

CONSERVATION MANAGEMENT PLAN &
HERITAGE IMPACT STATEMENT
FOR PIPE KILN
AT FORMER BRICKWORKS.

SUTHERLAND YARD,
PUNCHBOWL BRICK & TILE CO. LTD,
PRINCES HIGHWAY, OAK ROAD
& FLORA STREET,
KIRRAWEE, N.S.W.



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Archaeology • History • & Heritage

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For
Henroth Investments Pty Ltd.

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Client: Mr. Daniel Maurici and Mr. Garry Brown, Henroth Pty Ltd.

ABBREVIATIONS

Bk	Book
C T	Certificate of Title
DP	Deposited Plan (LTO)
LTO	Land Titles Office
LTOD	Land Titles Office, Deed
ML	Mitchell Library
No	Number
<i>SMH</i>	<i>Sydney Morning Herald</i>
SRNSW	State Records, New South Wales

EXECUTIVE SUMMARY.

This conservation management plan and heritage impact statement has been prepared in support of an application for Concept Plan approval under Part 3A of the Environmental Planning and Assessment Act at 566-594 Princes Highway, Kirrawee, otherwise known as the former Kirrawee Brick Pit (Reference MP 10_0076). The application seeks approval for a mixed use development comprising residential, retail and commercial uses and building envelopes of between 5 and 15 storeys. The proposal also involves basement car parking and includes commuter parking, landscaping, services and the provision of a major new public park. Specifically, this report addresses issue number 15 Heritage, as detailed in the Director General's Requirements (DGR's) issued by the Department of Planning on 24 August 2010.

The former brickworks at Kirrawee is listed as a heritage item on the Sutherland LEP,¹

The Sutherland Brick Company opened in 1912. It went into liquidation in 1917 and was sold in 1918 to Refractory Bricks Limited. The latter company only produced firebrick.

The brickyard was sold to the Punchbowl Brick & Tile Company in 1927. It became the Sutherland Yard of that company. The new owners extended production into pipes, tiles and pottery.

The most likely date for the construction of Pipe Kilns 3, 4 and 5 is between 1927 and 1930, as shown in the 1930 aerial photograph (Figure 2.5). Pipe Kilns 1 and 2 were constructed between 1951 and 1961.

An assessment report on the former brickworks at Kirrawee was originally prepared in January 2002 for Planning NSW.²

A more detailed assessment report was prepared in October 2007, after the site had been sold to private owners.³

¹ Information and listing sheets provided by Ms Kylie Fairhall, Sutherland Council.

² Edward Higginbotham & Associates Pty Ltd. Archaeological assessment of former brickworks (Kirrawee Living Centres Project) Princes Highway, Oak Road & Flora Street, Kirrawee, NSW. Planning NSW. 2002.

This second assessment report was used to obtain an excavation permit for the excavation of five of the pipe kilns. The excavation permit was approved by the Heritage Branch, Department of Planning, on 21 November 2007 (Application 2007/S140/019).

The purpose of the archaeological excavation was to reveal the surviving condition of Pipe Kilns 1-5. The excavation revealed that the earlier pipe kilns, Pipe Kilns 3-5, are poorly preserved. Pipe Kiln 4 has been totally removed and replaced by a down draught brick kiln. The brick apron around Pipe Kilns 3 and 5 provides an insight into the appearance of the brickyard with pipe kilns surrounded by brick working floors.

Only the later pipe kilns, Pipe Kilns 1 and 2, survive to just below finished floor level, exposing the underfloor flue arrangement. Of these two kilns, Pipe Kiln 1 is the best preserved and clearly demonstrates the workings of a pipe kiln.

The archaeological investigation also revealed other aspects of pipe kiln technology, including the range of bricks and firebricks used, together with fragments of kiln furniture, indicating that the works produced up to 24 inch diameter pipes, usually the largest produced using this technology.⁴

Conservation Options.

A Heritage Impact Statement was prepared in January 2009 for proposed redevelopment.⁵ The report considered three principal options for the conservation of Pipe Kiln 1, together with the conservation of the brick pit itself. Other aspects of

³ Edward Higginbotham & Associates Pty Ltd. Historical and archaeological assessment of former brickworks, Princes Highway, Oak Road and Flora Street, Kirrawee, NSW. Restifa & Partners Pty Ltd & Kirrawee Centre Pty Ltd. October 2007.

⁴ Edward Higginbotham & Associates Pty Ltd. Report on the archaeological excavation of five Pipe Kilns at Former Brickworks. Sutherland Yard, Punchbowl Brick & Tile Co. Ltd, Princes Highway, Oak Road & Flora Street, Kirrawee, N.S.W. Restifa & Partners Pty Ltd & Kirrawee Centre Pty Ltd. January 2009.

⁵ Edward Higginbotham & Associates Pty Ltd. Heritage Impact Statement. Conservation Options for Pipe Kiln at Former Brickworks. Sutherland Yard, Punchbowl Brick & Tile Co. Ltd, Princes Highway, Oak Road & Flora Street, Kirrawee, N.S.W. Restifa & Partners Pty Ltd & Kirrawee Centre Pty Ltd. January 2009.

brick manufacturing technology were considered to be well preserved on other sites in Sydney. The demolished remains of these other brick kilns were not considered worthy of conservation.

There are three principal options for the conservation of Pipe Kiln 1, the best preserved of the five pipe kilns excavated in January 2008. The three options are summarised as follows:

Option 1. Conservation in situ.

Option 2a. Dismantle and reconstruct in adjacent park, former brick-pit.

Option 2b. Dismantle and reconstruct in part in adjacent retail centre.

Option 3. Interpretation and display alone.

Option 1. Conservation in situ and recommendations.

The current development proposal originally envisaged the careful dismantling of Pipe Kiln 1 and its reconstruction in the adjacent park, part of the former brick pit (Option 2a). This proposal was revised to allow for the conservation of Pipe Kiln 1 in situ, together with the retention of part of the former brick pit (Option 1).

Option 1 complies with the ICOMOS Burra Charter and is the recommended outcome for this site. It ensures that the significance, fabric and authenticity of Pipe Kiln 1 and its setting is retained.

The twin chimneys of the Kirrawee Brickworks were a landmark, until demolished in 1975. The proposed development should respect this former landmark in its design and appearance as a gateway to Sutherland.

The detailed arrangements for conservation, interpretation and display should be prepared in the form of an Interpretation Plan.

An archaeological monitoring programme for the removal of fill layers during redevelopment should be undertaken to recover significant relics for interpretation and display.

Work to conserve Pipe Kiln 1 should be undertaken by persons with the relevant skills and trades, for example, archaeologist, engineer and person with skills in pipe kiln construction and repair.

See Chapter 10 for recommendations in detail.

1 INTRODUCTION.

1.1 Background.

An assessment report on the former brickworks at Kirrawee was originally prepared in January 2002 for Planning NSW.⁶

A more detailed assessment report was prepared in October 2007, after the site had been sold to private owners.⁷ This second assessment report included additional historical research and selective comparative analysis, enabling the significance of the site to be more precisely defined. The report found that other aspects of brick manufacturing technology were well preserved on other sites in Sydney. Therefore the demolished remains of these other brick kilns at Kirrawee were not considered worthy of conservation. This assessment allowed the recommendations for archaeological excavation to be refined, so as to focus on determining the surviving condition of the pipe kilns and their potential for conservation, interpretation and display.

This second assessment report was used to obtain an excavation permit. The excavation permit was approved by the Heritage Branch, Department of Planning, on 21 November 2007 (Application 2007/S140/019).

The excavation of the sites of 5 potential pipe kilns was completed between 15 and 23 January 2008.⁸ As a result of the excavation it was found that only two of the pipe kilns (Pipe Kilns 1 and 2) survived almost to finished floor level. Of these two pipe kilns, Pipe Kiln 1 was best preserved.

As a result of the archaeological excavation, a heritage impact statement was prepared to assess the impact of the proposed development. The interpretation and display

⁶ Edward Higginbotham & Associates Pty Ltd. Archaeological assessment of former brickworks (Kirrawee Living Centres Project) Princes Highway, Oak Road & Flora Street, Kirrawee, NSW. Planning NSW. 2002.

⁷ Edward Higginbotham & Associates Pty Ltd. Historical and archaeological assessment of former brickworks, Princes Highway, Oak Road and Flora Street, Kirrawee, NSW. Restifa & Partners Pty Ltd & Kirrawee Centre Pty Ltd. October 2007.

⁸ Edward Higginbotham & Associates Pty Ltd. Report on the archaeological excavation of five Pipe Kilns at Former Brickworks. Sutherland Yard, Punchbowl Brick & Tile Co. Ltd, Princes Highway, Oak Road & Flora Street, Kirrawee, N.S.W. Restifa & Partners Pty Ltd & Kirrawee Centre Pty Ltd. January 2009.

options for Pipe Kiln 1 and the partial retention of the brick pit became the focus of heritage conservation and management on the site(Figure 1.2).⁹

This revised conservation management plan and heritage impact statement was commissioned by Henroth Investments Pty Ltd on 25 August 2010.

1.2 Brief.

The purpose of this report is to assess the options for the conservation, interpretation and display of Pipe Kiln 1 and the partial conservation of the brick pit of the former Brickworks at Kirrawee, within the context of the proposed redevelopment of the site.

The client, Henroth Investments Pty Ltd, is seeking approval for the project from the Minister for Planning under Part 3A of the *Environmental Planning and Assessment Act, 1979*.

1.3 Location of site.

The study area, namely the former brick pit, is bounded by Princes Highway on the north, Oak Road on the west, Flora Street on the south and by other properties on the east (Figure 1.1). The former brickworks is DP 589977, Lots 1 and 2.

1.4 Heritage Listings.

The former brickworks at Kirrawee is listed as a heritage item on the Sutherland LEP,¹⁰

1.5 Study methodology and limitations.

⁹ Edward Higginbotham & Associates Pty Ltd. Heritage Impact Statement. Conservation Options for Pipe Kiln at Former Brickworks. Sutherland Yard, Punchbowl Brick & Tile Co. Ltd, Princes Highway, Oak Road & Flora Street, Kirrawee, N.S.W. Restifa & Partners Pty Ltd & Kirrawee Centre Pty Ltd. January 2009.

¹⁰ Information and listing sheets provided by Ms Kylie Fairhall, Sutherland Council.

This report has been prepared in accordance with standard guidelines, including:

J. S. Kerr's The Conservation Plan.
The ICOMOS Burra Charter.
Heritage Office and Department of Urban Affairs and Planning. 1996.
Statements of Heritage Impact.
Heritage Office and Department of Urban Affairs and Planning. 1996.
Conservation Management Documents.
Heritage Office and Department of Urban Affairs and Planning. 1996.
NSW Heritage Manual.
Heritage Office and Department of Urban Affairs and Planning. 1996.
Archaeological assessments.
Heritage Office and Department of Urban Affairs and Planning. 1996.
Heritage Assessments.
NSW Heritage Office. 2000. Assessing Heritage Significance. A NSW
Heritage Manual Update.

1.6 Author identification.

This report was prepared by Dr. Edward Higginbotham. Historical research was completed by Terry Kass, historian, and forms Chapter 2 of this report, together with Bibliography and Appendices.

Terry Kass and Edward Higginbotham jointly undertook the research on other pipe kilns in the Sydney Metropolitan Area (Section 4.7).

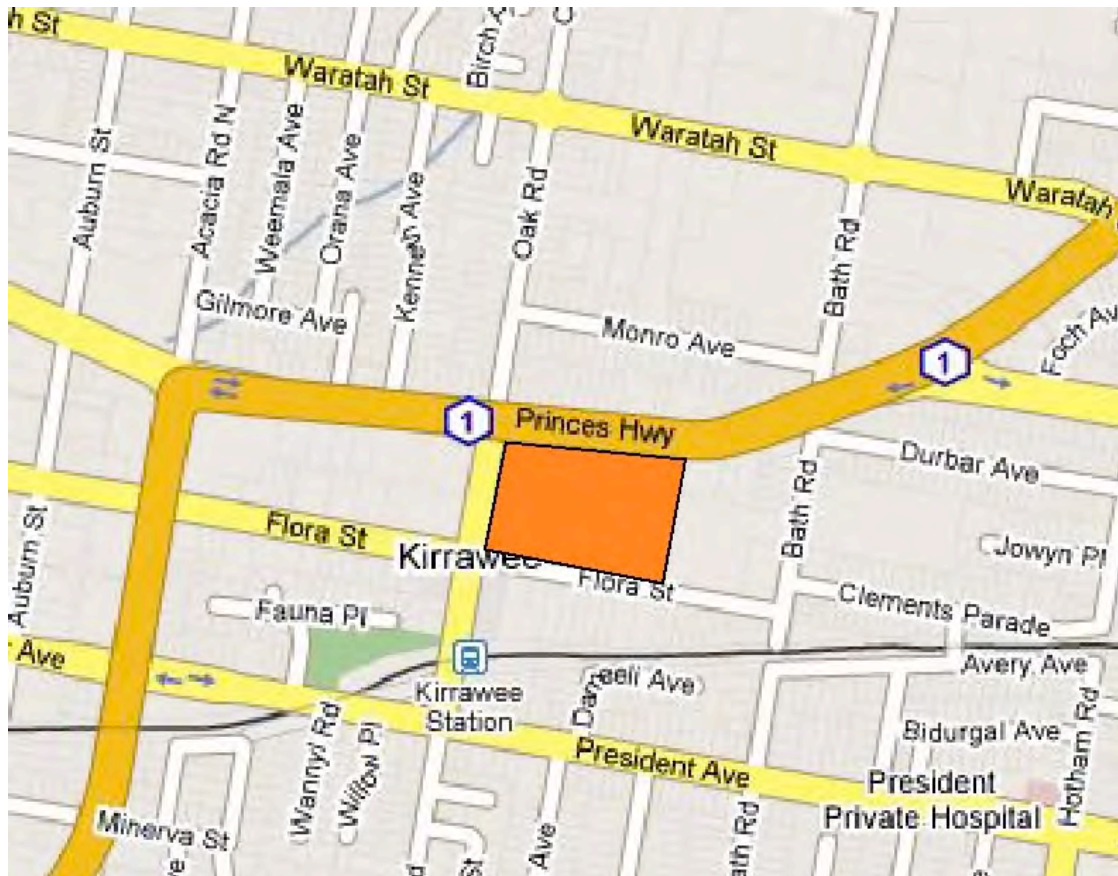


Figure 1.1 Location plan, former brickworks, Kirrawee.

Source. <http://maps.google.com/>

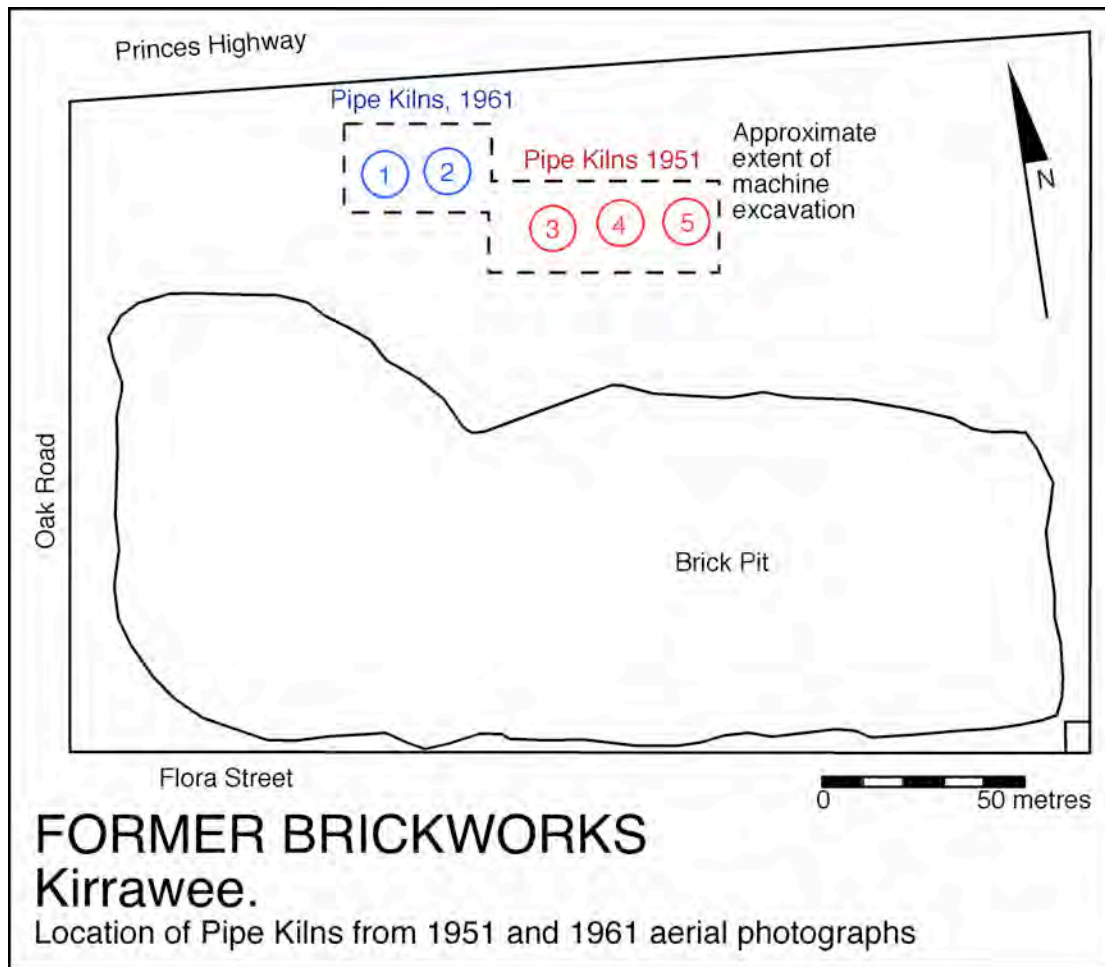


Figure 1.2. Site plan, showing the location of Pipe Kilns 1-5.