be seen in the round and by which the whole of the form and fabric of the place contributes to its significance. As such, large-scale additions such as new structures to the Rotunda are not appropriate, as they would diminish the form and presentation of the place.

However, small changes such as new features may be added to the place without detracting from the significance of the place if they are sited and designed sympathetically (see sections 6.8.5 to 6.8.9 below).

Policy 40: Large additions such as new structures to the place are not appropriate.

6.8.3. New Features Generally

At most important places, small changes can be made to the landscape without detracting from the character of the place, but none-the-less, should be controlled. The following policies address adaptations and alterations for practical and statutory reasons, as well as the introduction of new facilities and services for improved amenity, security, equitable access and other reasons related to the historical use or compatible new use of the place.

Policy 41: New introduction of new elements including planting within the place are not appropriate, except:

- **in accordance with the Interpretation Policy (Policy 16)**
- **in accordance with the Intervention Policy (Policy 33)**
- **in accordance with the Adaptation Policy (Policy 43)**
- **items of a trifling nature associated with an existing use or for a new compatible use as included in the Policy for Use, such as furnishings, decorations, signposts, lighting, etc and provided:**
  - **they are designed and located to cause minimal intrusion**
  - **are in accordance with the policies below.**

Policy 42: Unavoidable intervention should be located in areas of lesser cultural significance in preference to those of higher cultural significance.

The Yeo Park Rotunda remains substantially intact to its original form and detailing. As such, there is limited opportunity to undertake adaptation to the fabric of the place without significantly altering the place. Altering the overall form of the Rotunda is not appropriate. Enclosure, division or new additions to the Rotunda are also not appropriate.

New features can also be introduced by way of undertaking physical works that interpret the original form, configuration and materials, detail of a particular component of the Rotunda. This approach may be appropriate as components such as the moat and drawbridge do not currently meet safety standards applicable to a building within a public park.

In the case of the moat, it is known that the moat was original filled with water and planted out with waterlilies, and so intended to be a naturalistic element within the park. An appropriate method of interpretation could include refilling the moat with water or introducing substantial water plantings or other water ecosystems. Care and consideration should be given to ensuring the safety of the users of the park in any future proposal to refill the moat.

Both the concrete bridge and drawbridge are unlikely to comply with safety requirements, and as such, the restoration of the drawbridge may not be feasible, however it could be interpreted. Interpretation of the drawbridge could include removing the existing concrete bridge and fixing the existing timber drawbridge over the moat in its place, or similar of an appropriate material and size.

Refer also to sections 6.8.5 to 6.8.9 below for policies relating to minor additions to the place.

Policy 43: Adaptation of the Rotunda in accordance with the following table and Figures 6.6 to 6. 8 is appropriate:

Code		Adaptation Policy
Generally		**Retain and conserve fabric as per Policies 21 & 22** **Fabric identified in Policies 24 & 25 may be altered or removed.** **Restoration and reconstruction as per Policy 18 is desirable.** **Very minor adaptation to reinstate the historic use, or accommodate compatible new uses is appropriate.** **No new, different finishes should be applied. Finishes to match the existing finishes may be applied.** **Changes to the overall form and configuration are not appropriate.** **Enclosure or division of the space is not appropriate.**
1	**Fern Bowls**	**Retain and maintain fern bowls, including form, configuration and finishes.** **New and alternative sympathetic plantings are appropriate.** **Introduction of discreet lights within fern bowls is appropriate**

Code		Adaptation Policy
2	**Moat**	**Retain and maintain low height concrete walls around perimeter of moat, including overall form, fabric, configuration and finishes.** **New finishes to internal surface of moat is appropriate, including for the purposes of waterproofing.** **New, minimal openings in the moat are appropriate, provided they are required for the purposes of restoration or interpretation.** **The restoration of the moat in accordance with Policy 18 is desirable.** **The interpretation of the moat is appropriate. This may include refilling the moat with water, introducing water plantings or other water ecosystems. Refilling of the moat with water is to comply with the Building Code of Australia (BCA) and any other safety and security considerations.** **New lighting is appropriate.**
3	**Undercroft**	**Retain and maintain the undercroft space, including overall form, fabric, configuration and finishes.** **The existing lattice screens could be removed or replaced with more sympathetic screens as per Policy 25.** **Small structures for the purposes of storing or introducing additional services into the Rotunda could be located within the undercroft, preferably concealed within the corners of the space.** **New lighting is appropriate.** **New, discreet services are appropriate.** **The use of the space to store seating and other furniture is appropriate.**
4	**Drawbridge**	**Retain and maintain reconstructed timber drawbridge.** **The restoration of the moat in accordance with Policy 18 is desirable.** **Removal of the existing concrete bridge in accordance with Policy 25 is desirable.** **The interpretation of the moat is appropriate. This may include fixing the existing timber drawbridge over the moat with minor adjustments to take into account current safety regulations, or a similar drawbridge or appropriate material and size.**
5	**Concrete Base**	**Retain and maintain, including form, fabric, configuration and finishes.** **No new openings or fixings should be introduced to the external face of the base.**
6	**Stairs**	**Retain and maintain, including form, fabric, configuration and finishes.** **Minor adaptation for the purpose of safety and access is appropriate, including the provision of simple, modern handrails, contrasting stair nosings, etc. New elements should minimise fixings into significant fabric and be reversible.**

Code		Adaptation Policy
7	**Rotunda Floor and Balustrades**	**Retain and maintain, including form, fabric, configuration and finishes.** **The existing floor screed may be removed and/or replaced with a more sympathetic floor finish.** **Minor adaptation to the balustrade for the purpose of safety is appropriate, including the provision of a simple, modern handrail. New elements should minimise fixings into significant fabric and be reversible.**
8	**Cast Iron Columns**	**Retain and maintain, including form, fabric, configuration and finishes.** **Attaching temporary signage, lighting, etc to the columns is appropriate, provided it does not involve require intrusion into the fabric.**
9	**Ceiling**	**Retain and conserve existing configuration of the ceiling of flat panels with dividing battens.** **New, sympathetic lighting is appropriate.** **New cameras and other discreet security devices are appropriate** **Minimal fixings, such as hooks may be fixed into the ceiling to provide hanging points for temporary signs, lighting, etc.** **The existing access panel should be retained to allow for access to the roof and utilised for the introduction of any new services.** **The introduction of new, discrete services is appropriate.** **The introduction of discreet vents to the ceiling is appropriate.**
10	**Roof, Flagpoles and Clocks**	**Retain and conserve including form, fabric, configuration and finishes.** **Repair as identified in Policy 32 appropriate.**

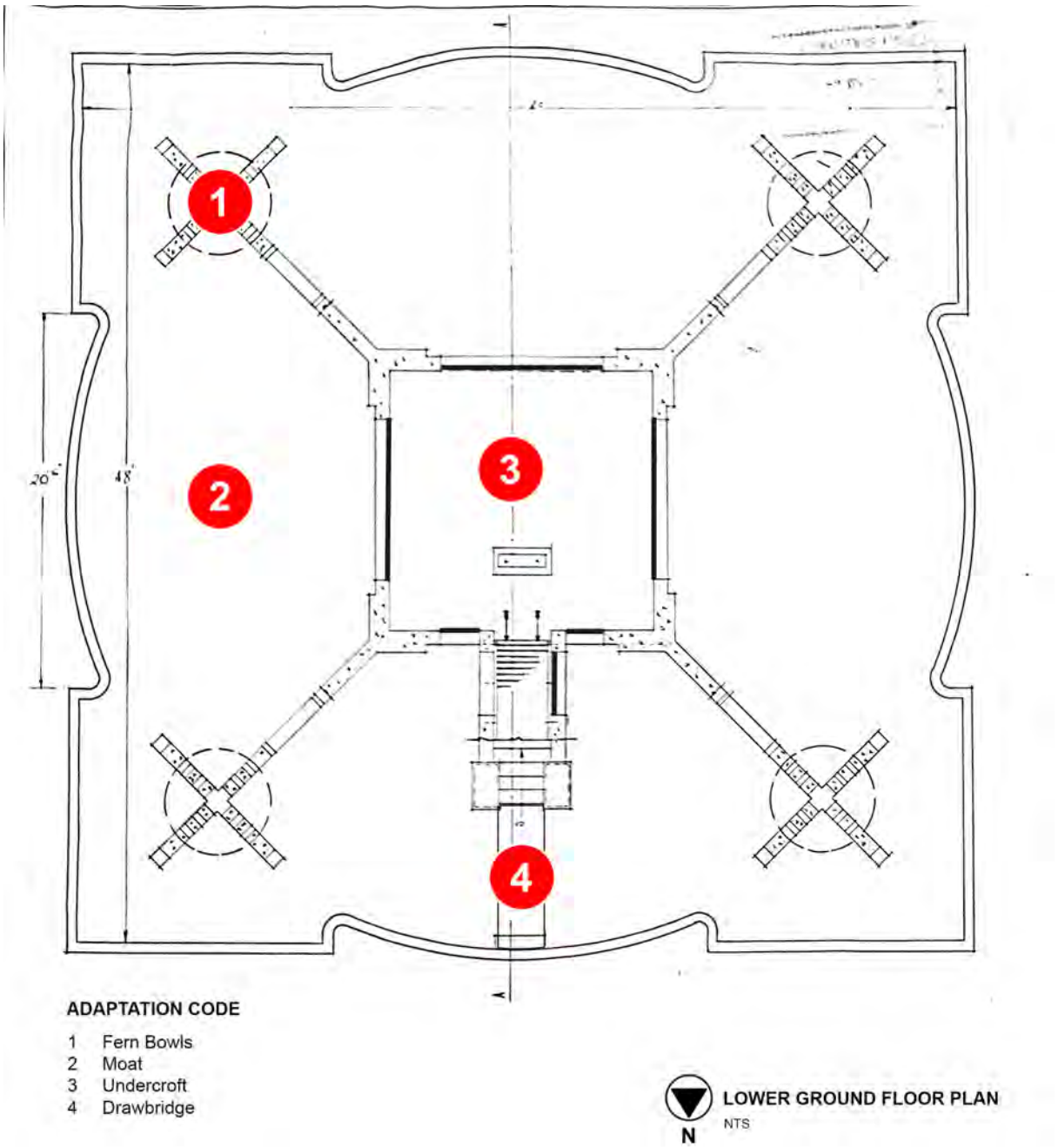

Figure 6.6: Lower ground floor adaptation plan

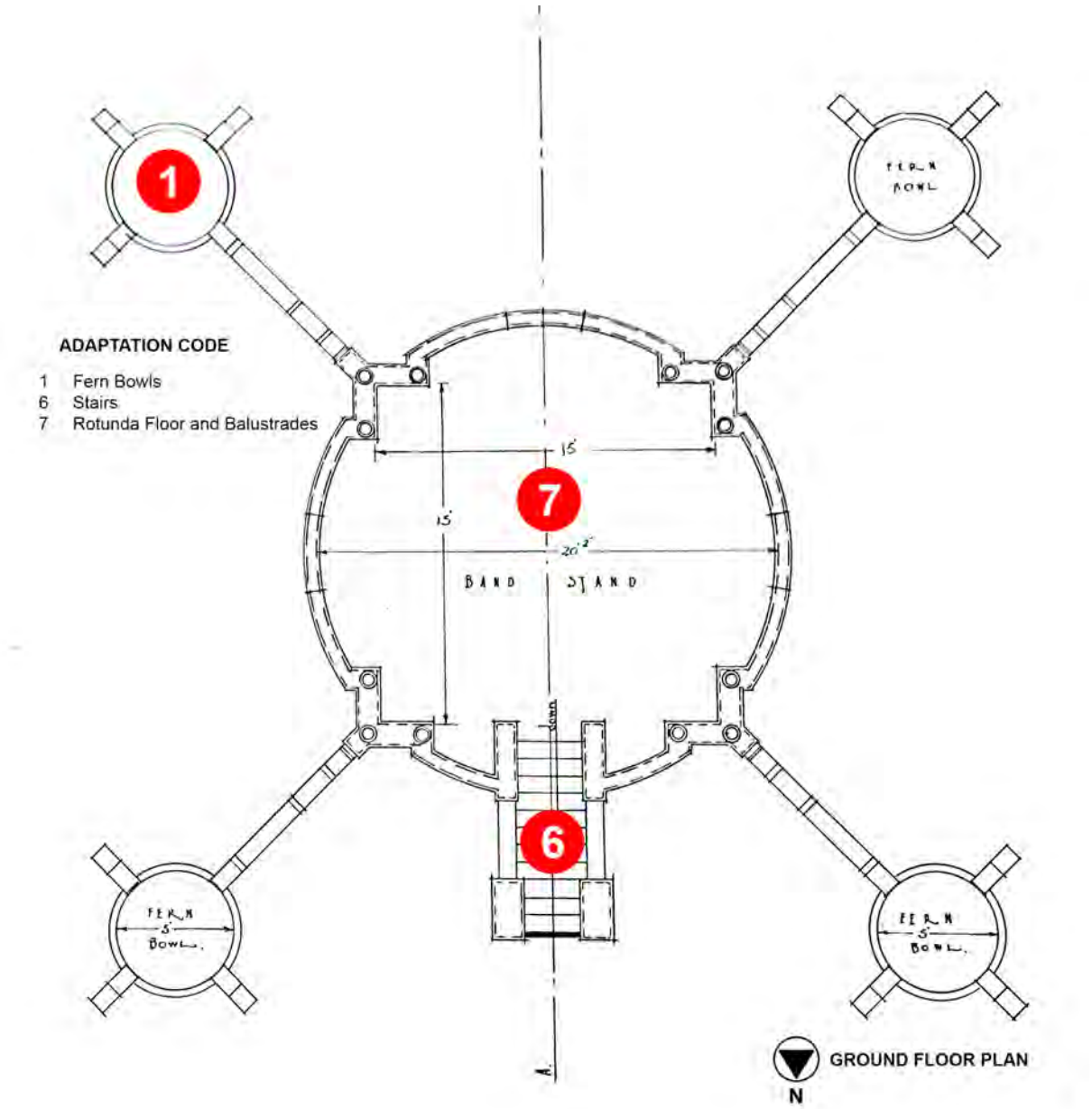

Figure 6.7: Ground floor adaptation plan

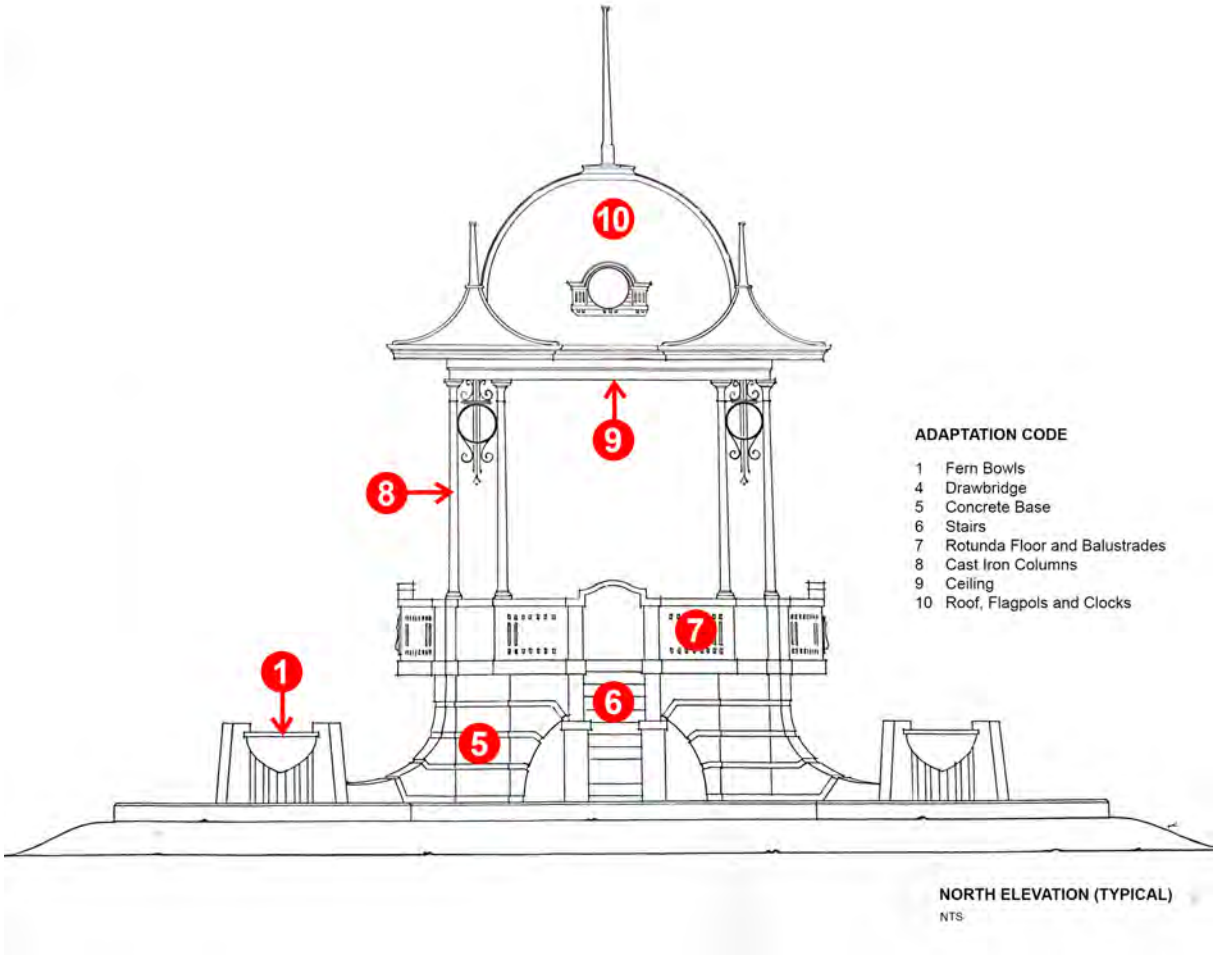

Figure 6.8: Typical elevation adaptation plan

6.8.4. Adaptation for Structural, Service, Statutory, Hazardous Materials or Security Reasons

Adaptations for practical reasons such as the following need to be addressed:

- For structural reasons
- For replacement of existing services
- For installation of new services and equipment
- To meet fire safety and other statutory requirements
- To deal with asbestos and other hazardous materials
- To provide access by people with disabilities
- To secure the place

Structural Reasons

Policy 44: ***Structural Safety:*** **Adaptation of fabric to prevent structural failure of existing fabric is appropriate, provided alteration of fabric identified to be conserved is minimised.**

Policy 45: **Maintenance: The adaptation of fabric to address issues (waterproofing, drainage, etc) is appropriate, provided alteration of fabric identified to be conserved is minimised.**

Services and Equipment

Policy 46: **Replacement of existing services is appropriate, provided that work is planned and carried out to minimise damage to fabric identified to be conserved and that, as a general rule, building services are concealed in spaces of lower significance and exterior services are located in inconspicuous positions and designed and finished to be self-effacing.**

Policy 47: **The installation of new services and equipment in the place in connection with uses maintained or introduced in accordance with Policy for Use (Policies 7-11) is appropriate, provided that:**

- **equipment is installed in areas and spaces of lower significance in preference to those of higher significance**
- **that the installation is designed and constructed in a way that causes minimum damage to fabric identified to be conserved and is removable without further damage to significant fabric**
- **the work is planned and carried out with regard to the underground, inter-floor and roof space archaeology of the place.**

Statutory Requirements and Accessibility

When implementing the requirements of the BCA, Australian Standards and other statutory requirements at a heritage listed building, alternative solutions should be sought in order to conserve the significance of the place.

The Rotunda is a small, raised building located in the centre of Yeo Park. Access to the central space of the rotunda is via a narrow bridge and steep stairs. Given the nature of the place as a garden feature designed to be seen in the round, adaptation of the place to meet standards for accessibility may not be achievable without detracting from the appearance and integrity of the place.

However, minor additions and alterations to the fabric could feasibly be introduced to improve the safety and accessibility of the Rotunda. In particular, there are currently no handrails to the bridge or stairs. The stairs are also very steep, and in poor condition with broken nosings that have been worn smooth over time. Simple, unobtrusive handrails could be introduced to the bridge and handrails, and the stairs improved with contrasting tactile indicators to improve the safety of the place without diminishing the significance of the place. Care should be taken to minimise damage to fabric identified to be conserved and provide for the removal of the alterations in the future.

Policy 48: **Alteration of the fabric identified to be conserved to facilitate access by people with disabilities or limited mobility is appropriate, but only after investigation of alternative strategies.**

Adaptation should be located in spaces of lower rather than higher significance, minimise damage to fabric identified to be conserved and provide for the removal of the alterations

without further damage to retained fabric. Any adaption should be sympathetic and unobtrusive in design.

Policy 49: Alteration of fabric identified to be conserved in order to comply with the spirit of fire safety and other statutory requirements is appropriate, but only after investigation of alternative fire safety and other alternatives in order to determine design and construction strategies.

Adaptation should be located in spaces of lower rather than higher significance, minimise damage to fabric identified to be conserved and provide for the removal of the alterations without further damage to retained fabric.

Hazardous Materials

Policy 50: Adaptation of fabric identified to be conserved shown to contain or requiring removal of asbestos or other hazardous materials is appropriate. Removal of fabric, where it cannot practically be sealed from future disturbance, is appropriate. In such cases and where exposed to view in its normal configuration, fabric should be replaced with fabric of matching appearance.

Security

Currently, the Rotunda is secured by a metal gate to the base of the stairs, and the undercroft has been enclosed with lattice screens. Both of these elements are visually intrusive and detract from the high quality aesthetic finish of the rotunda and should be removed or replaced if possible.

Current security measures are poor and the place has been subject to substantial (largely surface-level) vandalism and antisocial use. As such, the provision of security measures at the place is not unreasonable.

Security has been a concern from the early history of the Rotunda. Despite this, the Rotunda has largely maintained its integrity, owing in part to the robustness of its fabric. As such, solutions that are unobtrusive and do not visually detract from the place should be given preference.

Policy 51: The installation of security devises such as lighting, alarms, intercoms and security cameras are generally appropriate provided they are concealed and/or located in spaces of lower significance and designed and finished to be self- effacing. Wireless options are preferred.

Policy 52: The installation fences or gates for security purposes may be acceptable, provided they are visually unobtrusive and designed to minimise intrusion into significant fabric.

Policy 53: Enclosure of the whole of the Rotunda or its immediate setting with a fence or other barrier is not appropriate.

6.8.5. Mobile and Temporary Structures and Furniture for Compatible Uses

In most places of significance, the introduction of temporary and mobile structures for good reason is acceptable, provided they are capable of easy and quick removal. In the case of the Yeo Park Rotunda, it is preferrable for temporary structures to be located outside of the immediate setting of the Rotunda, however in some circumstances may be located within the immediate setting of the place, provided that the setting and views to and from the Rotunda are not unduly obscured.

Policy 54: No mobile or temporary structures should be located within the Rotunda itself.

Policy 55: Temporary structures should be located away from the Rotunda and its immediate setting if possible.

Policy 56: The erection of temporary structures on a short term basis (2 days) within the immediate setting of the place in support of the historical use and other compatible uses of the place identified in the Policy for Use is appropriate (e.g. seating). Any temporary structures should be easily removable and not cause damage to the fabric of the place or its immediate setting. Ideally, they should be sited to avoid obstruction of views towards the rotunda, particularly from the north where the sloped bank of the amphitheatre is located.

Policy 57: The introduction of mobile or temporary structures for the purpose of distributing information relating to the place or selling food, drinks or other items is appropriate.

Policy 58: More substantial outdoor seating facilities (e.g. marquees and the like) to the immediate setting of the Rotunda may be appropriate, provided they are temporary and on a short term (2 days) basis. Any temporary furniture should be easily removable and not cause damage to the fabric of the place or its immediate setting.

6.8.6. Outdoor Furniture, Rubbish Bins, Signs and Other Facilities

The immediate setting of the Rotunda comprises the formed amphitheatre (refer also to Section 6.8.1 Adaptation of Landform and Setting). The amphitheatre and stairs at the northwest side forms an important part of the historic use of the place, and the introduction of new features to support reinstatement of this use or for another compatible use is appropriate.

At most places the introduction of small features related to public visitation and the historic or compatible use of the place is acceptable, provided they are of suitable design. In this case, such new features should not include larger, more permanent structures that will detract from the significance of the place or its immediate setting or interrupt significant views to and from the place.

In this case, such new features should not include larger more permanent structures that will detract from the aesthetic significance of the place and its immediate setting.

Policy 59: The introduction of outdoor seating, rubbish bins, lighting, balustrading, barriers, etc. associated with the historic or other compatible uses identified in Policy for Use (Policies 7-11) is appropriate provided they are minimised in number and size and are sensitively designed with respect to the setting and significant views of the place and provide minimal intrusion.

Policy 60: Fixed cooking facilities, picnic pavilions, amenity blocks and other large outdoor facilities are not appropriate.

Policy 61: Overt modern design for ancillary landscape and site features is not appropriate and new features and elements should not be visually detracting in views of the place from within Yeo Park.

Discreet modern elements (such as minimal balustrading, handrails) may be appropriate where they do not obstruct or detract from the significant elements of the place.

6.8.7. Roads, Car Parks and Vehicles

Yeo Park is an established public park. There is street parking available to the east and west along old canterbury Road and Victoria Street respectively. There is no public vehicular access into the park, however service vehicles are able to enter from either the east or west along a path to the south of the Rotunda.

The introduction of new roads or carparking in the vicinity of the Rotunda would have an adverse impact on the setting of the place and is not appropriate.

Policy 62: New roads within the immediate setting of the place are not appropriate.

Policy 63: New car parks within the immediate setting of the place are not appropriate.

Policy 64: Parking vehicles and moveable equipment relating to compatible uses identified in the Policy for Use within the place is appropriate.

6.8.8. Signage – Permanent and Temporary

As the Rotunda is located within Yeo Park, the provision of external signage to the park, including the immediate setting of the Rotunda is expected. There is limited permanent signage on or around the rotunda excepting a number of trachyte and brass plaques. Given the nature of the Rotunda as a small, open air park element, new signage should be minimal and restricted only to the immediate surroundings. Attaching permanent signage to the Rotunda is not appropriate.

Policy 65: Attaching signage to the exteriors of the Rotunda is not appropriate.

Policy 66: Discreet signage could be erected within the immediate setting of the place.

The erection of temporary signage, including banners, posters, garlands, balloons, and the like in support of the historic or other compatible use of the place is appropriate. Any temporary signage should not be fixed into the building or otherwise cause damage to the fabric of the place.

Policy 67: Temporary signage erected in support of the historic or compatible use of the place is appropriate, provided it is short-term (2 days), is able to be easily removed, and is not fixed directly into to the reinforced concrete or cast iron structure of the Rotunda or otherwise damage the significant fabric of the place.

Policy 68: Commercial signage for the purposes of advertising is not appropriate.

6.8.9. Lighting and Floodlighting – Permanent and Temporary

Because of the significance and location of most important places, flood lighting is appropriate provided it does not reduce the amenity of the place in a way that weakens its economic viability.

Policy 69: Floodlighting elements of the place is appropriate, provided the services are designed and constructed in a way to cause minimal visual intrusion and the lighting does not weaken the economic viability of the place.

New or additional lighting to the Rotunda itself and surrounding area may also assist in facilitating the historic or other compatible use of the place and is appropriate. Any new lighting should not obstruct or detract from the significant elements of the place, and minimise intrusion into the significant fabric of the place. This includes temporary lighting, which may be introduced in support of the historic or new compatible use of the place. Refer also to Policy 41 above.

Policy 70: The introduction of lighting associated with the historic or other compatible uses identified in Policy for Use (Policies 5-10)is appropriate provided they are minimised in number and size and are sensitively designed with respect to the setting and significant views of the place and provide minimal intrusion.

Policy 71: Temporary lighting such as free-standing lights, string lights, candles, etc. are appropriate, provided they are not fixed directly into to the reinforced concrete or cast iron structure of the Rotunda or otherwise damage the significant fabric of the place.

6.9. Conservation Procedures and Practice at the Place

6.9.1. Procedures

Because the place is of outstanding cultural significance, procedures for managing change and activities at the place should be in accordance with recognised conservation methodologies such as that of Australia ICOMOS *Burra Charter*. Issues to be addressed by conservation policies should include:

- management and conservation philosophy
- the setting of the place and associated places
- professional advice
- trade skills
- documentation
- archaeological finds
- site recording.

Policy 72: *Burra Charter*. The place should be treated as of high cultural significance, and consequently activities at the place should be guided by the philosophy of the Australia ICOMOS *Burra Charter* (see Appendix 1).

Policy 73: *Management*. The place should be managed in a way which permits the maximum number of these policies included in this report to be followed.

Policy 74: *Setting and Associated Places*. The management body of the place should if possible involve itself in the protection of the setting of the place and associated places and objects from inappropriate uses and activities.

Policy 75: *Professional Conservation Team*. Personnel skilled in disciplines of conservation practice at a professional level should be engaged as appropriate to advise on and implement conservation aspects of the place.

Policy 76: *Skilled Trade Team*. Skilled traditional building and engineering trades should be engaged as appropriate to advise on the conservation of the place and to carry out all conservation aspects at the place.

Policy 77: ***Reference Documentation*. Copies of all known historical illustrations and the major written primary and secondary records relating to the place should be assembled, catalogued and made readily available, in a permanent archive.**

Policy 78: ***Archaeological Finds*. All archaeological finds that have been or are in the future removed from the place should be assembled, catalogued and safely housed. These should be stored in the one place, apart from individual items that might be distributed to repositories elsewhere for particular research or interpretative reasons.**

Policy 79: ***Systematic Photographic Survey*. Systematic photographic surveys of the place should be carried out before, during and after any works and the results catalogued and archived.**

6.9.2. Practice - Generally

Because of the significance of the place it is important that the proposed changes are achieved involving a high standard of conservation practice.

Policy 80: Changes at the place should be achieved in the following way:

(a) ***Conservation Guidelines*:**
- **Proposals for the place should be assessed in the light of what is recommended in this report. It may be necessary to carry out further research in order to assess and implement the proposed work to a high standard.**
- **Research can include physical intervention, for example a search for former decorative surface finishes.**

(b) ***Configuration Survey*: Before commencement of work to a component of the place, a full photographic and measured survey should be carried out. Recording should:**
- **identify the extent and nature of the fabric; and**
- **if possible, the age of each part of the fabric.**

This information should be reproduced in a report with a copy held at the archive for the place, as recommended above. Some of this work may already be included in this report.

(c) ***Documentation of Conservation Works*: Proposed work to a component should be documented for implementation in a way that allows the scrutiny of others before the work is executed and also in posterity. A statement setting out the precise aims of the work should be made. The documentary or physical evidence upon which restoration and reconstruction decisions are made for each component should be cited. A copy of the documentation, including schedules and plans, should be held at the archive for the place.**

(d) ***Preservation of Fabric and Patina*: During documentation of proposed work to a component of the place, and during the work, the maximum amount of significant fabric and patina should be retained consistent with the preservation of the element and in relation to the relative significance of the element. Replacements, no matter how accurate, should be considered of far less heritage value than the original fabric.**

(e) ***Information Revealed during Conservation Work*: New information about the materials, configuration, use, age, evolution, etc. of a component of the place that comes to light during the work should be recorded in a report, a copy of which should be held at the archive of the place.**

(f) ***Identification of Personnel*: Personnel involved in the documentation and implementation of works to components of the place should be recorded for future reference.**

6.10. Adoption and Review of Conservation Policies

Naturally, conservation policies should include recommendations about the adoption and review of the conservation policies and compliance with same.

Policy 81: ***Adoption of Conservation Guidelines.*** **These policies should be adopted as the Conservation Management Plan for the place, to guide the operation of the management body. If not adopted, these policies should be revised and then adopted before further works or activities are carried out at the place.**

Policy 82: ***Amendment of other Plans.*** **Any master development plan or management plan that may exist for the place should be revised to be consistent with these policies.**

Policy 83: ***Compliance with Conservation Management Plan.*** **Works and activities at the place should be in compliance with the adopted Conservation Management Plan.**

Proposals that are not in accordance with the Conservation Management Plan should only be implemented following a revision of the whole of the Conservation Management Plan which results in the conclusion that such proposals are consistent with the revised plan. That is, ad hoc changes in Conservation Management Plans should be avoided.

Policy 84: ***Review of Conservation Management Plan.*** **The Conservation Management Plan should be reviewed after first major works at the place and otherwise at regular intervals, firstly say, seven years from its adoption.**

Policy 85: ***Distribution of Conservation Management Plan.*** **Unless for reasonable security reasons, copies of the Conservation Management Plan should be held at the archive for the place and be made available to local and other public libraries and be freely available for public inspection.**

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Appendix 1

Australia ICOMOS Charter for Places of Cultural Significance

The Burra Charter

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia; ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31st October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Articles

Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents, and objects.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its cultural *significance*.

1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.

1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.

1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.

1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.

1.15 *Associations* mean the connections that exist between people and a *place*.

1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.

1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Conservation Principles

Article 2. Conservation and management

2.1 *Places* of *cultural significance* should be conserved.

2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.

2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.

2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

3.1 *Conservation* is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.

6.2 Policy for managing a *place* must be based on an understanding of *its cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 9. Location

9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, interpretation and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation, restoration, reconstruction, adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that related places and related objects make to the *cultural significance* of a *place*.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric, uses, associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation.* Maintenance should be undertaken where *fabric* is of *cultural significance* and its *maintenance* is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

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

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

Article 22. New work

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

22.2 New work should be readily identifiable as such, but must report and respect and have minimal impact on the *cultural significance* of the *place*.

Article 23. Conserving use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric, use, associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for *conservation*.

Words in italics are defined in Article 1.

The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.

10 — Australia ICOMOS Incorporated The Burra Charter, 2013

Appendix 2

Schedule of Recommended Repair and Reconstruction Works

Yeo Park Rotunda, Yeo Park, Ashfield

SCHEDULE OF RECOMMENDED REPAIR & RECONSTRUCTION WORKS

Prepared for: Inner West Council April 2023

This schedule should be read in conjunction with LSJ drawings no. 126550/ 01 – 03 (see appendix 7).

Please note this document is not for tendering. There are repair and reconstruction works that require the input of specialist consultants (structural, electrical and landscape) and items of reconstruction that require detailed design. Some of the work described below will require statutory approval.

1.0 Roof

1.1 Replace all fixings in copper fish scale roof sheeting with stainless steel round-head screws with composite stainless steel and neoprene washers. Screws shall be sized to suit the substrate of timber sarking boards (original spec. 11/2" = 38mm thick). Provide sample of fixing for approval before commencing the work. Ensure all sheets and flashings are weathertight and that overlaps are dressed flat with no buckled areas or lifted edges.

1.2 Carefully take up and re-lay copper flat roofs under the four clocks (currently ponding) to create a slope to the outside of at least 1.5 degrees. Insert tapered substrate of marine plywood to suit. Reuse the existing patinated copper dressing it flat over the substrate and underlay adding new sections where necessary. Work shall be in accordance with Copper Development Association handbook.

1.3 Check over all other copperwork to ensure that it is securely fixed, dressed flat and weather-tight.

1.4 Repair 2 no. timber finials to corner minarets (original spec. ex.125mm square) by cutting back to sound timber and splicing-on new sections to match existing. Install circular timber cappings to match the remaining intact finials on the south-eastern and north-eastern corners.

1.5 Repair the central flagpole (original spec. ex.200mm square) and fit new timber capping to future detail, allow for 200mm diameter x 50mm thick Western Red Cedar. Flagpole height above the apex of the dome should be equal to its height within the roof space of the dome.

1.6 Check over all gutters, clear any debris, and ensure correct falls to outlet spouts.

1.7 Remove glass from faces of all four clocks, clean the face, hands and the glass and reinstate securely.

2.0 Roof Space & Ceiling

2.1 Replace decayed timber rafter splice plates, corroded nail and bolt fixings, failed connections and insert bolts through the centre post (flagpole) intersecting the longitudinal split, along the length of the split, to clamp the split together. All this work will be documented separately by

the structural engineer.

2.2 Replace the cracked ceiling panel in fibre cement to match existing. A hygienist is to test for presence of asbestos. Rectify any gaps at joints between battens or between battens and ceiling by securely fixing battens to ceiling joists and battens repairing locally as necessary.

2.3 Insert an eaves vent in each of the four corners of the ceiling. Use Bradford Poly Eave Vent 220 x 418mm positioned 100mm from each edge of the ceiling with the long side orientated north-south.

2.4 Put the eastern and western clocks in working order. Check over, lubricate and leave all four clocks set at the correct time and in working order.

2.5 Investigate interior lighting of clock faces and, if it was present but is not currently working, replace globes and leave in working order with timed switching to cover the hours of darkness.

2.6 Replace existing ceiling mounted light fitting with new circular fitting on turned timber backplate to future detail. Allow a provisional sum of $250 plus GST for light fitting. Check switching and leave in working order timed to hours of darkness.

2.7 Install security CCTV camera and spotlight to view entrance to rotunda.

3.0 Columns & Walls

4.1 Replace all rusted bolts to cast iron columns with galvanised bolts to match existing.

4.2 Repair perforated rendered balustrade and walls where cracked or damaged e.g. western side has a large crack and has been poorly repaired in the past. Scabble back to a sound surface and repair with cement repair mortar to engineer's specification. Finish to match surrounding surfaces.

4.0 Paintwork

4.1 Arrange for a hygienist to test paintwork on all surfaces for the presence of lead. Take necessary precautions in dealing with lead paint when preparing surfaces for repainting.

4.2 Provide access for heritage architect to take paint scrapes to determine original colours of columns, wrought iron filigree decoration, ceiling beams, eaves fascia, etc..

4.3 Prepare and repaint whole rendered façade in acrylic paint for exterior masonry as specified, remove all areas of defective paint, i.e. paint that is peeling, cracked or flaking. Sound areas will be encapsulated by over-painting as per AS 4361

4.4 Remove all rust from all metalwork (including cast iron columns, wrought iron decoration) using hand and power tools to "*St 3"* standard as specified in AS2312.1: 2014.

4.5 Thoroughly prepare and repaint all metalwork and apply PUR6 paint system in accordance with AS 2312.1:2014 consisting of a Surface Tolerant High Solids Epoxy Coating 1st coat, a General Purpose Epoxy Coating 2nd coat and a High Build Recoatable Polyurethane top coat. Allow for 3 colours.

5.0 Floor & Stairs

5.1 Check fall of Rotunda floor for drainage.

5.2 Remove paint finish, grind concrete and allow for levelling compound to provide an even surface with 1:100 fall to drain to stairs. Paint in heavy duty paving paint of grey colour.

5.3 Strip paint from stairs, repair nosings where necessary and repaint in paving paint. Install black carborundum self-adhesive strips between existing grooves in nosings.

6.0 Undercroft & Drawbridge

6.1 Replace timber lattice screens in arches with painted steel grilles to detail including gate to southern arch.

6.2 Preserve and repaint iron security bars in half arches under stairs.

6.3 Remove concrete bridge, make good surrounding surfaces and extend timber and steel drawbridge to form walkway to stairs.

6.4 Add steel handrails to stair and drawbridge to future detail.

7.0 Moat, Fern Bowls & Surrounds

7.1 Remove old coatings, repair moat surface and build up the levels to ensure a maximum depth of water of 300mm up to overflow outlets. Install a waterproof membrane up to the level of drainage overflows.

7.2 Check over and rectify water supply and relief drainage system.

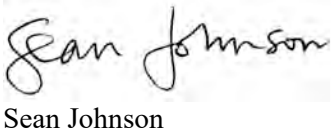
7.3 Install wiring and controls for flood lighting of the rotunda and moat from all four sides.

7.4 Fill moat with fresh water up to a maximum depth of 300mm and install planting including water lilies to the design of landscape architect in consultation with heritage architect.

7.5 Clean out fern bowls, waterproof interiors and install planting medium with ferns to landscape architect's details.

7.6 Repair chips and cracks in perimeter walls. Cracks should be cut out beforehand. Cut and install 8 no. movement control joints with waterproof sealant joints to engineer's detail.

7.7 Employ a bronze conservator to evaluate the condition and original finish of the plaques and carry out cleaning and waxing.



Sean Johnson
Lucas Stapleton Johnson & Partners Pty Ltd
LSJ Heritage Planning & Architecture

Appendix 3

Maintenance Plan for Buildings (following repair and reconstruction works)

Every month

Inspect external lighting, security measures, access ways and safety barriers.

Inspect and clean out eaves gutters, and spouts.

Clean moat of litter and weed growth.

Check operation of stormwater drains.

Every 6 months

Check operation of the four clocks and adjust as necessary.

Every year

Check moat for leaks, clear overflow pipes, check water supply valves.

Inspect structural timbers for termites and rot and take remedial action

Check external steelwork and spot prepare and paint if needed

Oil locks, hinges, etc.

Every 3 years

Check roof timbers and masonry walls for structural faults and take remedial action

Investigate corrosion at junctions of steelwork and footings, steelwork and floor slabs, steelwork and walls and spot repair, prepare and paint.

Check over and repair roof coverings and flashings

Every 5 years

Clean out stormwater drains

Paint external painted render, masonry, cement fibre etc. surfaces

Paint external metal surfaces

Paint all external joinery.

Appendix 4

AHIMS Basic Search Report

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : Yeo Park
Client Service ID : 765652

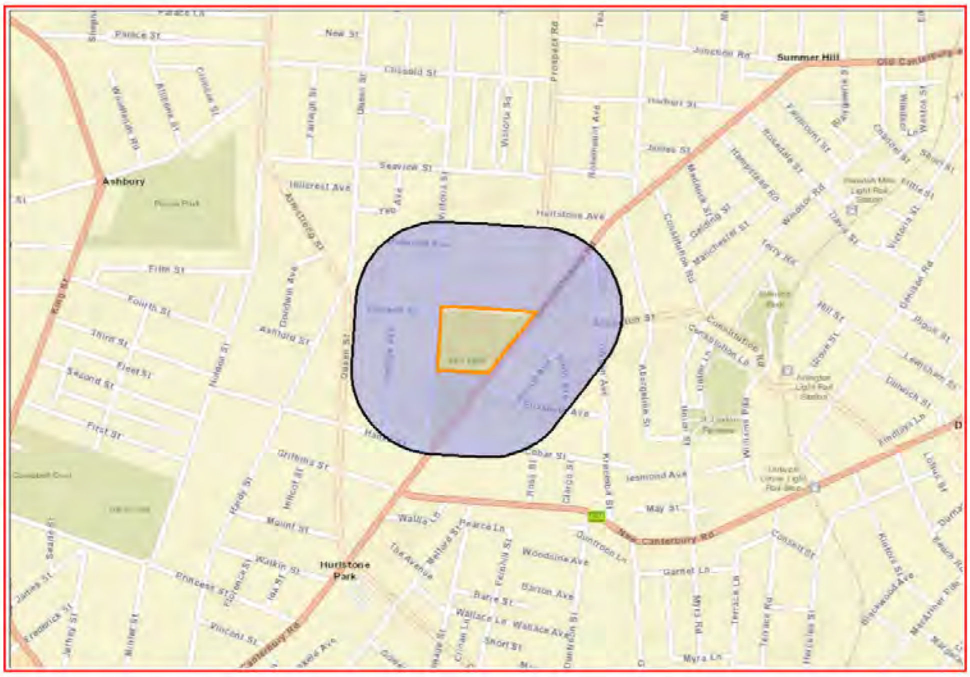
Kate Denny
Suite 101/191 Clarence Street
Sydney New South Wales 2000
Attention: Kate Denny
Email: kdenny@lsjarchitects.com

Date: 21 March 2023

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 7020, DP:DP93165, Section : - with a Buffer of 200 meters, conducted by Kate Denny on 21 March 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	**Aboriginal sites are recorded in or near the above location.**
0	**Aboriginal places have been declared in or near the above location. ***

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

Appendix 5

Copies of Heritage Listings

Item Details

Name
Rotunda

SHR/LEP/S170
Rotunda

Address
Victoria Street (Yeo Park) ASHFIELD NSW 2131

Local Govt Area
Inner West

Local Aboriginal Land Council
Unknown

Item Type
Built

Group/Collection
Parks, Gardens and Trees

Category
Bandstand/Rotunda

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Victoria Street (Yeo Park)	ASHFIELD/NSW/2131	Inner West	Unknown			Unknown	Primary Address

Boundary Description
Public reserve

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker	
Physical Description		Updated
Physical Condition		Updated
Modifications And Dates		
Further Comments		
Current Use		
Former Use		

Listings

Listings

Records Retrieved: 2

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	Ashfield Local Environmental Plan 2013	336	12/23/2013 12:00:00 AM		
Heritage study					

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Recommended Management

Management Summary

Management

Management Category	Management Name	Date Updated
	No Results Found	

Records Retrieved: 0

Report/Study

Heritage Studies

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
			No Results Found		

Records Retrieved: 0

Reference & Internet Links

References

Type	Author	Year	Title	Link
			No Results Found	

Records Retrieved: 0

Data Source

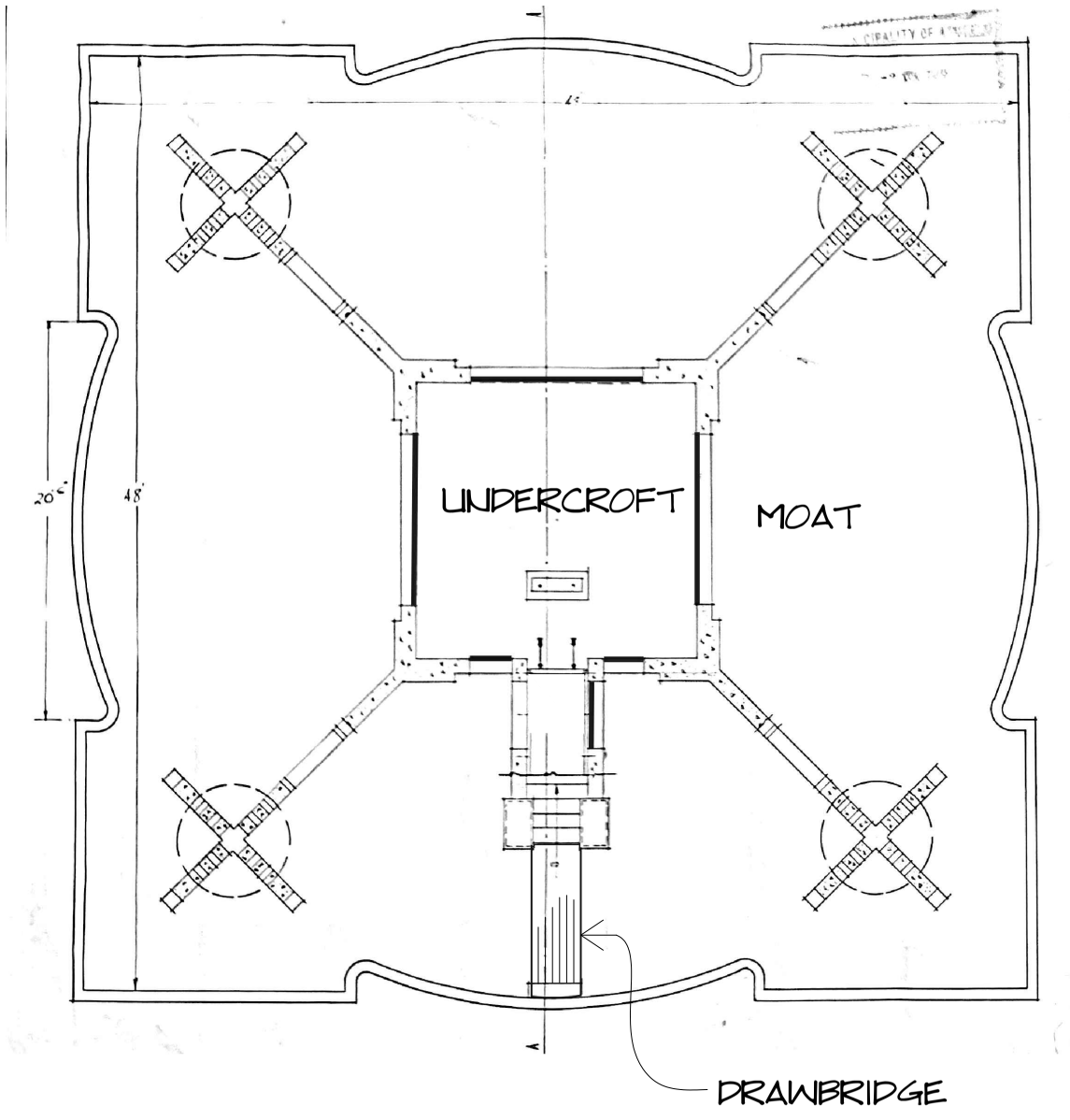
The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Inner West Council	1020696

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to **heritagemailbox@environment.nsw.gov.au**

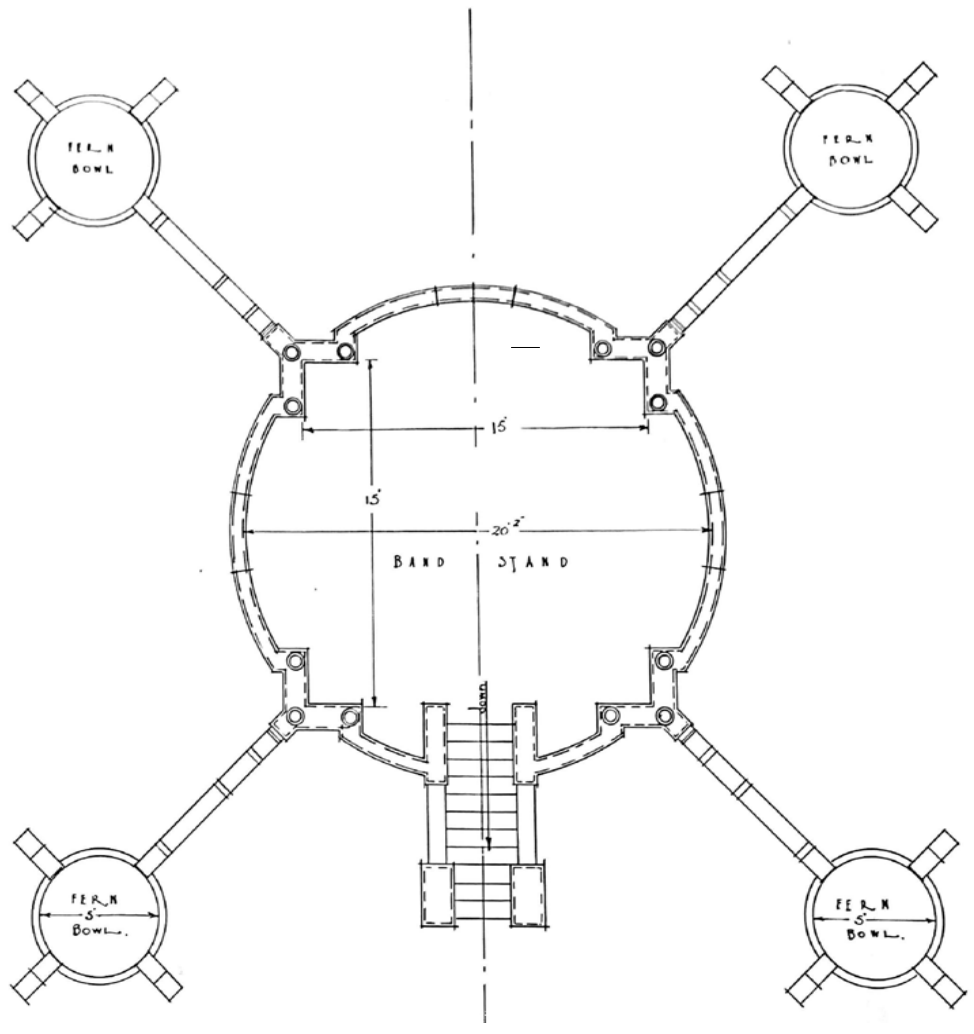
Appendix 6

Architectural Plans and Original Specification



1 -- LOWER GROUND FLOOR

Scale 1:100 approx.



2 -- FLOOR PLAN

Scale 1:100 approx.

Date No. Amendment

LUCAS STAPLETON JOHNSON

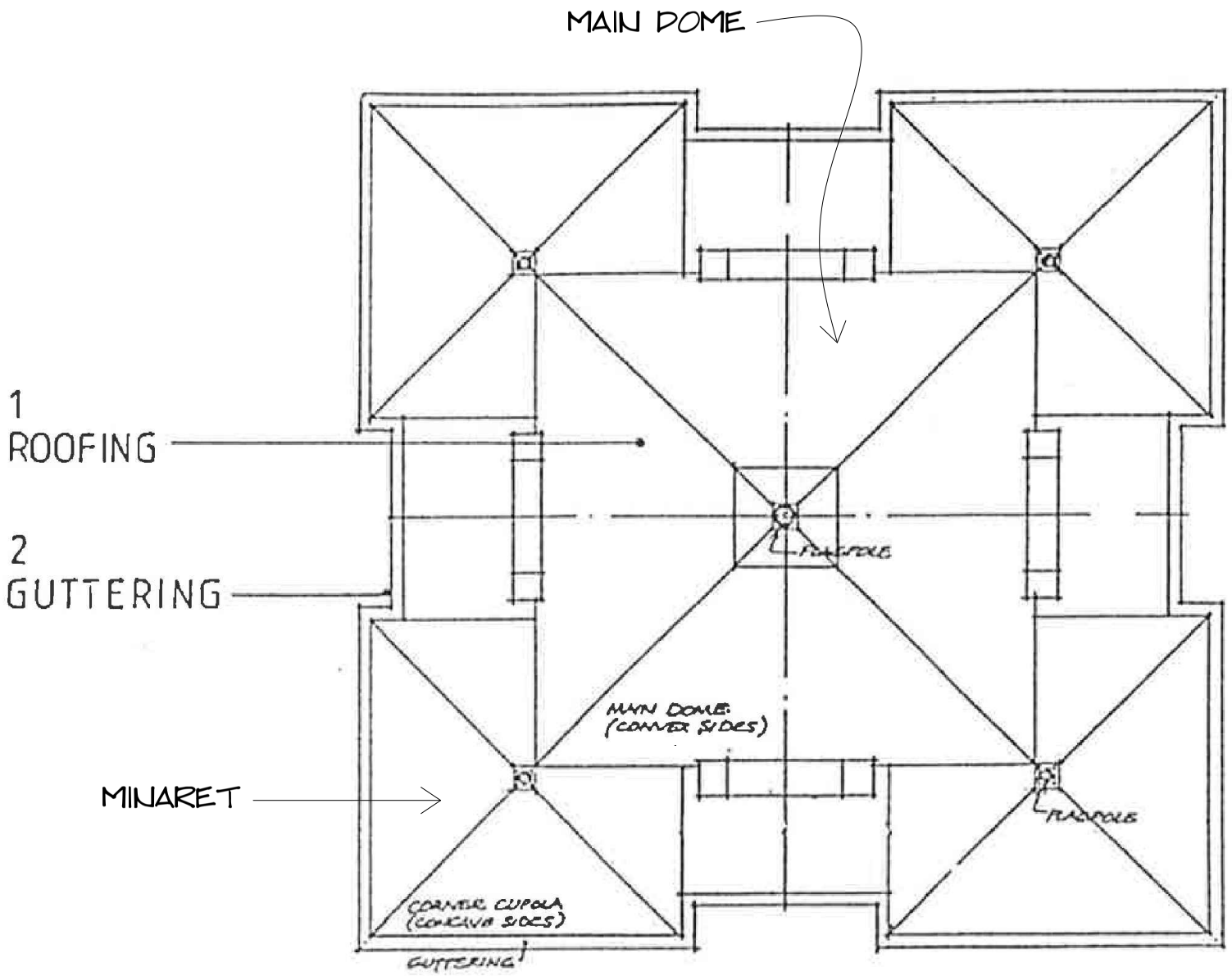
LSJ Heritage Planning & Architecture

Lucas Stapleton Johnson & Partners Pty Ltd
Suite 303,155 King Street Sydney, NSW, 2000
Tel.: (02) 9357 4811
ACN 002 584 189 ABN 60 763 960 154
Nominated Architect: Ian Stapleton (Reg. 4032)
Email: mailbox@lsjarchitects.com
Websites: www.lsjarchitects.com
www.traditionalaustralianhouses.com

Job **YEO PARK** - ROTUNDA REPAIR & RESTORATION WORKS

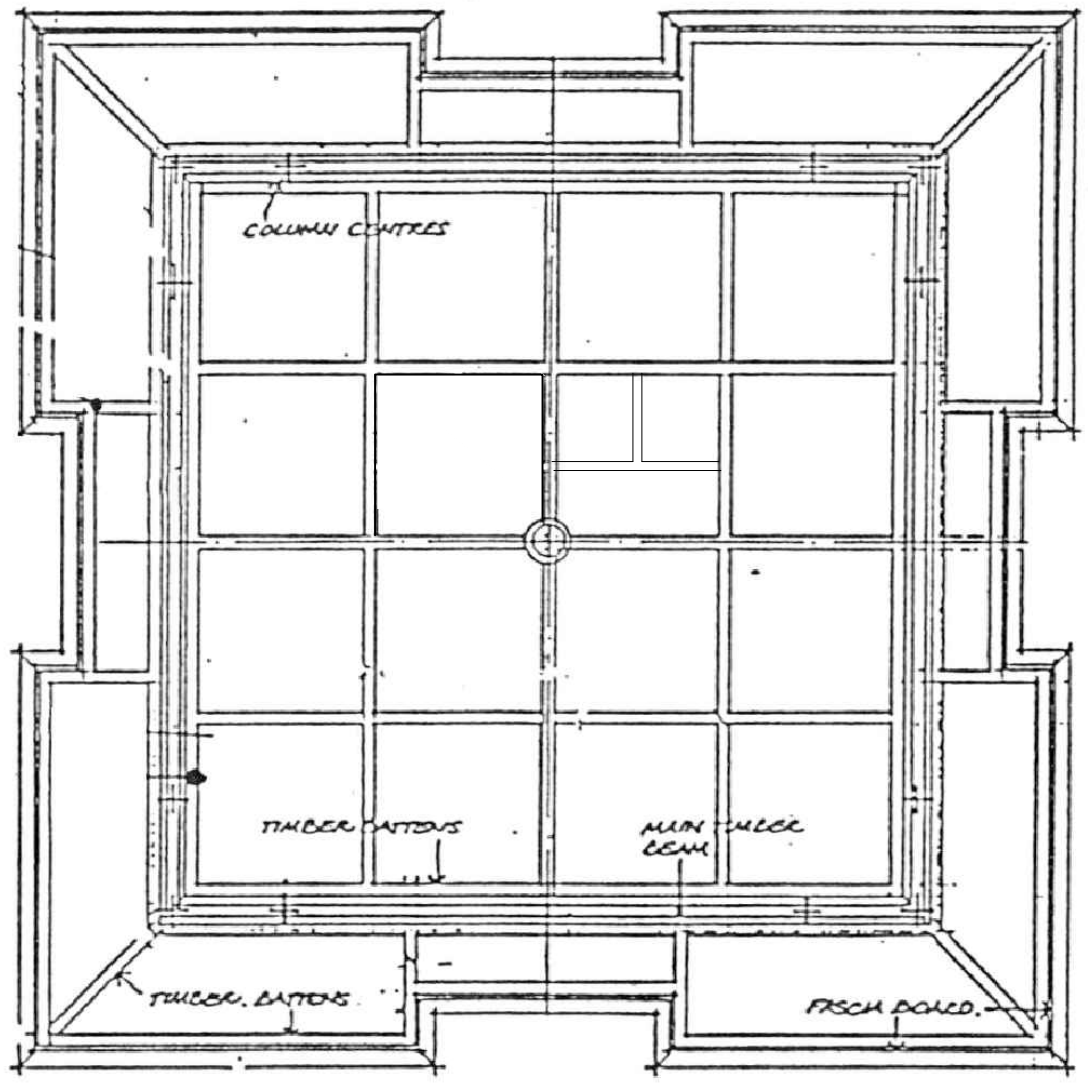
Dwg. PLANS

Date	Scale (at A3)	Drawn	Dwg. No.
14/04/2023	1:100	EC	126550/ 01



1 -- ROOF PLAN

Scale 1:100 approx.



2 -- REFLECTED CEILING PLAN

Scale 1:100 approx.

Date No. Amendment

LUCAS STAPLETON JOHNSON
LSJ Heritage Planning & Architecture

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Suite 303,155 King Street Sydney, NSW, 2000
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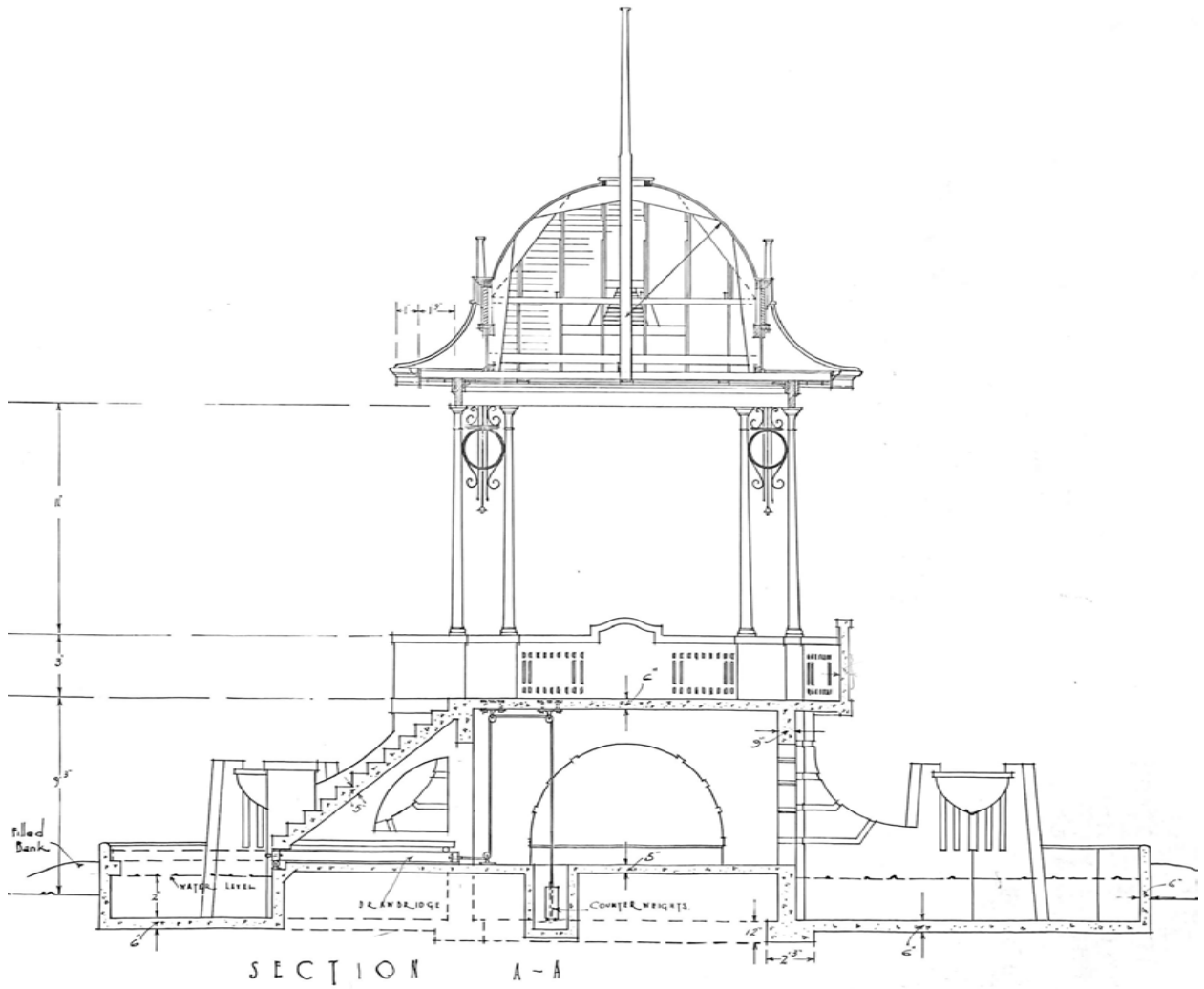
www.traditionalaustralianhouses.com

Job: **YEO PARK** - ROTUNDA REPAIR & RESTORATION WORKS

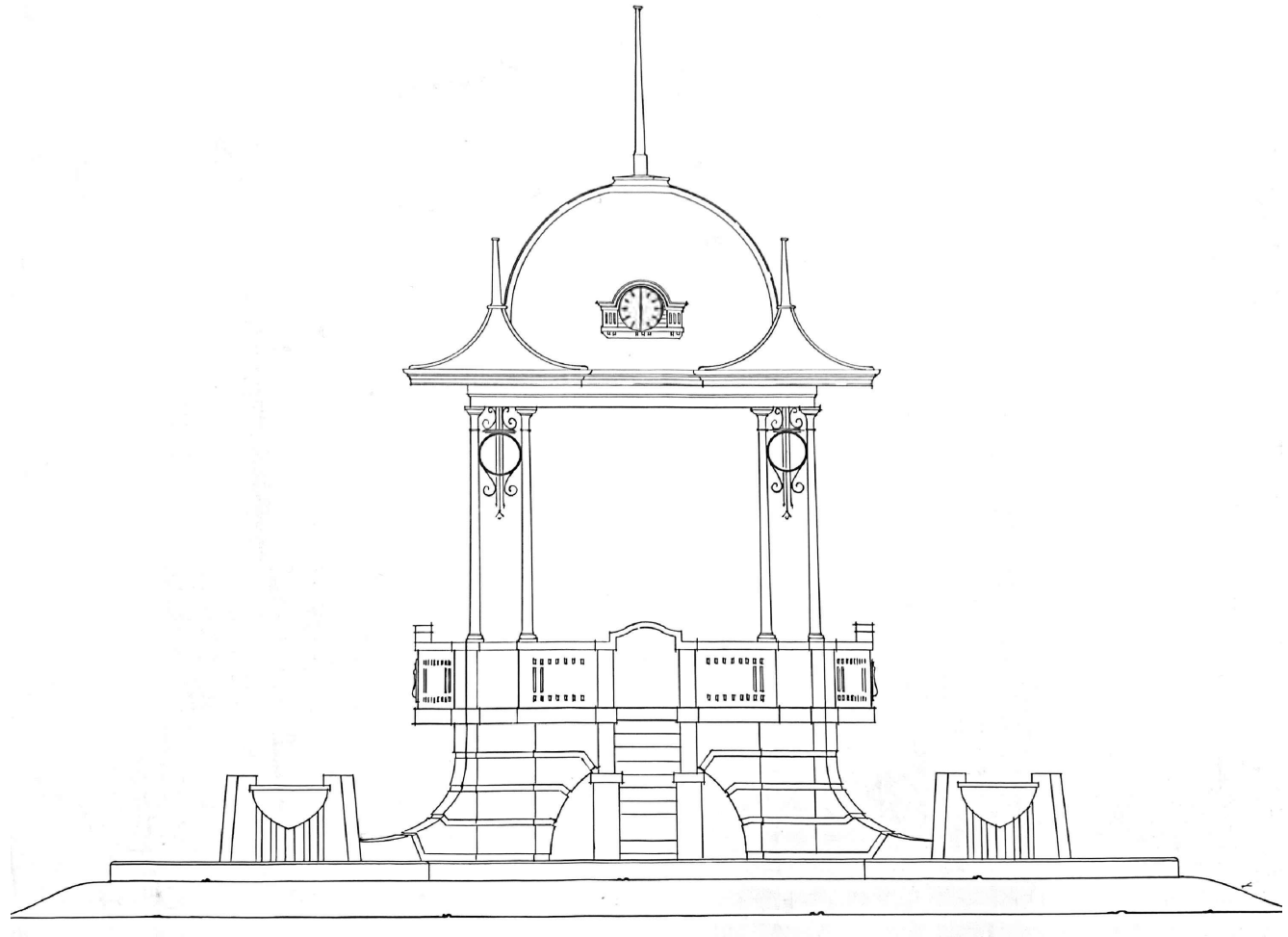
Dwg.: RCP AND ROOF PLANS

Date	Scale (at A3)	Drawn	Dwg. No.
14/04/2023	1:100	EC	126550/ 02



1 -- SECTION A - A

Scale 1:100 approx.



2 -- NORTH ELEVATION (TYPICAL)

Scale 1:100 approx.

Date No. Amendment

LUCAS STAPLETON JOHNSON
LSJ Heritage Planning & Architecture

Lucas Stapleton Johnson & Partners Pty Ltd
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ACN 002 584 189 ABN 60 763 960 154
Nominated Architect: Ian Stapleton (Reg. 4032)
Email: mailbox@lsjarchitects.com
Websites: www.lsjarchitects.com
www.traditionalaustralianhouses.com

Job: **YEO PARK** - ROTUNDA REPAIR & RESTORATION WORKS

Dwg.: ELEVATION & SECTION

Date	Scale (at A3)	Drawn	Dwg. No.
14/04/2023	1:100	EC	126550/ 03

YEO PARK ASHFIELD

ORIGINAL SPECIFICATION

SPECIFICATIONS OF BANDSTANDS YEO PARK
1929

Box 257

SPECIFICATION.

SPECIFICATION of work to be done and Materials to be used in and about the Erection and Completion of Reinforced Concrete Bandstand at Yeo Park, ASHFIELD, in accordance with the accompanying drawings and such other details as may from time to time be issued and under the Superintendance and to the directions and satisfaction of the Ashfield Municipal Council or their representative.

----------OoO----------

NOTICES. Give notices to Municipal and other authorities, comply with all rules and regulations, pay all fees in connection with same except where waived by reason of work being Council Property.

MATERIALS & LABOR. All materials to be of the best of their respective kinds and only the most skilled and approved labor to be employed throughout.

NOTE. Tenderers are required to inspect the site in their own interest and tender accordingly, to familiarize themselves with the surroundings and the nature of the soil etc.

NOTE. All work to be carried out to the full and true intent and meaning of the drawings and specifications taken together, and anything not particularly shown on the drawings but mentioned in the specifications, and anything not particularly mentioned in the specifications, but shown on the drawings, also all minor works that may have inadvertantly been omitted from both the plans and specifications, but are obviously necessary for the due and proper completion of the works, are to be taken as shown and specified, and duly carried out as part of the contract.

CONDITIONS. All work to be carried out in strict accordance with the rules and regulations adopted by the Master Builders Association of N? S? W. and the Institure of Architects, and with the working

DAMAGE. Any damage whatever during the course of the contract, to be made good in a thorough workmanlike manner to the satisfaction of the Council or their representative. Any defects, shrinkages or any other faults etc that may appear within Three (3) months from date of completion of the contract, arising from improper or defective materials or unskilled workmanship, to be rectified by the Builder at his own cost, and in case of default, the Council may have such defects faults etc made good, and take proceedings against the contractors to recover the cost of same.

The sum of One Hundred Pounds Stg. (£100), will be held in hand by the Council for a period of Three (3) months from the date of completion of the work, as a guarantee of failtful work manship and proper materials being used.

NOTE. Contractors are requested to state in their tenders the time they required to complete the work and hand over to the Council ready for use.

ATTENDANCE. The contractor shall attend personally on cut away and make good after other trades and at all other times, shall keep a competent Foreman on the works as his representative, to take the directions of Council or their representative.

PROVISIONAL SUM. Contractors are requested to allow the provisional sum of One Hundred Pounds Stg. (£100), in their tender, to cover the cost ofof any unforeseen works etc that may arise or become necessary during the execution of the contract, such sum if not used, to be decucted from the contract sum on completion of the works, if or what portion of same, is not expended.

EXTRAS. No extras will be allowedunless authorised by the Council or their representative in writing, and the price for same agreed upon before such work is carriedout. In the event of any extra work being done except under these conditions, it will be deemed as

INSURANCE. Insure the work for the Full contract amount before starting building operationsin an approved office in the joint names of Builder and Council and lodge the policy with the Council, also indemnify the Council against lossor damage to any person place or thing for the duration of the Contract. Builder will be also required to cover all trades etc under the Workmens Compensation Act.

PLANT ETC. The contractor is to provide all necessary plant, gear, scaffolding etc, etc, that may be required throughout to carry on work work in a tradesmanlike manner and as expeditiously as possible.

RESPONSIBILITY. The contractor will be held responsible for the setting out of the works, levels etc, and any mistakes he or any of his employees shall make, and shall at all times keep a competent foreman on the works, to see that such are carried on in a workmanlike manner in accordance with the drawings, details and spacifications and to receive the directions of the Council representative.

The contractor shall not sub-let any part of the works etc without the consent of the Council or their representative, unless otherwise specified, such consent not to be unreasonably withheld, the contractor however will be held responsible whether the work is sub-let or not.

P. C. SUMS. All sums quoted PC will be dealt with as set out in and to comply with the rules etc in clause of Conditions of Contract affixed to agreement, as adopted by the Master Builders Association and the Institute of Architects, unless otherwise specified or agreed upon.

RUBBISH. All rubbish as it accumulates to be collected and cleared out from the premises and site? Keep space under concrete free from debris and organic matter. Spread superfluous earth over on ground

the surrounding ground or park, or if no suitable place is found, cart away and tip, as directed by the Council or their representat ive.

E X C A V A T O R.

Excavate to the various widths and depths shown on the drawings or required, to good sound bottoms, in all cases approved of by the representative of the Council before placing footings etc in same, removing all tree stumps etc that may be encountered, also excavate for water and drain pipes as necessary. Water pipes to have at least 12" cover and drain pipes sunk enough to allow of water being drainedoff from round bandstand as specified later.

Excavations to be timbered where necessary to prevent falling in of earth and to ensure a reasonable smooth or straight surface to concrete to backs of walling etc.

D R A I N E R.

Allow for placing in position approximately One Hundred Ft run (100), of 4" glazed earthenware drain pipes laid with proper fall to convey water from moat around bandstand to the most convenient drain, gutter or gully to the directions and approval of the Council or their representative, and connect same up to bottom of floor of Moat as specified in plumbing. Joint between pipes and concrete retaining wall to be made watertight.

C O N C R E T O R.

Concrete for floor and retaining walls of reservior, to be composed of 4 parts ¾" blue metal, 2 parts sharp sand and 1 part best portland cement, this will also apply to all other concrete throughout, the whole accurately measured and mixed in a batch mixer of approved design, and of sufficient size as will allow of one complete bag of cement being used with each batch. Sufficient water to be added to bring the resultant mixture to a quaking consistency.

MATERIALS.

CEMENT. The cement shall be of the best quality, Australian manufacture, supplied in bags, and sealed and stamped as having passed the tests prescribed by the N.S.W. Government. All cement shall be protectedfrom moisture, no damagedcakedor lumpy cement shall be used in any portion of the work throughout.

SAND. Goodsharp sand shall be used throughout, free from clay, dirt organic matter and all foreign substances.

WATER. Only clean fresh water free from impurities may be used.

AGGREGATE. Aggregate shall be brokenblue metal screened to pass to size mentioned above, and the whole to be perfectly clean and free from dust etc.

PROPORTIONS. Gauge boxes to be used for determining the proper proportions, boxes for the aggregate and sand to be of such size as to allow of one complete bag of cement being used.

CENTERING. The centering must be erected rigid, true and properly braced, of sufficient strength to easily carry the dead weight of the liquid concrete without deflection. All joists to be absolutely tight to prevent undue leakage of water from the concrete.

The design of the centering shall be such that the sides of beams can be struck first, then the slab centering complete,

FINISH. On removing centering, leave the work reasonably smooth, though rough enough to form key for cementing as shown on drawings.

PLACING CONCRETE. Before placing any concrete the shuttering must be thoroughly cleaned of all sawdust, wood, dirt or any other foreign matter.

The concrete shall be placed in position as soon after mixing as possible and on no account to be incorporated in the work after it has begun to set? The concrete to be thoroughly puddled into the work forms and round reinforcement as soon as it is placed to leave no voids in the work. It shallbe well spaded back from the faces of work or shuttering to ensure a good surface.

When concreting is commenced it must rigorously as far as possible, be carried to completion without a break, as far as possible. When this is impossible, the plane of stoppage must be at right angles to the reinforceing steel, made vertical and thoroughly cleaned off and grouted solid with neat cement before concreting is resumed. The plane of stoppage shall in general be in the center of beams or slabs. In no case shall the stoppage take place in beams or slabs where a concentrated load comes thereon.

Decking slabs must in all cases be cast at the same time as the beams of which they form part, this is very important.

After placing concrete in forms, care to be taken that it is not disturbed by walking or wheeling over or by vibration of the forms in any way, until the concrete has thoroughly set. The top surface of all flat work shall be levelled off with wood screed in conjunction with wood blocks.

REINFORCEING STEEL. The reinforceing steel shall be rib bars, having a mechanical bond with the concrete and to be placed in correct position and number as shown on the working detail drawings,

Contractor is to allow in tender the sum of Seventy Four Pounds Stg, (£74). P.C. to cover the cost of reinforceing steel throughout, supplied, together with all placement details etc etc unless otherwise directeted by Council or their representative, by the Trussed Concrete Steel Co. of Aust, which prine includes the delivery of steel to site, bent, tagged and with placement lists and details ready for placing in position.

CT WEATHER. Exposed surfaces must be kept damp and suitably protected fron the sun during hot weather with apprived materials to prevent premature drying of concrete and subsequent cracking.

TRIKING CENTERING. CAUTION. This is an operation which required great caution and before any centering is removed, the foreman must ascertain that the concrete has set sufficiently hard to carry the load coming thereon. He must personally supervise the removal of all centering and see that no heavy loads come on the work when centering is struch unless special provision is made for same. Column forms may be removed 4 days after concreting, beam sides may generally be removed 10 days after. Slab centering up to 6ft spans in 10 days, over 6ft spans, 2 days per ft. of span.

Beam bottoms and supporting props may be removed after 30 daye from placing concrete. The above times are a minimum and will vary in different circumstances. Permission must be obtained by the contractor from the Representative or Engineer in writing before centering is removed.

ENERALLY. All walls, slabs, beams, stairs etc. to be to sizes shown on concrete Engineers details, with reinforcement of size, number and position indicated in same, properly placed, concreted and left for the requisite time in forms. Confer with carpentry, plumber and steel workers re making provision for bolts etc. etc. throughout and leave the whole of the concrete work in a finished tradesmanlike manner to the approval of the Council representative

P A V I O R.

LOORS. Floor to bandstand also treads and risers to steps to same to be finished with at least 1¼" thickness of topping composed of 2 parts fine blue metal screenings and 1 part best portland cement of an approved brand, the whole thoroughly and evenly mixed and steel trowelled smooth to a polish and graded to shed water to the directions and satisfaction of the Council representative.

Treads to steps to be nosed as shown on the details and finished with 3 safety grooves run in same, returned to against copings to drain same of water.

Floor to reservior or moat surrounding bandstand to be finished with 1" of good cement, thoroughly trowelled smooth and graded to shed water to outlet or drain offfittings etc as specified later, this topping to be composed of 3 parts sharp sand and 1 part best portland cement.

All floors to reservoir and bandstand to be neatly coved to against all vertical wall and pier surfaces and the whole to be left in a finished tradesmanlike manner to the approval of the Council Representative.

S T E E L W O R K.

Provide and fit twelve (12) cast iron columns complete with wrought iron scrollwork to detail, with all necessary holding down bolts and plates top and bottom, well anchor and bed in concrete of piers.

Allow the PC sum of One Hundred and Ninety Pounds Stg, (£190) to cover cost of columns and scrollwork, delivered to site ready for fising in position. This estimate was obtained from J. Murray, structural Engineer, Albert St, GLADESVILLE, though the contractor is allowed to obtain quotes elsewhere with the

C A R P E N T E R.

IMBERS. All timbers to be sound, free from shakes or dry rot, bad knots, thoroughly seasoned and to the full trade sizes specified.

EILING JOISTS. To be 4x2 oregon spaced 18" centers, carriedout to the full projection shown, with short joists mortised and tennoned into 2 sides to give projection all round, well spikedto 15"x4" dressed oregon plates, well bolted to iron columns. Ceiling joists to be fitted with 5x2 stiffener to center of span and well cleat to joists. Trim for manhole to roof where directed and fit with cover to match surrounding ceilings to the directions and satisfaction of the Council representative. Finish with 9x1½ beaded oregon fascias and also Fibrolite soffits as elsewhere specified, also 2" ovolo or scotia planted on under to receive gutter.

OOF. Construct as shown on the drawings, rafters to main dome being from 1½" thick stuff up to 10" wide to allow of segments being cut forming curve, rafters for corner turrets or minarets to be brom 1¼" stuff of the necessary widths also to allow of curve being obtained, the whole to be well spiked together and to ceiling joists etc, all rafters spaced 18" centers. Trim for flat apex to roof with 2" stuff as required. Provide and fit flagpole from 8x8 dressed oregon with turned top and bottom complete, this will also form center ridgepole to roof and to be well anchored and bolted to 5x2 stiffeners which will run both ways to suit at base as shown on the drawings.

Put 3x2 oregon collar ties to each alternate pair of rafters to main dome, both ways spiked to all joists etc.

Fit spires to corner minarets from 5x5 dressed and turned oregon complete with bottons similar to large pole and well anchor and fix same complete with small mould neatly mitred round bases of poles over flashing or roof finish.

Form all necessary woodwork required for copper louvre

between minarets or turrets with 4x$\frac{5}{4}$ T&G Baltic, properly cut down, mitred to angles, craped up nailed and punched, the whole laid, finished and left in a workmanlike manner with vents formed and left ready to receive copper to the satisfaction of the Council or their representative.

CEILINGS. EAVES. Ceilings and eaves to be Fibrolite, well secured to rafters firring etc with galv fibro nails, and main ceiling fitted with 6x1 oregon planted on inside of plate and similar strip on ceiling against same with 2" ovolo or scotia to angle, and center of ceiling strapped or panelled out with 4x1 coverstrips. Finish the eaves with Fibrolite similar to main ceiling using 4x1 coverstrips and plant 7x2 oregon on outside of plate with 1$\frac{1}{2}$" ovolo under, the whole as shown on the drawings and to the satisfaction of the Council or their representative.

DRAWBRIDGE. Construct to details from 6x2 rebated hardwood frame with 5x2 center stiffener and 4x1$\frac{1}{4}$ deching spaced as shown with ends chamfered, complete with all necessary ballbearing pullys, wheels tracks, etc, all of gun metal or other approved not rusting metal, also wire cables and cast iron counterweights, also draw out and snap fastening apparatus, the whole as per details and to the directions and approval of the Council or their representative.

GENERALLY. Do all work necessary in connection with the trade whether specified or not but is obviously necessary for the due and proper completion of the works and leave the whole in a finished tradesmanlike mannerto the approval of the Council or their representative.

P L U M B E R.

GUTTERS ETC. Fit 4½" 24 gauge galv quadrant gutters with soldered joints and returned ends, well secured to eaves with long tailed brackets and straps, clips etc, and fit 24 gauge 1½" dia. short ornamental spouts, (2) to each minaret in center of stretch of gutter to same.

ROOF. Cover the whole of the roofs as shown on the drawings with stout copper fish scale and plain sheets well lapped and properly laid complete with all necessary ribbed hip rolls, also apex to main roof dome as shown on the drawings. The main dome to be covered with fishscale (large pattern) witj stock pattern hip rolls, minarets and flats between same same to be finished with ( ) gauge plaincopper sheeting complete with hip rolls where necessary or directed or otherwise finished to hips to the approval of the Council.

Form louvre vents in roof of stout copper wrought to detail and finished in a watertight manner to the approved design selected by the Council.

The whole of the copper work specified above to be carried out by Wunderlich Limited at the PC sum of Two Hundred and Seventy Five Pounds Stg. (£275), fixed, this does not include the (4) louvres for which the sum of One Hundred and Eight Pounds Stg. (£108), fixed, the whole roof complete with the exception of the guttering spouting and flagpole fixing, though all necessary flashing etc is allowed for in this price. The contractor is also to supply and erect all necessary scaffolding and do all necessary woodwork sarking etc called for and shown in details or directed by the Company and otherwise reasonably assist the firm above mentioned. The prices quoted above include 10% commission to the contractor.

WATER. Lay on from the mains, supply and fit meter and stop cock and make provision for and enclose same from public interference to the approval of the Council and run line of 2" galv iron pipe to give service to fill reservoir. Test and leave the whole in workmanlike manner, ready for use and in compliance with all rules and regulations of the Water Sewerage and Drainage Board.

DRAW OFF. OVERFLOW. Provide means of drawing offwater to allow of cleaning of reservoir by means of 3" wrought iron galv properly trapped pipes and connect same to 4" run of earthenware drain pipes as previously specified. Pipes to be fitted with small mesh stout copper or bra ss crimped wire strainers to prevent pipes becoming fouled with re fuse and mout of trap or pipes to be set or sunk in sunk or shallow depression in floor of reservoir to the directions and satisfaction of the Council or their representative.

The draw off pipes to be long enough to allof of overflow line of similar pipes being brought in behind wheel valve which will be specified later, and the before mentioned line of earth enware drain pipes. Overflow line of pipes to be carried over to against bandstand island, fitted with elbow, carried up to height to be directed from floor of reservoir and fitted with strainer similar to draw off pipes.

Draw off pipes to be fitted with stop cock, (wheel valve or key operated) to the selection of the Council, path box etc complete to allow of water being drained off from round bandstand to allow of cleaning reservoir when required, the whole to the directions and satisfaction of the Council or their representative and in compliance with all rules and regulations.

ELECTRIC LIGHT. Is not provided for in this specification, but will be carried out by Council, during or on completion of the bandstand, Contractor to give access and reasonable assistance if done while bandstand is building.

P L A S T E R E R.

CEMENTING. Neatly cement render at least ¾" thick to the whole of the surround walling both sides from just under ground line to top and from floor to top inside and neatly round off top as shown also cement the whole of the island above floor level and floor to same under bandstand inlcuding pit for counterweights, also the whole of the interior walling to island and underside of main bandstand floor slab and soffit to steps, also fascias ramps piers and risers to steps, also the whole of the interior and exterior concrete work to bandstand walls and piers neatly finishing to inside of all openings in walls etc, also the whole of the slopes abuttment piers and bown supports, and all other visible concrete throughout that should in the opinsion of the Council or their representative be cemented and so directed. Fern plant bowls to the four corners may be cast in position or bought separately and built in position, but in all cases to be to shape shown and to match surrounding cement work finish unless otherwise directed or approvedof by the Council or their representative.

Make provision to drain off surplus water from earth in fern bowls .

Do all other cementing required whether shown or not but is obviously necessary for the completion of the works, neatly finish to all openings in wals and abuttment piers etc, run all moulds copings, rustications etc, finish all angles arrises etc neatly, thoroughly point up in good cement where required and make good throughout and leave the whole in a finished tradesman like manner to the approval of the Council or their representative.

P A I N T E R.

MATERIALS. Paint to be composed od genuine white lead and only the best approved brands of oils and color to be used throughout. Paints as far as possible being mixed on the premises and infredients rubbed through several thicknesses of fine cheese cloth. The tints in all cases to be chosen by Council or their representative.

All paint to be mixed with 1/6th its bulk copal varnish.

METHOD. Clean down, knot, stop, prime and otherwise prepare all wood and ironwork throughout, usually paintedor intended to be painted and give all woodwork (4) coats of top of priming and ironwork and copper where directed or specified 1 good coat.

The whole of one coat to be finished and left to dry before another is applied, after rubbing down. Various coats to be appl ied in different colours and finishing coat to be brought to a fine blemish free finish to the approval of Council.

Minarets and louvres to be given 1 good coats of paint in selected tint, also all guttering and spouting, remainder of copper work throughout, being left unpainted.

COLOR. All fibrolite to be finished with 2 good coats of approved cold water paint in tints to be selected by Council.

GENERALLY. Do all work necessary in connection with the several trades whether specifiedor not but is obviously necessary for the due and proper completion of the works, test services and fittings, clean floors and collect rubbish etc remove same and plant etc and leave the whole complete and ready for use, in compliance with all rules and regulations and to the approval of the Council or their representative.

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