

21 January 2014

The Abbotsford Group  
C/- Mr Kerry Dunn  
The Cove Group  
kerrydunn@covegroup.com.au

Dear Kerry,

**RE: Abbotsford — Statement of Heritage Impact**

I refer to your query in our meeting held today, concerning likely minimum requirements for works to the ruins of the Abbotsford homestead that are listed on the Wollondilly Local Environmental Plan and the State Heritage Register.

The Curtilage Study for Abbotsford prepared by this office included the following general development advice.

***Consideration of potential for further future development — where/ why***

*The following general conservation policies are made as a guide to the care of Abbotsford ... The intention of the policies is to:*

- *Retard deterioration of the Abbotsford ruins and its associated elements;*
- *Permit the reconstruction of the Abbotsford homestead using the measured drawings prepared by Borst & Jones in particular, using other documentary evidence and also using the remaining physical evidence;*
- *Restore and replant landscaping elements that reflect the early setting of the homestead;*
- *Permit subdivision of the land into semi-rural residential allotments of more than 0.4 hectares, adaptations and new works that are compatible with maintaining a rural quality across the site;*
- *Identify elements that adversely affect the place and which need to be modified or removed;*
- *Draw attention to the need for co-ordination of the conservation needs of the place both in the short term as a ruined place and over the longer life of the site with other functional and technical requirements for the place.*

Essentially, this means that the following measures are likely to be required

- Stabilise the ruins, which may include propping unstable brick walls with steel or hardwood framing, fixing a metal capping on to soft unstable walls, removing privet growth, stacking recoverable building materials such as sand stock bricks, roofing

beams, pressed metal samples and any loose remains of joinery in a safe shelter somewhere on the larger site;

- Replant the gaps in the main avenue of trees to match the known group of species used;
- Opportunities for interpretation on site should be limited if the site is to be a private residential site.

If you have any questions about this statement, please contact Brad Vale at this office.

Yours faithfully,  
NBRS+PARTNERS

A handwritten signature in black ink that reads "Robert Staas". The letters are cursive and somewhat stylized, with the 'R' and 'S' being particularly prominent.

ROBERT STAAS  
Director / Heritage Consultant