

*Chifley Home*  
10 Busby Street, Bathurst

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**CONSERVATION MANAGEMENT PLAN UPDATE**  
for  
**BATHURST REGIONAL COUNCIL**



Prepared by

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Final report, November 2019

Cover Page Images:

Top: Chifley Home, Chifley Collection, BDHS archives (undated, possibly early 1900s)

Bottom: Bell Brendan, 1996 – Source: National Library of Australia

<https://nla.gov.au:443/tarkine/nla.obj-143025702> Chifley Home (house museum)

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## EXECUTIVE SUMMARY

Chifley Home, the former residence of Joseph Benedict (Ben) Chifley and his wife Elizabeth Chifley is significant for its associations with the former Prime Minister (1945–49) and his wife, who lived in this modest cottage, for their entire married life.

The cottage is owned and managed by the Bathurst Regional Council (BRC) as a house museum. The adjacent semi-detached terrace at 12 Busby Street, purchased in 2008 by BRC has been redeveloped as the Education Centre, which provides space for exhibitions, audio-visual displays, and provides amenities for staff and visitors.

Chifley Home is listed on the BRC's Local Environmental Plan (LEP) and is part of the Bathurst Conservation Area. Chifley Home is listed on the State Heritage Register (SHR) for its state heritage values. Chifley Home and the Education Centre are identified in the Streetscape Rating Map for Bathurst as 'contributory'. The Education Centre at 12 Busby Street is not listed on BRC's LEP.

The house demonstrates the frugal nature of Chifleys' domestic lifestyle—a lifestyle that helped project an image of Ben Chifley as a 'plain man'. The house provides evidences of domestic life in a regional town with mass-produced furnishings, home made decorations, domestic gardens and yards and for its location in the working class, blue-collared 'Milltown' area of South Bathurst. The house is demonstrative of the austere life led by the Chifleys, with no additional comforts added despite holding the highest office in the country. The original collections of furniture, furnishings, books, photographs and other memorabilia contained in the house, provide evidence for associations with the Chifleys.

The house is of social significance for the people of Bathurst, the state of New South Wales and potentially to all of Australia, who continue to hold Ben Chifley in high regard for his leadership of the country during the very difficult, early post-war years. The house is the only known example of a house occupied by a Labor prime minister in New South Wales, and is able to demonstrate the occupancy of the prime minister, and the associations of that prime minister with his lifestyle, political views and projected image. The house establishes the love of gardening of the Chifleys and the beautiful flowers they grew, and in helping understand domestic life in the inter-war era.

The house and its role as a house museum is of significant research potential in understanding the domestic life in the inter-war years and in understanding the political history of Australia, through the life of Mr Chifley. The museum is demonstrative of the development of house museums, a twentieth century phenomenon.

The house is a rare example as the residence of an Australian Prime Minister, which is an intact record of his domestic life and exists in an almost unchanged form, since the death of Mrs Chifley and later her companion Mrs Clark, in its continued use as a house museum.

The former Chifley Home is of historic, associational, social, research potential and rarity values at the state level and is of aesthetic and representative values at the local level.

This Conservation Management Plan (CMP) has validated the established significance of Chifley's home and has identified a set of policies for its long-term conservation and management. At the request of BRC, this document has also examined the significance of 12 Busby Street and has identified that the house, now modified, as the Education Centre does not meet the threshold for SHR listing. The house maybe added to the LEP for its association with the Chifley museum, and its contribution to the setting of the Chifley Home, and the streetscape. The various policies identified as part of this CMP are as follows:

**Recommendation 1**

*The conservation management plan and the statement of significance set out in Section 5.3 should be used as the basis for the future management of the Chifley Home with the recognition that property is maintained as a 'house museum' and that the Chifley Home and its collection are kept together.*

**Recommendation 2**

*A formal steering committee should be established to manage the site and a single person from the organisation ultimately owning/developing the site should be nominated by title or position to be responsible for implementation of the Conservation Management Plan.*

**Recommendation 3**

*Bathurst Regional Council, as the owner should consider and adopt this CMP, the statement of significance, the conservation policies and recommendations.*

**Recommendation 4**

*Bathurst Regional Council should nominate Chifley Home for National listing.*

**Recommendation 5**

*The active support of relevant authorities, particularly Bathurst Regional Council should be sought to achieve retention of key views to and from the former Prime Minister Ben Chifley's residence.*

**Recommendation 6**

*The Chifley Home Museum should be continued to be used as a museum and the Education Centre at 12 Busby Street should be continued to be used as an education centre to support the activities of the house museum, allowing a space for exhibitions, interpretation and sale of souvenirs and for the provision of public amenities.*

**Recommendation 7**

*A LEP heritage curtilage boundary adjustment should be considered to include 12 Busby Street (wholly or partially) and the preparation of management strategies that would allow works to 12 Busby Street that are required for the maintenance and upkeep of the non-significant areas, provided, they do not impact on the heritage significance of Chifley Home. Alternatively 12 Busby Street could be listed separately on the LEP for its local heritage significance.*

**Recommendation 8**

*Fabric of exceptional and high significance should be conserved. Chifley Home, kitchen, bathroom, laundry, shed and garden to be conserved including all the areas identified in this report as of Exceptional and High significance.*

*Fabric of moderate significance should be conserved, but may be modified if information is available to allow a more accurate reconstruction of these elements (e.g. vacant lot).*

*All intervention to the fabric of Chifley Home should be based on the identified levels of significance. While most physical interventions and the fabric to be conserved should be limited, provisions should be made for emergency conservation.*

**Recommendation 9**

*In case any emergency conservation or intervention is required, all possible attempts to minimise the impact on the heritage significance of the place should be made and the process documented.*

*Any original or significant fabric removed should be fully documented and retained for later conservation or research*

*All conservation works including research, material conservation, adaptation, reconstruction should be in accordance with professional standards and adopt current best practices*

**Recommendation 10**

*A Maintenance Strategy should be developed by BRC to ensure the long-term conservation of Chifley Home. The maintenance strategy should include strategies for regular maintenance, monitoring and prioritised works to Chifley Home and Education Centre, when required. The strategy should identify key personnel responsible and include a periodical revision to update the issues related to 'on-going' maintenance.*

**Recommendation 11**

*The damp levels in the kitchen and the study needs to be monitored. The source of damp needs to be identified and located, prior to carrying out any conservation works. This should involve an investigation of sub floor areas and ceiling spaces to understand the cause of the problem. In the interim, a suitable sacrificial render could be used to extract the damp and the salt from the walls.*

**Recommendation 12**

*Regular maintenance works include cleaning gutters, checking down pipes and checking underfloor ventilation and providing additional ones, if necessary. The build up of ground level should be checked and lowered where required, in particular in the rear verandah area, where the vent is partially covered. Sub floor inspection will help clarify the state of the other vents. In carrying out sub floor inspections, sufficient precautions should be taken to avoid damage to the original floor furnishings.*

*The concreted areas outside the cottage should be repaired and a 30–50 cm gap created externally, along the walls, to allow for the moisture to escape through the ground covered with suitable material for water to drain and not get trapped in the walls. Technical information sources provided in this report should be referred to.<sup>1</sup>*

*Permeable paints should be used for 'maximum breathability' after the damp issues have been resolved.*

*All the doors and windows should be regularly monitored and maintained.*

**Recommendation 13**

*The gap between the verandah roof and the wall should be fixed. Once the gap is closed, and the potential water damage is fixed, the render can be repaired. Repair of render should follow a mortar specification based on the existing fabric.*

**Recommendation 14**

*The hairline cracks identified above the doors and windows of the terraces should be monitored periodically (Figure 129). The possible reasons should be identified prior to carrying out any conservation works.<sup>2</sup>*

**Recommendation 15**

*The garden beds should be maintained and looked after. Pruning, weeding, mowing the lawn and all other tasks required for the maintenance of the garden should be carried out on a regular basis.*

**Recommendation 16**

*The clothesline needs immediate attention. The vertical post closest to the fence is leaning outwards and needs to be fixed. The base should be investigated and if rotten, attempts should be made to replace the damaged sections. Support should be provided below ground to correct the leaning of the timber post. The horizontal lines should be tightened or propped up, whichever option is easier and least invasive. If props are to be*

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<sup>1</sup> City of Freemantle, "Heritage Building Conservation Technical Advice Sheet 5—Dealing with dampness in old walls," accessed 20 July, 2019, [www.fremantle.wa.gov.au/cityservices/planning/conservationandcareofheritagebuilding](http://www.fremantle.wa.gov.au/cityservices/planning/conservationandcareofheritagebuilding)

<sup>2</sup> Heritage Council of New South Wales, "Cracking of buildings due to shrink/swell in clay soils," accessed 20 July, 2019. <https://www.environment.nsw.gov.au/heritage/publications/>

*used, care should be taken to replicate a traditional prop that would have been used during the Chifley period.<sup>3</sup>*

**Recommendation 17**

*The risk assessed and the recommendations provided in the Hazardous Material Survey report should be considered. High risks identified should be addressed immediately. Periodical review should be carried out, as per the recommendation of the report, if the risk is high, medium or low. Access to sub floor and ceiling spaces should be made available for a more accurate hazardous material survey and assessment.*

**Recommendation 18**

*An assessment of the archaeological sensitivity of the sub-surface areas of the site should be prepared at an early stage.*

*Intervention to allow for conservation works should be permitted. This includes taking samples where necessary to guide conservation work.*

**Recommendation 19**

*Samples of original material maybe collected to understand the severe paint and plaster peeling in the walls.*

*Removal of mortar selectively maybe permitted in areas that have been severely impacted by the salt levels and efflorescence.*

*Providing access to sub-floor space to allow periodic inspections for pests and/or termites.*

**Recommendation 20**

*No additions should be allowed on the northern elevation of both 10 and 12 Busby Street.*

**Recommendation 21**

*No new partitions to be made on the inside of the Chifley Home or the out buildings*

*No new openings in the internal walls should be allowed and no removal of original fabric that provides evidence of original use should be allowed*

**Recommendation 22**

*Repair of material where essential should be allowed, such as local replacement of floorboards that have been damaged*

**Recommendation 23**

*No new buildings to be allowed in the existing property at 10 Busby Street and the vacant lot adjacent.*

**Recommendation 24**

*No modifications should be allowed to the front of Education Centre at 12 Busby Street. Minimal modifications that cause little or no impact to Chifley Home may be permitted to the rear of 12 Busby Street.*

*Modifications to the rear garden area of 12 Busby Street may be allowed to provide seating for visitors. Landscaping and planting of the space with plants from the Chifley period should be considered.*

*The use of the vacant block for access with the ramp and the interpretation panels are appropriate. The space could be further enhanced by planting with flowers reminiscent of*

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<sup>3</sup> Heritage NSW, "The Maintenance Series, Information 5.1—Wood preservation," accessed 20 July 2019. <https://www.environment.nsw.gov.au/heritage/publications/>



*the inter-war year domestic gardens, provided the landscaping is kept low to interpret the block as vacant, as used by the Chifleys.*

**Recommendation 25**

*Prior to any works, a photographic archival record and possibly a video record should be prepared.*

**Recommendation 26**

*Records pertaining to the site, including contemporary drawings, the video recommended above, photographs and this Conservation Plan should be lodged with the Bathurst Regional Council's library and local studies collection.*

**Recommendation 27**

*Investigations should be pursued regarding the possibility of improving the understanding of its past use as a former Prime Minister's residence. Of interest would be interpretation that allows a visitor to understand the lifestyle of the Chifley period and contemporary political and social history (e.g. Milltown, workers' neighbourhood)*

*Interpretation related to the garden and planting of species favoured by the Chifleys would help re-interpret the garden during the Chifley period. The dahlias named after the Chifleys should be sourced and planted in the garden, along with the other plants favoured by the Chifleys.*

**Recommendation 28**

*On site signage and interpretation, drawing attention to the history of the site should be provided in the long term.*

**Recommendation 29**

*No contents of the former Chifley Home should be removed or destroyed until plans for their future have been determined. These include all the furniture, furnishings, books, house objects and memorabilia.*

**Recommendation 30**

*Chifley Home is open for visitation on Saturdays, Sundays and Mondays every week. The person responsible for Chifley Home maintenance should visit the home at regular intervals to monitor the temperature and humidity and keep doors open to allow for air circulation. Doors and windows should also be checked regularly for ease of opening.*

**Recommendation 31**

*Strategies to reduce the wear and tear of original carpets and floor finishing in the Chifley Home should be worked out. Solutions should be trialled before identifying the best mechanism to protect the existing floor finishes.*

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## 1.0 INTRODUCTION

### 1.1 BACKGROUND

This Conservation Management Plan (CMP) has been prepared at the request of the Bathurst Regional Council (BRC). Chifley Home, at 10 Busby Street is the former home of Joseph Benedict Chifley, former Prime Minister of Australia (1945–49) and his wife, Elizabeth Chifley.

The brief required that the CMP update for Chifley Home also assess the built fabric of the Chifley Education Centre at 12 Busby Street and include management strategies for this terrace, owned by BRC since 2008.

### 1.2 LOCATION OF SITE

Chifley Home at 10 Busby Street is operated by BRC as a house museum, and the adjacent property at 12 Busby Street is used as the Education centre and exhibition space. The location of the site is illustrated in Figure 1.



Figure 1 Aerial photograph showing the location of Chifley Home & Education Centre at 10 & 12 Busby Street, South Bathurst (source: <https://maps.six.nsw.gov.au> imagery dated 14 April 2014)

The property consists of the semi-detached Victorian Italianate terrace of Chifley Home and the adjacent vacant block, which provides a ramp for disabled access from Busby Street to Logan Street, where the entry to the museum is located. The adjacent 12 Busby Street, a mirror image of the Chifley Home, is used as an education centre which provides amenities for visitors, interpretation and exhibition space. Chifley Home includes the historic residence, garage/shed, laundry, toilet and kitchen building and the access ramp as evident in the Figure 1.

Chifley Home and the vacant block adjacent are at Lot 1 DP 870728, and the Education Centre at 12 Busby Street is at Lot 1 DP 799511.

### 1.3 METHODOLOGY

The CMP follows a standard format/methodology, as recommended by the *Heritage Manual* prepared by Heritage NSW. These include the guidelines for the preparation of conservation plans set out in *The Conservation Plan* (Kerr 2013); and the principles provided in the *Australia ICOMOS Burra Charter*, adopted in 2013 by Australia ICOMOS to assist in the conservation of heritage places.

A number of documents prepared for the Chifley Home have been used in the preparation of this CMP.



- *Plan for the management of Chifley Cottage*, 1998 by Dr R McLachlan, McGregor & McGregor and Sam Malloy (referred to as the 1998 report in this document). The 1998 report provides a comprehensive history of the site and the recommendations provided in this report, allowed for the initial conservation of the Chifley Home and its collection.
- Assessment prepared for the State Heritage Register (SHR) listing of Ben Chifley's House, gazetted in 2002.
- *Chifley Home Management Plan* prepared by BRC in 2003–2004 (referred to as the 2003–04 CHMP). This management plan, with its principles embedded in the 1998 report, provided management strategies for the house museum and its collections. The collections management policies provided include detailed strategies on daily operations, collections-acquisition, inventorying, storage, loans and policies including emergency procedures. The 2003–04 CHMP provided a number of marketing strategies, options for further research, development and facilities management.
- A generic museum collections management policy was formally adopted by the BRC on 18 May 2016 and is used to inform the management and development of all the different museums and art collections owned and managed by BRC.
- Hazardous Materials Survey Report, 2017. Chifley Home was surveyed for asbestos containing materials, polychlorinated biphenyls, lead containing paints, synthetic mineral fibre and lead containing dusts in the ceiling spaces. The risk assessment provided, outlines the recommendations that should be considered while carrying out any works to Chifley Home and the Education Centre. The survey was carried out in accessible parts of the building only, and did not include the ceilings, sub-floors and in locations above 3 metres height.
- Values and decision-making in Historic House Conservation: Developing a Conservation Plan for the Floor Coverings at Chifley Home, Bathurst, NSW. Student work, prepared by Victoria Thomas, as part of a master's degree research project at the Centre for Cultural Materials Conservation, Melbourne, assessed the floor coverings in Chifley Home and their significance against the NSW Heritage Council's assessment criteria. The study concluded that the floor coverings contributed to the historical, associational and aesthetic values of the property.

The principal purpose of this CMP is to survey and assess the former Chifley Home and its outbuildings at 10 Busby Street, Bathurst; to review the heritage significance identified in the 1998 report and to review the established heritage values of the place; and to provide guidance, in the form of policies and guidelines on the conservation and treatment of the significant elements. In addition, the building fabric of 12 Busby Street is to be assessed and policies and guidelines are to be provided for its management.

The following matters are addressed in this report:

- Historical background (Chapter 2)
- Physical survey and analysis (Chapter 3)
- Comparative analysis (Chapter 4)
- Assessment of cultural significance (Chapter 5)
- Constraints, Issues and Opportunities (Chapter 6)
- Development of Conservation Policies (Chapter 7)
- Conservation Policy (Chapter 8)

## 1.4 SCOPE OF WORKS

The following scope of works were included in brief provided by BRC:

- The Plan for the Management of 'Chifley Home' (prepared by McLachlan, Malloy, McGregor and McGregor, dated Jan 1998) has compiled an extensive history of the site. This may need to be updated to the current day.
- A Management Plan for 'The Chifley Home' has previously been prepared relating to the operations of the site as a house museum operated by Bathurst Regional Council.
- A review of the physical evidence and conservation policies are required to be updated to include the site as a whole, inclusive of 12 Busby Street. The update should include, but is not limited to addressing the following works:
  - Best method/s to address issues of rising and/or falling damp in all external walls.
  - Restoration of brickwork damage caused by rising damp.
  - Repairing all external render, in particular the north east corner of 10 Busby Street.
  - Opportunities to improve ventilation.
  - Repainting program for the whole site.
  - Ongoing maintenance of windows and doors.
  - Ongoing floor and sub-floor maintenance, taking into consideration sensitive floor furnishings.
  - Condition and ongoing maintenance of roof water system down pipes and gutters.
  - Condition and ongoing maintenance of rear shed and external structures.
  - Condition and ongoing maintenance of concrete access ways, footpaths and garden features.
  - Garden research, planning and ongoing maintenance.
  - Evaluation of external rear clothes line, opportunities to reduce risk of injury.
  - Correct maintenance of external fences and gates.
  - Maintenance of original services.
  - Opportunities to increase usability of Education Centre (12 Busby Street) rear yard, including site levelling.
  - Opportunities for works, improvements and interpretation on adjacent block (8 Busby Street).
- The updated CMP should include a schedule of priority works to be undertaken.
- The updated CMP is to focus on the built fabric, not moveable heritage or internal fabric associated with the site.
- The consultant is to provide relevant recommendations with respect to the following:
  - Recommend management policies through which future decisions on conservation are to be made (for example a steering committee).
  - Outline the necessary approval procedures to allow the works listed above to be carried out. Identify where approval from the OEH is required and where exemptions can be granted.

- Include a maintenance strategy or give guidance on the need for a specialised ongoing maintenance strategy to be developed in a separate plan of management.

## 1.5 LIMITATIONS

This CMP addresses the historic significance of the site. While the CMP aims to be as comprehensive as possible, it has been limited by the following constraints.

- Investigations with regards to the Aboriginal or historical archaeology are not covered in this CMP.
- The CMP addresses the built fabric of Chifley Home, garden and adjacent vacant lot, but does not address the moveable heritage items or the internal floor coverings of the house.
- Building assessment and maintenance strategies for the Education Centre at 12 Busby Street are provided, but this building is not identified as a heritage item in the SHR assessment or the BRC's Local Environmental Plan.
- The CMP relies primarily on the historical background provided in the 1998 report and the State Heritage Register (SHR) assessment. Additional online research was carried out to substantiate the garden history.
- The CMP relies on BRC's generic Collection Management Policy adopted in 2016 for managing the Chifley Home collections.
- Physical condition assessment is based on visual inspection only.
- No inspection was carried out in the ceiling/roof spaces and sub-floor areas, as access was not readily available.

## 1.6 HERITAGE STATUS

Chifley Home at 10 Busby Street including the adjacent vacant lot is listed as a heritage item on the Bathurst Regional Local Environment Plan 2014 (I246). The site is also part of the Bathurst Conservation Area C1 (Figure 2, Figure 3, Figure 4).

12 Busby Street is not listed as a heritage item on the BRC's LEP, but it is located within the Bathurst Conservation Area C1. It is also identified as 'contributory' in the Bathurst Streetscape Rating Map (Figure 2, Figure 3, Figure 4).

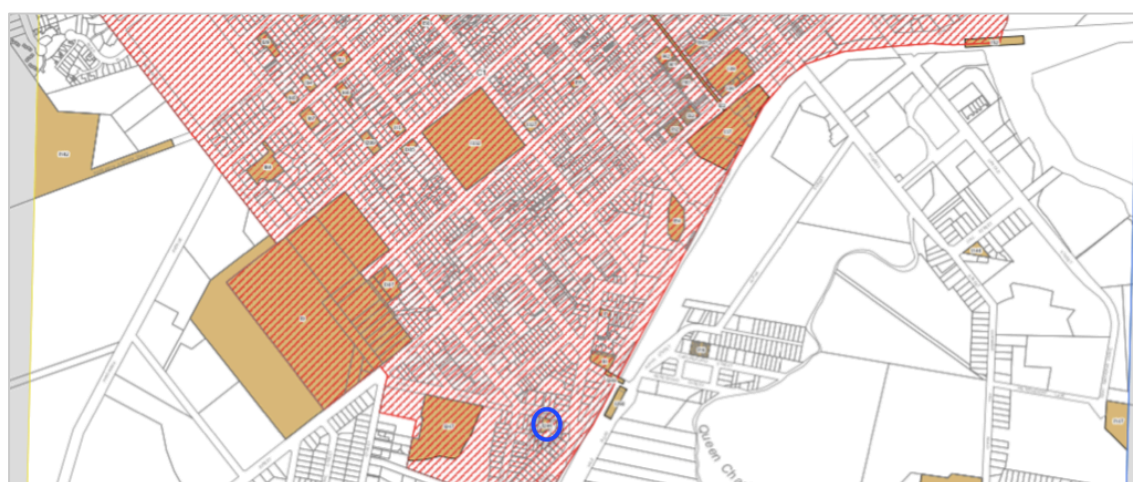


Figure 2 Heritage Map showing 10 Busby Street (I246-indicated) and Bathurst Conservation Area C1 (Source: BRC LEP, Heritage Map 0470\_COM\_HER\_011BB\_010\_20160602.pdf, accessed 5 May 2019)

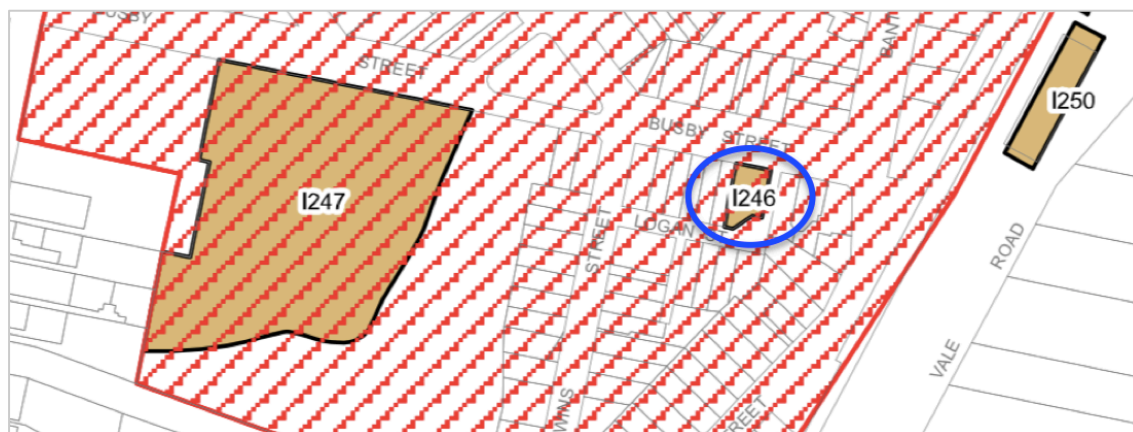


Figure 3 Detail view of the heritage Map showing 10 Busby Street (I246- indicated) (Source: BRC LEP, Heritage Map 0470\_COM\_HER\_011BB\_010\_20160602.pdf, accessed 5 May 2019)

Figure 4 below illustrates the streetscape rating for Bathurst Conservation Area. 10 and 12 Busby Street have been identified as contributory items to the conservation area as identified in the map.



Figure 4 Detail view of the Bathurst Streetscape Rating Map showing Busby Street. 10 and 12 Busby Street coloured blue and numbered 1 (indicated) are identified as contributory items to the Bathurst Conservation Area (Source: Bathurst Streetscape rating map available at <https://www.bathurst.nsw.gov.au/apply-for-development/49-building-development/heritage.html>, accessed on 13 August 2019)

Ben Chifley's House is listed as an item of significance on the State Heritage Register (SHR 01657) in 2002. The SHR curtilage of the item includes Ben Chifley's residence and the adjacent vacant lot (to the east of the property). Refer to Figure 5 for the SHR curtilage.





Figure 5 SHR curtilage for Ben Chifley's House listing (SHR 01657) (Source: SHR curtilage, available at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051590> accessed 10 May 2019)

## 1.7 AUTHOR IDENTIFICATION

This report is prepared by Dr Senthilpavai Kasiannan, who is a qualified heritage expert and advisor with built heritage expertise, an international member of Australia ICOMOS and is listed on the Heritage Office (NSW) "Heritage Consultants List".

All photographs are by the author unless otherwise stated.

## 1.8 DEFINITIONS

Definitions and terminology used in this report are based on The Burra Charter and are as follows:

**Place** means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

**Cultural significance** means aesthetic, historic, scientific or social 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.

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

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

**Maintenance** means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

**Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration.

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

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

**Adaptation** means modifying a place to suit the existing use or a proposed use. Associations mean the special connections that exist between people and a place.

**Use** means the functions of a place, as well as the activities and practices that may occur at the place.

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

**Setting** means the area around a place, which may include a visual catchment.

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

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

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

In addition, the following definitions are also noted:

**Deposit** (or “archaeological deposit”) means soils, fills or other layers associated with the development of the place that are not structural. Deposits may contain artefacts.

**Feature** (or “archaeological feature”) means structural remains of building and works.

**Relic** (also “archaeological relic”) means "relic" means any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance.

In addition, the following abbreviations are used in this report:

CMP – Conservation Management Plan  
LPI – Land and Property Information  
BRC – Bathurst Regional Council  
BCC – Bathurst City Council  
LEP – Local Environmental Plan  
DCP – Development Control Plan  
BDHS – Bathurst District Historical Society  
SHR – State Heritage Register  
HOD – Heritage Office Database  
ALP – Australian Labor Party  
CHMP – Chifley Home Management Plan  
DPC – Department of Premier and Cabinet  
OEH – Office of Environment and Heritage

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## 2.0 HISTORICAL BACKGROUND

This section provides the historical background for understanding the former Chifley Home in the regional context of Bathurst. This CMP has adapted the historical information provided in the 1998 report and the SHR assessment of the property, and substantiated with new information and references, where available.

### 2.1 INDIGENOUS CONNECTIONS<sup>4</sup>

Prior to European settlement, Wiradjuri people occupied the Bathurst region. They occupied the Macquarie River area on a seasonal basis. Initially, European intrusion into Wiradjuri country was restricted on the orders of Governor Macquarie. From the early 1820s these restrictions were removed and the focus of the settler attention was on areas favoured by the indigenous people; causing the dislocation of the Wiradjuri with the arrival of pastoral settlers and their herds in greater numbers, culminating in open conflict in 1823 and 1824. By 1840s there was widespread dislocation of the Aboriginal people. Further destruction to the indigenous population was caused due to disease, alcohol and the gold rush. From the 1890s, the remaining indigenous population was placed on reserves and in missions outside the Bathurst area.

### 2.2 BRIEF HISTORY OF BATHURST

Following the crossing of the Blue Mountains, the Central Tablelands were found to be good as potential grazing land for the herds of the settlers. In the beginning, private occupation was restricted to the east bank of the Macquarie and Campbell rivers. Bathurst was a government station from 1815.

Governor Macquarie visited the western plains in 1815 and named the town of Bathurst. William Cox, the maker of the Western Road, and his sons took up land near Bathurst in 1816 and William Lawson, who had crossed the Mountains in 1813, was grazing along the Campbells and Fish Rivers in 1818. More land was made available, initially on a ticket of occupation, but by 1824 grants were becoming more numerous.<sup>5</sup>

Macquarie continued to restrict Bathurst settlement and reserved all land on the south side of the Macquarie River for government buildings and stock, a situation that prevailed until 1826. In December 1819 Bathurst had a population of only 120 people in 30 houses, two thirds being in the township of Kelso on the eastern side of the river and the remainder scattered on rural landholdings nearby. The official report in 1820 numbered Bathurst settlers at 114, including only 14 women and 15 children. The government buildings comprised a brick house for the commandant, brick barracks for the military detachment and houses for the stock keeper, and log houses for the 50 convicts who worked the government farm. Never successful, the government farm was closed by Governor Darling in 1828.<sup>6</sup>

Governor Darling, arriving in Sydney in 1825, promptly commenced a review of colonial administration and subsequently introduced vigorous reforms. On advice from Viscount Goderich, Darling divided colonial expenditure into two parts: one to cover civil administration, funded by New South Wales, the other for the convict system, funded by Britain. By this time, J. McBrien and Robert Hoddle had surveyed the existing grants in the vicinity. Surveyor James Bym Richards began work on the south side of the river in

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<sup>4</sup> Robin McLachlan, *The New Country: A thematic history of The Bathurst Regional Council Local Government Area* (Bathurst, 2007), 8.

<sup>5</sup> Watson A Steel, "History of Rockley, New South Wales," *Journal of Royal Australian Historical Society* 15, (1929–30): 30–33.

<sup>6</sup> "Ben Chifley's House, NSW Environment & Heritage: SHR listing assessment" accessed 2 March 2019, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051590>.



1826. But the Bathurst town, apparently designed by Thomas Mitchell in 1830 did not open until late 1833 after Richards had completed the layout of the streets with their two-road allotments. The first sale was held in 1831 before the survey was complete.<sup>7</sup>

In 1832 the new Governor, Major General Sir Richard Bourke, visited Bathurst in October. He instructed the Surveyor General Major Thomas L. Mitchell to make arrangements for 'opening the town of Bathurst without delay' and he in turn instructed the Assistant Surveyor at Bathurst J.B. Richards to layout the blocks and streets. This was done in September 1833. It is believed that Major Mitchell named the streets, with George Street being named after King George III. And before the 1850s, other towns laid out in the west included Mudgee, Rylstone, Orange, Wellington and Carcoar.

### 2.3 SOUTH BATHURST AND MILLTOWN

The area where Chifley Home is located was originally part of Sir James Jamison grant<sup>8</sup>, later became part of the estate of George Busby, who was Bathurst's first resident doctor<sup>9</sup>. The 1860 parish map below, illustrates the street layout in South Bathurst.

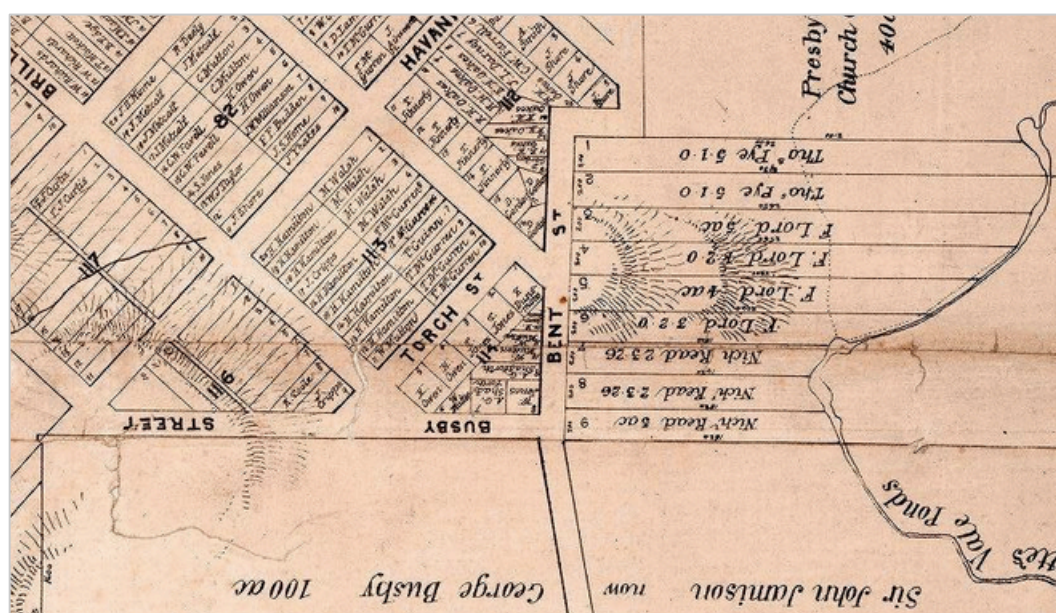


Figure 6 1860 parish map, showing the early grants and early lay-out of Busby Street. Note the south side of Busby Street (Chifley Home) is not subdivided at this time (Source: Historical Land Records Viewer)

The earliest subdivision map available for the Southside of Busby Street is 1897, as illustrated in Figure 7. The word 'Milltown' is also evident in this map. An article in Maitland Mercury in 1896 provided a detailed description of the town of Bathurst. Milltown was described as a thickly populated suburb in Bathurst near the railway engine sheds. The railways provided employment to hundreds of Bathurst residents.<sup>10</sup> Milltown refers to the area from the mills in Russell Street up to the railway yards and the residential areas surrounding them.<sup>11</sup> Milltown was popular with the growing railway community as the rents were low and it was close to their workplaces.<sup>12</sup>

<sup>7</sup> "Ben Chifley's House, NSW Environment & Heritage: SHR listing assessment"

<sup>8</sup> McLachlan et al, *A plan for the management of Chifley Cottage*, 1998. Grantee details not verified.

<sup>9</sup> Bathurst Regional Council, "Pillars of Bathurst," Bathurst, 2018, 22.

<sup>10</sup> "The City of Bathurst", *The Maitland Weekly Mercury*, November 28, 1896, <http://nla.gov.au/nla.news-article126321646>

<sup>11</sup> "Anglican diocese of Bathurst: History," accessed 24 March 2019, <http://www.bathurstanglican.org.au/Parishes/BathurstSouth.html>.

<sup>12</sup> SHR assessment (Heritage Office Database (HOD) record) available at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051590>

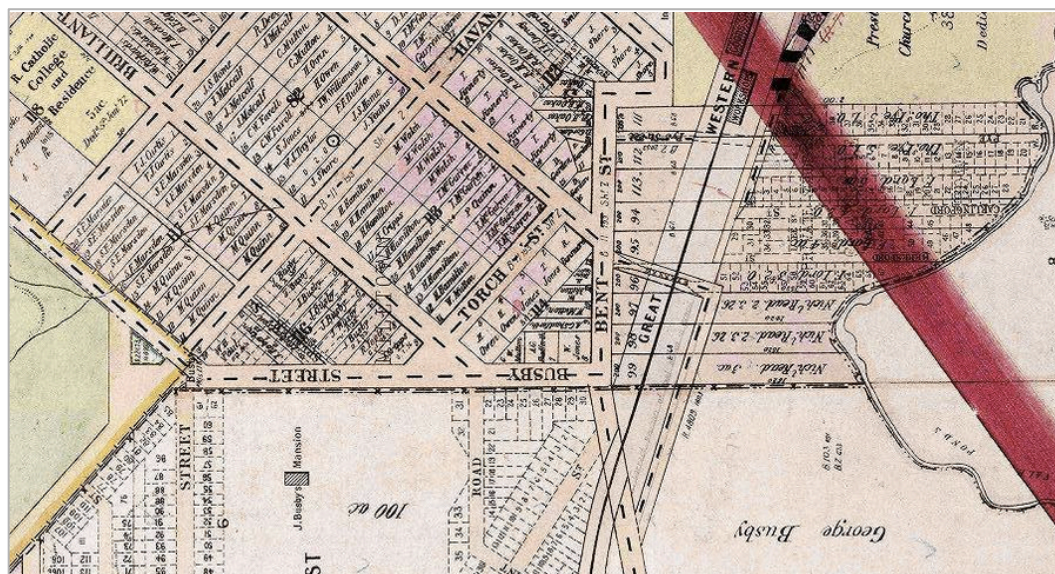


Figure 7 Historical parish map, 1897, showing the early grants and early lay-out of Busby Street with subdivision in the location of the Chifley Home (Source: Historical Land Records Viewer)

## 2.4 HISTORY OF CHIFLEY HOME<sup>13</sup>

The date of construction of the terrace of 10 and 12 Busby Street, of which the Chifley Home is a part of, is not known for certain. The 1998 report estimated it to be between 1882 and 1891.

*The central problem in dating the construction of the house is that the block was originally in Abercrombie Shire, now part of Evans Shire. The usual source of dating house construction is the rate book held by the local government. According to Evans Shire, the rate books for Abercrombie Shire have been lost. An enquiry to the NSW Lands Department for information or advice proved equally fruitless.*<sup>14</sup>

The block later became part of the Bathurst City Council, and following the amalgamation of councils in 2004, became part of the Bathurst Regional Council.

*A lands department map for the area published in 1882 (AONSW, Kingswood Map 45744) shows the land occupied by the house undeveloped at this time and was still part of a 100 acre grant given to Sir John Jamison, which bordered the south side of busby street. (Busby Street also formed the boundary of Bathurst).*<sup>15</sup>

Chifley Home on the south side of Busby Street, was part of George Busby's estate as illustrated in Figure 6 and Figure 7. Subdivision occurred sometime in the 1880s. The 1998 report states that:

*According to the Abstract of Title in possession of Bathurst City, as prepared at the time of purchase from the Presbyterian Church in 1972, the first owners of Lot 26 on which the house was built, were co-jointly Walter William Spencer and Jane McCarthy. Walter Spencer was a leading medical practitioner in Bathurst and an active property and mining speculator.*<sup>16</sup>

<sup>13</sup> Adapted from, McLachlan et al, *A plan for the management of Chifley Cottage*, 1998.

<sup>14</sup> Ibid 26.

<sup>15</sup> Ibid 26. The 1998 report states that the site was part of a 100-acre grant given to Sir John Jamison. However, the 1860 (Figure 5) and 1897 (Figure 6) parish maps provides grant details and names the early grantee as George Busby.

<sup>16</sup> Ibid, 26–27



*In April 1887, Spencer and McCarthy sold the lot to John Dunkley and Richard Bartlett. In October 1891, the lot was sold by Bartlett and the Bank of New South Wales to Thomas Leighton, a fireman on the railway.*

*Thomas and Isabella Leighton's occupation of adjoining #12 terrace suggests Thomas Leighton may have purchased both houses around the same time, but on separate titles. According to the Electoral rolls, Isabella Leighton lived in Busby Street (presumably #12) until at least 1915; Thomas is not listed as resident anywhere in Bathurst after the 1903 Electoral Roll.<sup>17</sup>*

A land title description of the lot boundaries indicates that the present house was standing on the land on 2nd of October 1891. There is a reference to the boundary line passing through the centre of a nine-inch (22 cm) brick wall dividing the two cottages. The raising of a mortgage after purchase by Bartlett suggests the house may have been built during this period of ownership (1887-1891), possibly as a speculative investment.<sup>18</sup>

### **Early Occupants of 10 Busby Street**

According to the 1998 report, the electoral rolls for names of residents at this address proved inconclusive, as house numbers were not provided in the early electoral rolls. It is also possible that house numbers were not formally assigned at this time to houses along Busby Street that were part of Abercrombie Shire. Therefore there is no conclusive record of tenants, boarders and families who might have lived here from the 1880s/90s to 1903.

The electoral rolls suggested that neither Bartlett nor Dunkley occupied the house. Bartlett resided in Piper Street, had left Bathurst by 1895. Dunkley resided in Peel Street and he too had left Bathurst by 1895. (A further complication indicated in the 1998 report is that according to the electoral roll, a John Dunckley, a builder, was a resident of George Street, Bathurst in 1895/96 and 1899/1900. This maybe a typographical error and Dunkley and Dunckley maybe the same person and if this is the case, he could be the builder of the terrace house).

A search of the local street directories<sup>19</sup> identified a Peter Cromby living in the house, with Thomas Leighton in the adjoining house, in 1903. In combination with the information from the 1899–1900 electoral roll, where a Peter Crombie is listed; it is probable that a Peter Crombie (Cromby), occupation engineer, lived in the house between the late 1890s and 1903. No other occupants were identified.

### **Ownership by George McKenzie**

In 1903, Thomas Leighton sold the house and land (£200) to George McKenzie, a railway engine driver and the father of Elizabeth McKenzie (later Chifley's wife). The McKenzie family lived directly behind in the nearby Logan Street and this purchase was most likely an investment. Evidence suggests that George McKenzie, a Presbyterian Scot was somewhat successful as an investor. The house was probably rented out in the years 1903 to 1914, but there are no records available.<sup>20</sup>

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<sup>17</sup> Ibid 27

<sup>18</sup> SHR assessment (Heritage Office Database (HOD) record) available at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051590>

<sup>19</sup> Ibid 28. The 1998 report refers to the search conducted by Bill Tighe of Bathurst District Historical Society.

<sup>20</sup> Ibid 28. The 1998 report suggests that the building and early ownership of 10 and 12 Busby Street and the neighbouring properties, indicate a pattern of property investment and wealth formation among railway employees that warrants research as part of the interpretation of the house in its neighbourhood and maybe Milltown.



Figure 8 Early image of the Chifley Home with the picket fence and the adjacent vacant block (Source: Chifley Collection, Bathurst District Historical Society Archives)<sup>21</sup>



Figure 9 Another early image of the Chifley Home. (Source: <http://www.chifleyhome.org.au/the-house/history-of-the-house.html>)<sup>22</sup>

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<sup>21</sup> Image provided by Kim Bagot-Hillier, who exhibited her artworks in an exhibition titled 'Love, Life and Light—An exhibition of flowers from the gardens of the Chifley Women, 2018 at Chifley Home & Education Centre

<sup>22</sup> McLachlan et al, *A plan*, 1998, p35: An undated Empire postcard photograph in the possession of the Bathurst District Historical Society's (BDHS) Chifley Collections; likely taken during George McKenzie's ownership or the early years of the Chifley marriage. Personal postcard photographs, professionally photographed and printed were common in this period. The sign above the door 'Carnwath' refers to a place in Lanarkshire, Scotland from which Elizabeth Chifley's family came from. Note the awnings on the verandah, garden of flowers and shrubs and the picket fence, presented a homely appearance.

## **Ben Chifley**

Joseph Benedict (Ben) Chifley (1885-1951), prime minister and locomotive engine driver was born on 22 September 1885 at Bathurst, New South Wales. He was the eldest of three sons of Patrick Chifley (1862-1921), a native-born blacksmith, and his wife Mary Anne, née Corrigan (1856?-1929), from Ireland.<sup>23</sup>

When he was 5 years old, Ben was sent to live on his grandfather's farm at Limekilns near Bathurst. He led a lonely life away from his family, working at the farm as a cowherd, potato-bagger and a general 'dogsbody', attending bush school two and three days a week. Returning to Bathurst in 1899, he attended the Patrician Brothers' High School for two years, where he furthered his knowledge of English, mathematics and technical subjects. Chifley started working from very young, working as a cashier's assistant, then a shop boy, a cleaner and then a fireman in the New South Wales Government Railways and Tramways. Studying four nights a week, he attended classes run by the Workers' Educational Association and the Bathurst branch technical school. By 1914, he became a first-class locomotive engine driver, the youngest in the state and he got involved in trade union politics through the Locomotive Engineman's Association. He was an instructor at the Bathurst Railway Institute, a renowned Rugby Union footballer and a competent boxer and cricketer.<sup>24</sup>



Figure 10 Ben Chifley<sup>25</sup>



Figure 11 Elizabeth Chifley<sup>26</sup>

Ben had met his future wife Elizabeth Gibson McKenzie (1886–1962)<sup>27</sup>, daughter of another train driver in 1912. Chifley was a Catholic, while Elizabeth was a Protestant and

<sup>23</sup> D.B. Waterson, "Chifley, Joseph Benedict (Ben) (1885–1951)", (Australian Dictionary of Biography, Vol 13 (MUP) 1993) accessed on 1 May 2019, <http://adb.anu.edu.au/biography/chifley-joseph-benedict-ben-9738>.

<sup>24</sup> Ibid

<sup>25</sup> "Ben Chifley, July 1945–December 1949," Curtin University, (sourced from National Archives of Australia: A462, 778/03 Part 2), accessed on 6 May 2019, <http://john.curtin.edu.au/behindthescenes/pms/chifley.html>.

<sup>26</sup> Alan McRae, "Opinion: Yesterday Today with Alan McRae," *Western Advocate*, July 31, 2017, <https://www.westernadvocate.com.au/story/4815844/yesterday-today-with-alan-mcrae/>

<sup>27</sup> Ibid

Chifley defied the Papal decree, and married Elizabeth at the Presbyterian Church in Glebe, Sydney on 6 June 1914. McKenzie's wedding present to his daughter was the tenancy at the modest house at 10 Busby Street 'Carnwath'.<sup>28</sup>

Ben was demoted to engine cleaner for his part in the 1917 Railway strike, which paradoxically led to his increased involvement in politics. He also began to study economics, shaping his philosophy and understanding of people's needs. Chifley's parliamentary career began in 1928 when he was elected as the Labor member for Macquarie, a constituency covering Bathurst and its surrounding districts. He lost the seat in 1931 and regained it in 1940.

In 1933, Chifley joined the Abercrombie Shire Council in place of a councillor who had died in a car accident and his local involvements gained a new dimension. Chifley's Busby Street address brought him within the boundary of the shire.<sup>29</sup> 'Chifley's position on the council allowed him to develop contacts in the more rural areas of Macquarie electorate, and to become more aware of the particular problems of farmers and graziers'.<sup>30</sup>

*The month after his accession to the Council, it agreed to provide kerbing and guttering to Busby Street provided the residents paid half the cost, which they promptly did. Chifley's commitment to the Abercrombie Shire Council was shown in 1935 when he opposed an attempt by Bathurst Council to include within its boundary those parts of South Bathurst, including Chifley's Busby Street house that was within the boundary of Abercrombie Shire. It could mean the end of his time on the council, and he was unable to stop it. Bathurst Council finally got its way in 1937. Rather than switching his allegiance across to Bathurst Council, where the councillors were more of his political persuasion and where his friend and political ally Martin Griffin was still the mayor, Chifley opted to stay with Abercrombie Shire. Just as he was about to be debarred, Chifley bought a small block of land within the shire that allowed his involvement to continue.*<sup>31</sup>

Even while Prime Minister from 1945 to 1949 and until his death in 1951, he tried to return to Busby Street cottage at least one weekend every fortnight. Mrs Chifley chose to continue to live in Bathurst, visiting Mr Chifley in Canberra on a few occasions. The reasons for this is explained by Elizabeth, wishing to be close to her ageing parents and her own poor health, but also by Chifley's view that he needed to maintain contact with, and be seen to maintain contact, with his constituents.

In the words of Day, 'Chifley's contemplative, pipe-smoking persona and amiable personality helped him to deal with [public] deputations and gave him the gravitas appropriate to his prime ministerial position.' Chifley started choosing his clothes carefully; he had his shoes made in Sydney, his shirts made by Myer in Melbourne and an elderly tailor in Martin Place made his suits. 'Despite all this there was nothing 'flash' about his clothing, with Chifley having 'a deep rooted dislike of any degree of ostentation in his dressing' and being pleased when journalists were misled by the apparent age of his clothes.' He wore an old coat over his carefully chosen and tailored clothes, given to him by 'some old chap whom he knew only slightly'.<sup>32</sup> It was akin to him parking his Buick in the garage next to his humble Bathurst cottage'.<sup>33</sup>

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<sup>28</sup> D.B. Waterson, *Chifley*.

<sup>29</sup> David Andrew Day, *Chifley* (Pymble, NSW: Harper Collins, 2002), 300.

<sup>30</sup> Ibid, 302.

<sup>31</sup> Ibid, 304.

<sup>32</sup> Undated note by Crisp, in Papers of L F Crisp, Crisp Papers, NLA, cited in Day, *Chifley*, 450

<sup>33</sup> Day, *Chifley*, 450



*Among the letters dealt with that day [13 June 1951] he wrote to a staunch supporter in Lithgow, Jim Robson, regarding a report of some prize chrysanthemums having been grown by a resident of the town. Chifley asked Robson, if he happened to meet the grower 'in the near future', to 'ask him to set aside two dozen plants, not white or light pink', as he would 'like to try some in Bathurst'. He also made his customary trunk at 7pm to tell Lizzie, telling her he was feeling alright. Some time later, while Chifley was in bed, he was struck by a sudden and terribly familiar chest pain. He slipped into a coma, and by 10.30pm Chifley was dead.<sup>34</sup>*

On the day of his death, Ben Chifley had sought out some prize chrysanthemums from a friend in Lithgow.<sup>35</sup> It was not just because he was keen on gardening. Lizzie also used to send occasional bunches of chrysanthemums to a woman she had befriended at the Chinese Legation in Canberra who had explained that chrysanthemums had a special meaning for Chinese people. They were associated 'with righteousness as they bloom not in the warm spring when other flowers flourish, but bloom in the frosty autumn air like a righteous man outstanding in society. Chifley was such a man'.<sup>36</sup>

*Chifley has left an indelible image of a humble, self-effacing man who would rather have been digging in his garden than debating in parliament. As journalist Alan Reid observed, Chifley had a real 'distaste for what he called 'putting on the dog' and mostly lived the sort of simple life that reflected that feeling, which perhaps had its roots in his life with his grandfather at Limekilns. The public image was one that he had created and which had a solid core of truth to it. At the same time, it was embellished by Don Rodgers, with Chifley's connivance, for the benefit of public consumption and to further his political aims. As one observer wrote, Chifley was 'a superb actor' and played to the public image, not out of insincerity but because he realised that 'he was required to set an example, and he set it with real artistry'. The Chifley's Busby Street home was central to the creation of this image of a political leader with frugal habits. That he drove a Buick could not be ignored, but Chifley's attention to his clothes seems never to have been remarked upon, other than the oft-publicised fact of him refusing to wear a dinner jacket.*

*As the Labor propaganda proclaimed, Chifley was 'a man of the people' and many could relate to his lifestyle and admire him for it during the war and afterwards. However, it was not so attractive an image by the late 1940s when Australia's middle class in particular was anxious to cast off the privations of wartime and the enjoy the relative prosperity that was gradually becoming available to them as a result of Chifley's policies.<sup>37</sup>*

Ben Chifley was sworn as Australia's sixteenth Prime Minister on 13 July 1945. Elizabeth Chifley continued to care for her mother who was ill, visited him on a number of important occasions. Ben visited Bathurst regularly and always tried to bring her back some flowers and chocolates.<sup>38</sup>

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<sup>34</sup> Ibid, 525–526

<sup>35</sup> "Mr. Chifley's Last Letter Was To Lithgow," *Lithgow Mercury*, June 20, 1951, 2, <http://nla.gov.au/nla.news-article220748250>.

<sup>36</sup> Day, *Chifley*, 529.

<sup>37</sup> Ibid, 531.

<sup>38</sup> "Women's News," *The Sydney Morning Herald*, July 13, 1945, <http://nla.gov.au/nla.news-article17947041>.

## **The Chifleys at 10 Busby Street**

The Chifley Home at 10 Busby Street Bathurst remained the home of Ben and Elizabeth Chifley from their marriage in 1914 until their respective deaths in 1951 and 1962. In 1920, the McKenzies transferred the title of 'Carnwath' in Elizabeth Chifley's name and she in turn transferred the title into joint ownership with Ben.<sup>39</sup>

David Day's (2001) biography of Chifley provides an understanding of the role of 'Carnwath' in the lived life and the projected image of Ben Chifley, local member and prime minister. 'His home in Bathurst, which has survived with much of its decoration and contents intact, remains a powerful source from which to gain insights into the texture of his daily life'.<sup>40</sup> The Chifleys' 'lives were lived in two separate compartments. Like many women of her time and class, Lizzie's life revolved around the kitchen, where she continued to assemble books of recipes, cutting them out of newspapers and magazines before trying them out on Chifley or friends and relatives.' Lizzie spent time in the back parlour or on the verandah on sunny days, where she would work on intricate needlework, she learnt from her mother, and they used to decorate the mantelpieces and dressers of their modest house.<sup>41</sup> 'On the whole hers was largely an indoor world that seems to have become progressively more so as her ill-health increasingly restricted her mobility'.<sup>42</sup>

*Chifley 'was a man of some means whose abstemious style of living helped to stave off any financial problems. Even as prime minister, he would make no substantial changes to the Busby Street house. The furniture in the house was relatively cheap and mass-produced; the kitchen retained its one cold tap in the small sink; and the bathroom, laundry and toilet all remained outside the house. On a frosty winter's morning, Lizzie and her ageing mother, as well as Chifley, had to face the daunting prospect of going outside to reach both the toilet and the bathroom. He had the money to enclose these services, or even to shift to a more comfortable residence, but he would never do so. Chifley's experience during the 1890s depression, and the example of his equally frugal grandfather, and of Lizzie's father, helped to make Chifley more than careful with his money'. He also had some leisure time to indulge his interest in gardening and to lay concrete paths around the house. There also would have been time to spend reading in the morning sunshine on his front verandah (Figure 12), with its extensive views over South Bathurst to the soft blues of the distant mountains beyond, time to take in the wide streets and mostly humble cottages, the red-brick St Barnabas' Anglican Church in the centre of his view and the shunting engines of the railway yards to the right, while the discordant sounds of the massive railway workshops would have been both a distraction and a reminder of things past.*<sup>43</sup>

At some time in the mid 1940s Isabel Clark (also spelt Isobel Clark or Clarke) the widow of a railway friend of Ben's who had provided much companionship for Elizabeth during Ben's time in Canberra, became her regular companion and carer, taking care of domestic duties and tending to the garden. The two women remained in the house after Ben Chifley's death.

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<sup>39</sup> McLachlan et al, *A plan*, 1998, 29.

<sup>40</sup> Day, *Chifley*, xi.

<sup>41</sup> Following the election of Mr Chifley as the Prime Minister, The Sun (News for Women) <https://trove.nla.gov.au/newspaper/article/230455348>, The Farmer and Settler <http://nla.gov.au/nla.news-article111888529>, The Advertiser <https://trove.nla.gov.au/newspaper/article/43502197> and The Sydney Morning Herald <https://trove.nla.gov.au/newspaper/article/17947041> published stories of Mrs Chifley and she was featured as homely and simple.

<sup>42</sup> Day, *Chifley*, 155.

<sup>43</sup> Ibid, 295.





Figure 12 Chifley Home from Busby Street, showing Ben Chifley relaxing on the verandah (Source: Chifley Collection, BDHS Archives, provided by K B Hillier)



Figure 13 Elizabeth Chifley holding Dahlias, in the back garden of the Chifley Home (Source: Chifley Collection, BDHS Archives, provided by K B Hillier)



Figure 14 Mr Chifley at the front of his house near the front gate with children (Source: Chifley Collection, BDHS Archives)





Figure 15 Chifley Home—view from Busby Street, photograph taken in 1945. Note the verandah has a wrought iron balustrade, but the picket fence along the street remains unchanged (Source: “The Chifleys' home is modest Bathurst cottage”, *The Australian Women's Weekly*, 28 July 1945).



Figure 16 Chifley Home from Busby Street. The wrought iron fence and verandah balustrade were added by the Chifleys. The fence to the street was added after 1945 as established by the earlier photograph at Figure 14 (Source: <http://www.chifleyhome.org.au/the-house/history-of-the-house.html>)<sup>44</sup>

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<sup>44</sup> McLachlan et al, *A plan*, 1998, 36: An undated photograph in the Chifley collection of BDHS showing the complete terrace as well as the vacant block along the side. The photograph shows the modified fence.



Figure 17 Chifley Home and the Busby Streetscape in 1945 (Source: <http://nla.gov.au/nla.news-article981155>)

The Chifley's were one of the first to have a telephone due to Ben's political activities. Neighbours often came over to receive calls on the Chifley landline. The streetscape view in Figure 17 establishes the uniformity of the terrace houses in 1945. The streetscape and skyline along the south side of Busby Street remains largely unchanged at the time of this report in 2019.

### **The Garden at Chifley Home**

The history of gardens in ordinary working class terraces is often very difficult to establish, as there is insufficient documentation. While Chifleys loved gardening and flowers, the lack of gardening guides or magazines in the Chifley collection, has made it difficult to establish their passion. It is possible that these might have been lost or gardening was more of a social affair, with sharing of seeds, seedlings and plant cuttings amongst family and friends. The information provided here is based on newspaper accounts, books and other published information along with photographs of the house from the Chifley era (Figure 8–Figure 9, Figure 12–Figure 22).

Figure 8–Figure 9, were probably taken in the early part of twentieth century, most probably when the Chifleys were living there. The garden in the two images looks different, but appears well maintained with well-maintained hedges, flowering creepers and shrubs. Figure 12–Figure 17 also help to illustrate the well-tended garden of the Chifleys.

Ben Chifley and his wife Elizabeth Chifley were keen lovers of gardening and flowers. Although Elizabeth was passionate about flowers, she left all the hard work to Ben, as her ill health did not permit her to do any active gardening. Lithgow Mercury reported that, 'It was well known that Mr Chifley loved flowers and was a keen gardener, whenever possible taking an active interest in his garden'.<sup>45</sup>

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<sup>45</sup> "Mr. Chifley's Last Letter Was To Lithgow," *Lithgow Mercury*, June 20, 1951, 2 <http://nla.gov.au/nla.news-article220748250>.

As a young boy, Ben went to live with his grandfather Patrick Chifley and aunt Mary Bridget, where he learnt how to tend to their vegetable garden. Later in life, he would visit his brother Pat who lived in Havannah Street, close to the family home. Together with Richard, the three brothers would walk around Pat's garden and talk about the plants. Ben would return to his home later with big bunches of onion seedlings and asparagus crowns to plant in his little garden patch and flower bulbs and Chrysanthemum plants from brother Dick. 'He and Aunt Liz loved masses of flowers',<sup>46</sup>

Their modest cottage had a number of pot plants and vases decorated with cut flowers and pussy willows. When Mr Chifley had time to spare, he looked forward to working in his home garden, growing petunias, dahlias and chrysanthemums.<sup>47</sup> The garden plots were bare, when Mr Chifley became the Prime Minister, as he had very little time to work in the garden.<sup>48</sup> A gardener was engaged for a few years, while Mr Chifley was the Prime Minister in Canberra.

Mr Chifley always walked and admired gardens when he had an opportunity. In April 1946, he was in London, strolling through St. James Park, he stopped and admired the tulips and had a conversation with one of the gardeners there, mentioning that Canberra bulbs were disease-stricken. The Superintendent of Royal Parks heard of the conversation and the Minister George Tomlinson took an interest and 6000 tulip bulbs were sent to Canberra as a gift to the Prime Minister. The bulbs, received by the parliamentary gardener were to be planted in the Parliamentary gardens.<sup>49</sup>

Mr Chifley always had a bunch of flowers at his desk, and it is said that he wore a red rose on his coat.<sup>50</sup>

Mrs Chifley won a number of prizes for her floral displays at the St Barnabas Flower shows held in Bathurst. Some of her prizes included a first for six charm of dahlias, 3 single geraniums, three single chrysanthemums, and second prizes for a bowl of African marigold, three charm of dahlias in autumn of 1947. The Bathurst District Historical Society includes some of her prizes in their collection (Figure 18). In the spring of 1947 she won prizes for asters in different configurations and arrangements.<sup>51</sup>

'Much of the backyard is concreted; Elizabeth (Chifley) took pride in pointing out to visitors that it was Ben's work.'<sup>52</sup> Ben loved working in the garden, and Lizzie tended to her flowers. Visitors to the house would often enter through the little side gate towards the back of the house, and eventually the Chifleys bought the vacant block of land.<sup>53</sup> The concreting in the back garden around the garden beds was done by Mr Chifley, and this section was restored by BRC in 2009–10. The concreting to the rear of the house at the rear verandah and the kitchen is unlikely to be from this period, as it covers the air vent at the rear verandah partially.

National Advocate reported in February 1953, that the flower show was a success, and that two nymphs (also spelt nymphaea) dahlias on display for the first time, were named after the Chifleys. These dahlias were grown in the Chifley Home from plants raised by

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<sup>46</sup> Martin, Susanne. Remembering Ben Chifley: memories and stories from his family and friends. Inspiring Publishers. Kindle Edition, from conversations with John Chifley, Ben Chifley's nephew.

<sup>47</sup> "Meet the Prime Minister's wife," *The Sun*, Sydney, July 15, 1945, 12. <http://nla.gov.au/nla.news-article230457866>.

<sup>48</sup> "The Chifleys' home is modest Bathurst cottage," *The Australian Women's Weekly*, July 28, 1945, 20, <http://nla.gov.au/nla.news-article47245964>.

<sup>49</sup> "British Tulips for Mr. Chifley," *Newcastle Morning Herald and Miners' Advocate*, December 25, 1946, 2, <http://nla.gov.au/nla.news-article133171960>.

<sup>50</sup> Kim-Bagot Hillier, E mail to author, July 24, 2019.

<sup>51</sup> BDHS collection includes some of the prizes Mrs Chifley won for her flowers in 1947, provided by Kim Bagot-Hillier. The collection also includes the prizes Mrs Clark won at the St. Barnabas flower show.

<sup>52</sup> Diane Langmore, 1992, Prime Minister's Wives, cited in 1998 report, 1998, p34

<sup>53</sup> Martin, Remembering Ben Chifley, 2015, Kindle edition



Mr George Stewart of Bexley. Some years before the death of Mr Chifley, Mr & Mrs Chifley had taken a liking to two unnamed dahlias, in Mr Stewart's nursery. Following Mr Chifley's passing, Mr Stewart wrote to Mrs Chifley asking for permission to name the red dahlia with gold at the centre as "J. B. Chifley" dahlia and the apricot flushed with gold colouring as "Elizabeth Chifley" dahlia, and these dahlias were duly named.<sup>54</sup> A report on the dahlias at the Killara show stated that Elizabeth Chifley dahlia was a champion flower. It was of a beautiful and rich apricot and gold variety, a border-liner.<sup>55</sup>



Figure 18 Mrs Chifley's prizes for her entries at the St. Barnabas Flower Show, 1947 (Source: Chifley collection, BDHS archives)

Mr Chifley brought back a number of plants given to him on various travels as Prime Minister and he planted them in his garden. As stated earlier, Ben had requested his friend Alderman Robson to order from Mr Bishop of Lithgow, chrysanthemums he wanted to grow in Bathurst. Unfortunately this was made on the day of his death, and Mr Bishop later requested permission to plant chrysanthemums at Mr Chifley's grave.<sup>56</sup> A 1951 news article in Lithgow Mercury stated that a number of chrysanthemum roots were planted at the Chifley Home.<sup>57</sup>

Mr Chifley's keen interest in gardens and his love of flowers was commemorated at the Chifley Memorial Park dedication in 1954. Mrs Chifley officially opened the Chifley Memorial Housing Estate on this occasion.<sup>58</sup> A bronze bust of the late Prime Minister was to be unveiled at this ceremony. Floral tributes in the shape of Australia and New South Wales flanked the sides of the sandstone base of the bronze bust. In these maps, prominence was given to Bathurst and Canberra, closely associated with Mr Chifley. Many of the flowers used in the maps were from the Chifley Home garden. Prominent among them were the crimson J.B. Chifley dahlia and other blooms that Mr Chifley had

<sup>54</sup> "Flower show a Success," *National Advocate*, February 25, 1953, 4, <http://nla.gov.au/nla.news-article161666562>.

<sup>55</sup> "Garden Section," *The Sun-Herald*, Sydney, February 28, 1954, 77, <http://nla.gov.au/nla.news-article12641243>.

<sup>56</sup> Ibid

<sup>57</sup> "Brevities," *Lithgow Mercury*, November 28, 1951, 2, <http://nla.gov.au/nla.news-article220741180>.

<sup>58</sup> "Opening of Chifley Homes Area," *National Advocate*, Bathurst, February 18, 1954, 2 <http://nla.gov.au/nla.news-article161703766>.

brought back to Bathurst. The floral display consisted of statice, asters, dahlias, roses, marigolds, Belladonna lilies, Chester daisies, Michaelmas daisies and polyanthus roses.<sup>59</sup>

The keen interest that the Chifleys had for their garden and flowers has been clearly established. Mrs Clark was also a keen gardener, who had a beautiful garden of her own; she helped maintain the garden while Mr Chifley was away with work and after she moved in with Mrs Chifley after his death.

The front garden had defined hedges and some creepers. The front terraces had a circular flowerbed and a number of flowering plants. Vegetables were planted at the rear, which changed seasonally.

The list of flowers and plants identified from the research of available historical information includes chrysanthemums, onions, asparagus, pussy willows, petunias, dahlias, tulips, geraniums, African marigold, asters and nymphaa dahlias. Of special mention are the two nymphaea dahlias named after the Chifleys—a red dahlia with gold at the centre was named J.B. Chifley dahlia and an apricot dahlia flushed with gold colouring was named Elizabeth Chifley dahlia.

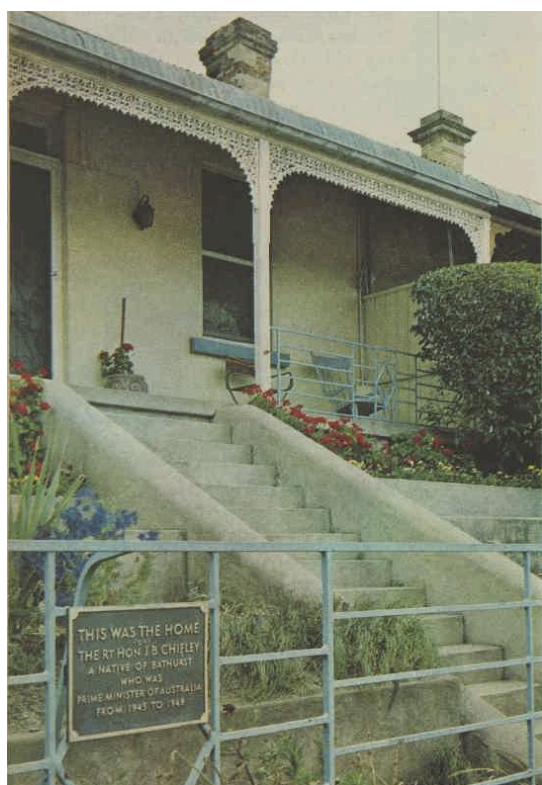


Figure 19 Chifley Home front garden, 1965—garden colourful with flowers, tended to by Mrs Clark (Source: *The Australian Women's Weekly*, March 3 1965)<sup>60</sup>



Figure 20 Floral tribute at the opening of the Chifley Bust Memorial at the Chifley Memorial Housing Estate, 1954 (Source: Chifley Collection, BDHS)<sup>61</sup>

<sup>59</sup> "Significant Tribute," *National Advocate*, February 22, 1954, 3 <http://nla.gov.au/nla.news-article161711736>.

<sup>60</sup> "Big Birthday for Bathurst," *The Australian Women's Weekly*, March 3, 1965, 10. <http://nla.gov.au/nla.news-article47249974>

<sup>61</sup> Provided by Kim Bagot-Hillier, who showcased her art in an exhibition titled "Love, Life and Light—An exhibition of flowers from the gardens of the Chifley Women," at Chifley Home, 2018.



## 2.5 VACANT BLOCK ADJACENT TO 10 BUSBY STREET

In 1939, Ben Chifley purchased the vacant block adjacent to his property for £20 from Herbert Davenport of Subiaco, Western Australia. The reasons for the purchase of this block are not clearly evident, as Chifley made no attempt to landscaping, fencing or incorporating this land into their existing house block. The only structure erected by the Chifleys on this land was a garage with access from Logan Street for Ben's motorcar, an American Buick. The garage was entered from the back lane, and the car was kept out of sight.

The 1998 report states that: 'according to Ben Chifley's deceased estate file (AONSW No. B48292), at the time of his death in 1951, Chifley owned a 1946 Buick Sedan (reg. EF580), valued for his estate at £1050. This was more than the estate valuation of his house, set at £950. Given the value of the motorcar and the lack of space for a garage at No.10, it is not inconceivable that the main purpose of the vacant block was to provide garaging for his very expensive motorcar. The improved value of the lot, with garage, was set at £90 in 1951.<sup>62</sup>

When the ownership passed onto BRC, the garage was rented out to a Dr DK Lehman in 1983–1990. Unfortunately, the garage was demolished in 1993, when the Council made changes to Logan Street road at the expense of this vacant block. The loss is regrettable as it is an important part of Chifley Home history and Chifley's life that could have been prevented. Following Ben's death, the ownership of this land passed to Mrs Chifley and then to the Presbyterian Church on her demise.



Figure 21 Aerial Photograph, 1964 showing 10, 12 Busby Street (indicated) and the adjacent vacant block—note that the vacant lot is used as an access way between Logan and Busby Streets and Chifley's garage is clearly visible in the vacant lot (Source: NSW Government Spatial Services)

<sup>62</sup> McLachlan et al, *A plan*, 1998, 30–31.





Figure 22 Aerial Photograph, 1964 showing 10, 12 Busby Street (indicated) and the adjacent vacant block—note that the vacant lot is used as an access way between Logan and Busby Streets and Chifley's garage is clearly visible in the vacant lot (Source: NSW Government Spatial Services)

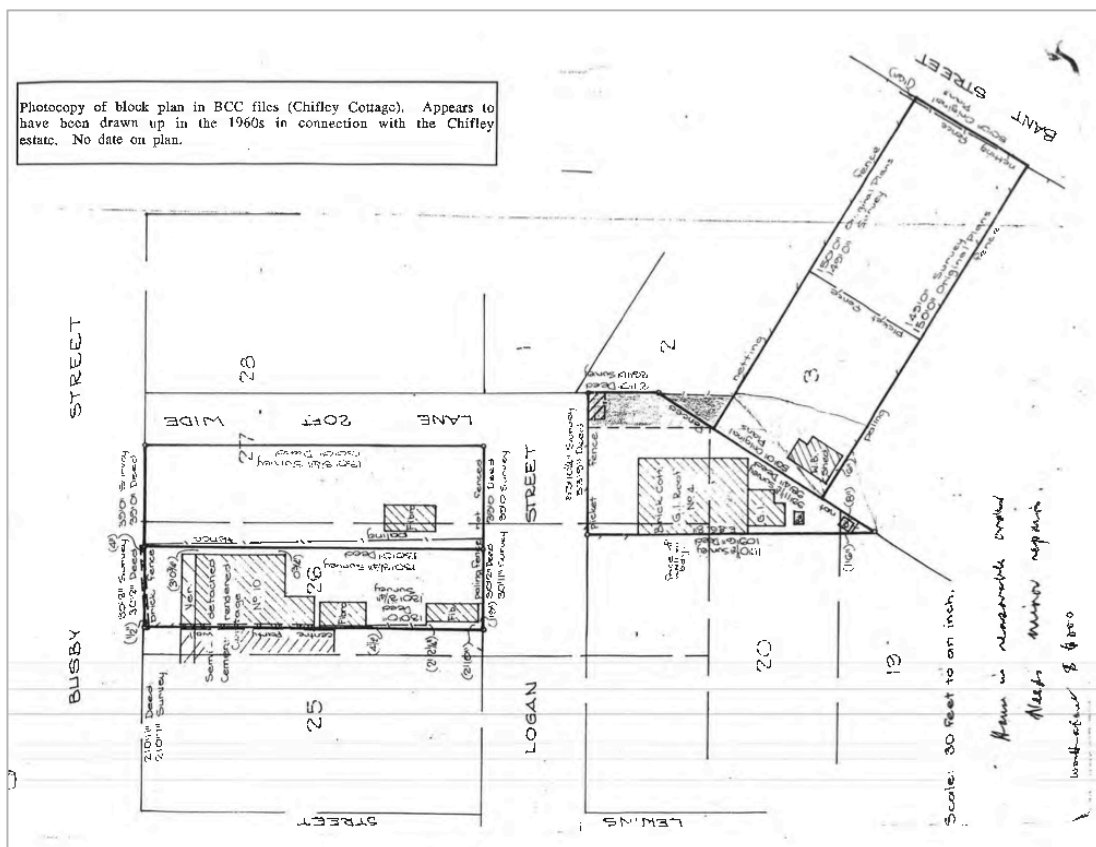


Figure 23 Block plan of Chifley Home, probably 1960s (Source: 1998 Plan of Management for Chifley Cottage, p47, sourced from Bathurst City Council relating to Chifley Estate). Note the plan shows the shed on the vacant block adjacent to the Chifley Home, later demolished.

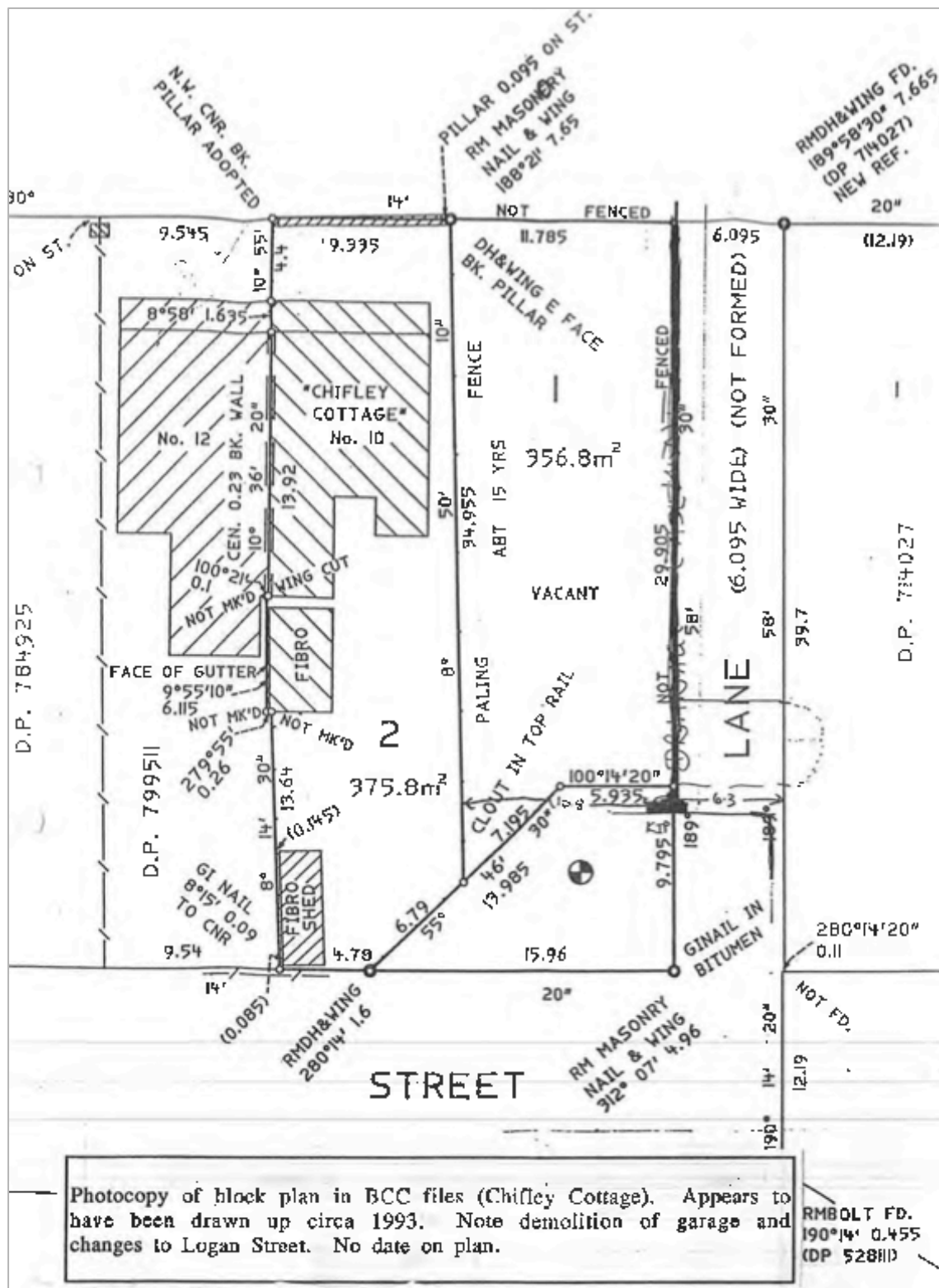


Figure 24 Block plan of Chifley Home (Source: 1998 Plan of Management for Chifley Cottage, p48, sourced from Bathurst City Council relating to Chifley Home). Note the shed in the vacant block to the east of Chifley Cottage is not present.

## 2.6 CHIFLEY HOME FOLLOWING THE DEATHS OF THE CHIFLEYS<sup>63</sup>

Following the death of Ben Chifley on 13 June 1951, Mrs Chifley inherited nearly his entire estate, valued at £13,449/17/3, including his share in the house and its contents. A number of small bequests were made to friends, relatives and members of his personal staff. No items of the house were given away.

Mrs Chifley continued to live in the house until her death in 1962, at the age of 76. There was a large funeral, partly reflecting Chifley's standing but also acknowledging Lizzie's quiet contribution to the life of the town. Chifley's Busby Street house passed into the control of the Presbyterian Church before being bought by BCC,<sup>64</sup> which has preserved it as a powerful memorial to Chifley's life.<sup>65</sup> She left the property to the Church on the condition that Isabel Clark could remain there until her own death, and Mrs Clark lived there until she died in 1969. Mrs Clark maintained the garden well with an array of flowering plants that the Chifleys were fond of.<sup>66</sup>

Following Mrs Chifley's death, an inventory of the house and its contents was made. This has been a useful resource in the collections management of the place. According to Mrs Chifley's nephew, John Chifley, one significant item that is missing is the piano that Mrs Chifley was apparently very fond of. During the ownership of the Church, Miss V H Sylva, deaconess assistant to the minister of the Presbyterian Church in the Bathurst Parish lived in the Chifley Home for a short period of time until its purchase by the BCC in 1972.<sup>67</sup>

There is no record of any alterations made to the house during the Church's ownership and/or during Mrs Clark's occupancy.

## 2.7 CHIFLEY HOME AS A MUSEUM<sup>68</sup>

Ben Chifley and his connections to Bathurst are held in high regard by the Bathurst Community. He remains a person of strong public standing in Australia. NSW Premier Bob Carr, writing in his reflections on his public life, published in 2002, recalled (in the second person):<sup>69</sup>

*He had joined the local branch of the Labor Party at the start of the year and sat silently through its monthly meetings. Now he has decided it is time to make his move. In the pocket of his school blazer, on a page torn from an exercise book, are two propositions written in his adolescent scrawl. Tonight, when the meeting comes to general business, he will move: That Ben Chifley's home in Bathurst should be made an historic memorial as a tribute to the greatest-ever Prime Minister; and That the Labor Party establish its own daily newspaper'.*

The Chifleys occupied no other house in Bathurst or elsewhere. As a parliamentarian in Canberra, Ben Chifley preferred hotel lodgings; whilst being the Prime Minister, he used the Prime Minister's Lodge in Canberra only for special occasions. 10 Busby Street is therefore the only home of the Chifleys for their entire lives since their marriage, and it

<sup>63</sup> Ibid, 30–31

<sup>64</sup> Following a council amalgamation in 2004, Bathurst City Council amalgamated all of Evans Shire Council and small amount of land of Oberon Shire. This CMP uses 'Bathurst City Council' for references to the council prior to the amalgamation.

<sup>65</sup> Day, *Chifley*, 532–533

<sup>66</sup> "Big Birthday for Bathurst," *The Australian Women's Weekly*, March 3, 1965, 10. <http://nla.gov.au/nla.news-article47249974>

<sup>67</sup> "Compact," *The Australian Women's Weekly*, May 9, 1973, 43, <http://nla.gov.au/nla.news-article47470720>.

<sup>68</sup> McLachlan et al, *A plan*, 1998, p32–33

<sup>69</sup> Bob Carr, *Thoughtlines: Reflections of a Public Man* (Camberwell: Penguin Books, 2002). Cited in Ben Chifley's House—SHR assessment (Heritage Office Database (HOD) record) available at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051590>

includes Ben Chifley's entire political career from union leader to shire councillor to parliamentarian.

As stated above, local interest developed after the death of Mrs Clark for Ben Chifley's house at 10 Busby Street to be made into a museum. A committee was formed in April 1970 to pursue this, and a public appeal campaign raised the necessary funds to purchase the house, contents and the vacant block for \$8000 from the Church. The original plans included acquiring the adjacent terrace, for use as a caretaker's residence, but there were insufficient funds. At the same time, a plan initiated by the Bathurst and District Chamber of Commerce and Industry, was to acquire an old steam engine to be placed on the land adjoining Chifley Home. An engine was acquired, and fortunately, it was not parked next to the cottage.

On acquiring the house, a rationalisation of contents was carried out with the help of the Bathurst District Historical Society, to decide what articles should be kept, and what should be disposed off to charity. No records were kept of the items that were disposed of, and as such there is no knowledge on what items were lost to the collection, to private owners or to the tip. Anecdotal evidence exists as to how Ben Chifley's Diplomatic Passport was recovered en route to the tip during this 'cleaning-up' process. The passport is now on display in the Bathurst Museum, and other items in the Historical Society's archival collection. Mr John Chifley, nephew of Ben and Elizabeth, likewise, recalls similar tip recoveries and the subsequent safeguarding of material by family members.

The house was opened to the public on 24 March 1973 by the Prime Minister of the time, Gough Whitlam. The basic guidelines, drawn up in 1973, laid the foundations for managing the house museum (Appendix 2)



Figure 25 Inaguration of the Chifley Home Museum by Prime Minister Gough Whitlam, seated far right on the Chifley Home verandah, 1973 (Source: The Western Advocate, 2014)

In the 1990s, there was a proposal to create a Chifley Heritage Precinct, and there was a suggestion to move the Chifley Cottage from its current location to a convenient site within the Heritage Precinct. Fortunately, this fundamentally flawed plan did not materialise. In July 1996, a public meeting was held to consider the future of the house. The BCC commissioned the Plan of Management for Chifley Home and its contents.

The 1998 report was comprehensive in providing directions and recommendations for the management of the Chifley House Museum and provided a prioritised list of tasks to be carried out to ensure the conservation of the property (Appendix 4). In keeping with the recommendation of the 1998 report, the property was listed on all the heritage registers including the Bathurst Local Environmental Plan and the State Heritage Register (Appendix 5). The recommendations provided in the 1998 report were carried out.

Chifley Home is one of the main attractions in Bathurst and it occupies prominent position, as an attraction, with sufficient information available at the visitors centre for people who may be visiting Bathurst. Currently, the house museum is open to visitors on Saturday to Monday, in the mornings. Group tours may be booked at other times by prior appointments. Following the restrictions to opening hours, visitation had increased from 1062 in 1994 to 1787 in 2003. The more recent figures for visitation however indicate a decline in the number of visitors to Chifley Home. The table below provides the number of visitors for Chifley Home.<sup>70</sup>

Year	Number of Visitors
1994	1062
2003	1787
2017–2018	1183
2018–2019	1372

A self-guided driving tour brochure of Ben Chifley's Bathurst, helps visitors to self-navigate to all sites in Bathurst that are associated with Chifley. The information available adds to the visitor experience of the places associated with Chifley, and the tour culminates at the house museum and education centre.

## 2.8 CHIFLEY HOME EDUCATION CENTRE

The semi-detached terrace at 12 Busby Street was purchased by BRC in 2008. The former residence at 12 Busby Street was originally a mirror image of 10 Busby Street, built at the same time in the same style, the two forming a pigeon-pair. After extensive restoration and development works, 12 Busby Street has been converted into an education centre with exhibition space for audio-visual displays and a souvenir shop. Amenities for visitors provided here include toilets and a kitchen. The front three rooms have been retained and restored for the use as the Education centre. Beyond the three rooms, the rest of the property was completely demolished and new construction was carried out at the rear of the property. The rear backyard of 12 Busby Street was levelled prior to the addition of garage and toilets. The images below show the property at the time of the redevelopment works.

The acquisition of 12 Busby Street has been very favourable in the running of Chifley Home museum. The education centre provides amenities for the visitors, and space for exhibitions and where the visitors can watch a short film on Chifley before or after their visit to the museum. This has helped in retaining Chifley Home in its pre-1962 state after the demise of Mrs Chifley. Thus, the house museum is unique as it is the only house of a former Prime Minister in New South Wales that has been retained in its original condition.

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<sup>70</sup> Data provided by Bathurst Regional Council.





Figure 26 Demolition and redevelopment works to 12 Busby Street—works to the front (Source: Bathurst Regional Council Records)



Figure 27 Demolition and redevelopment works to 12 Busby Street—works to the rear (Source: Bathurst Regional Council Records)



### 3.0 PHYSICAL SURVEY AND ANALYSIS

This section provides a detailed physical analysis of Chifley Home at 10 Busby Street including the outbuildings to the rear and the adjacent Education Centre at 12 Busby Street, South Bathurst. The site was visited twice on 4 March 2019 and 14 June 2019. The description is based on visual analysis of the property.

The setting and curtilage, site layout and individual components of both 10 & 12 Busby Street are described in the following sections.

#### 3.1 SETTING AND CURTILAGE

Chifley Home is located at 10 Busby Street, South Bathurst. The house is a semi-detached Victorian Italianate terrace. The adjacent terrace at 12 Busby Street was a mirror image of Chifley Home, prior to its redevelopment. 12 Busby Street is also owned by the BRC, now used as the Education Centre. The site extends to Logan Street and entry to the house museum is from the rear of the property from Logan Street. Access via a ramp, is available on the adjacent vacant lot, from Busby Street.



Figure 28 Chifley Home from Busby Street, showing the vacant lot and disabled access



Figure 29 Chifley Home and the Education Centre at No.12 Busby Street



Figure 30 Chifley Home and the Education Centre and the streetscape



Figure 31 View of the residences along Busby Street

The heritage curtilage of the SHR and LEP listing of the Chifley Home includes all of Lot 1 DP 870728, which includes the former Chifley Home and the adjacent empty block to the east, where a ramp has been provided for disabled access. The adjacent Education Centre at 12 Busby Street is not included in the heritage curtilage.

#### 3.2 SITE LAYOUT INCLUDING THE VACANT LOT AND 12 BUSBY STREET

The cottage is a small Victorian Italianate semi-detached rendered brick building with a hipped iron roof. The façade is symmetrical with a central front door, elevated from the street and is reached by a flight of brick steps. The front bull-nosed verandah runs across the entire building front including 10 and 12 Busby Street. The verandah has cast iron columns and frieze.



Internally the house has a main bedroom, Mr Chifley's study (also used as a second bedroom by Elizabeth Chifley's mother, and later by Mrs Isabel Clark), a parlour (sitting room), dining room, kitchen and pantry, and then a bathroom at the rear accessed by a covered verandah.

Behind the kitchen and accessed from the outside is a small laundry, toilet and store. The house is furnished with original furniture, floor coverings and fittings.

A garage/shed was built by Mr Chifley in the vacant lot, but this was removed by the BCC in 1993, when changes to Logan Street configuration were made.



Figure 32 Aerial photograph showing the location of Chifley Home & Education Centre at 10 & 12 Busby Street, South Bathurst (source: <https://maps.six.nsw.gov.au> imagery dated 14 April 2014)

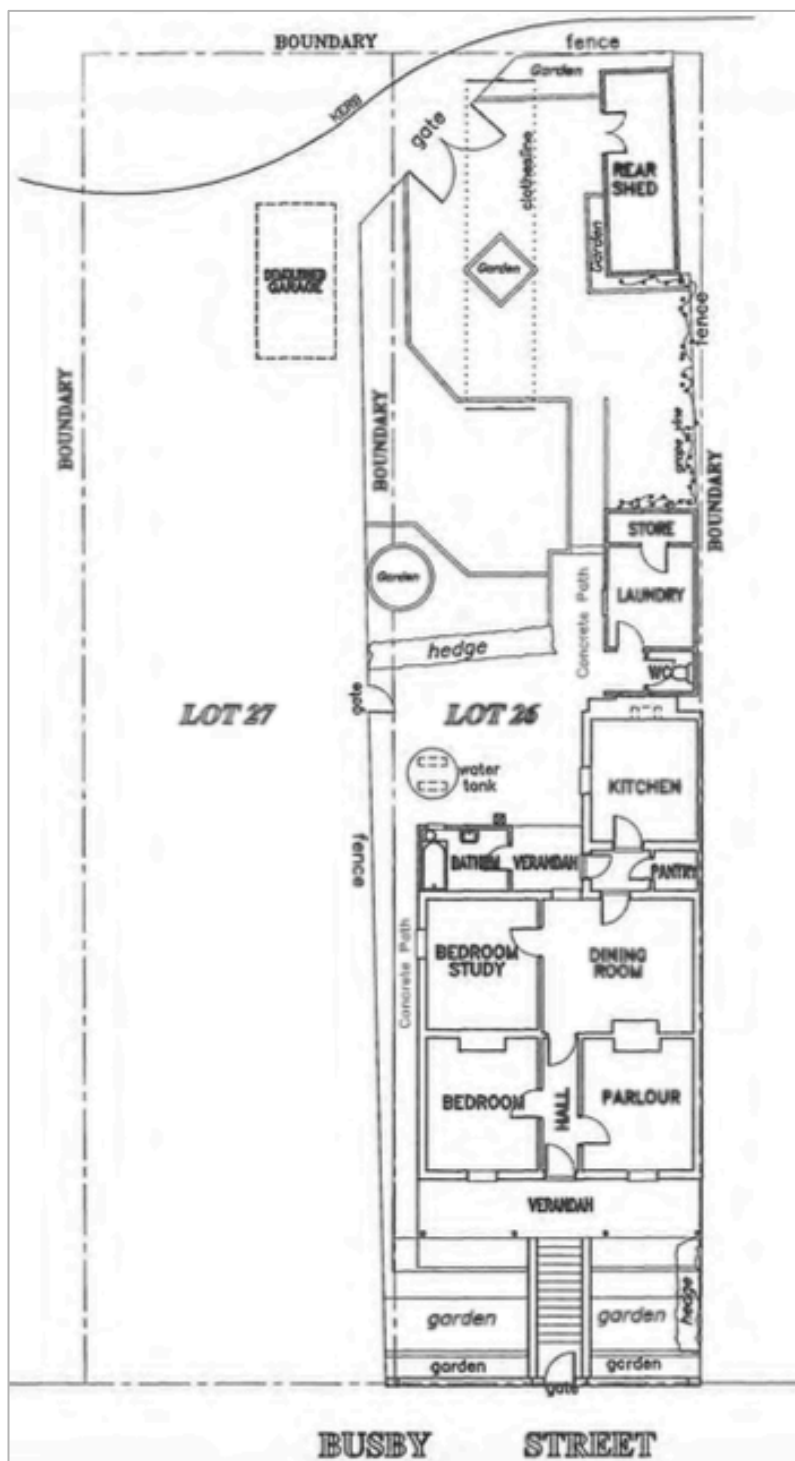


Figure 33 Chifley Home—site plan showing the layout of the cottage and the garden (Source: 1998 Plan of Management for Chifley Cottage, p1)

A palisade fence runs along the property to the east and along the boundary between 10 and 12 Busby Street to the rear of the properties. A decorative picket fence can be seen along the front of the property, from the edge of the verandah to the street, between Chifley Home and the vacant lot. The earlier picket fence (evident in old photographs of the house) along the street was replaced by a wrought iron fence during the Chifleys' occupation of the house (see Figure 15, Figure 16).

The house forms part of a group of semi-detached terraces along Busby Street.

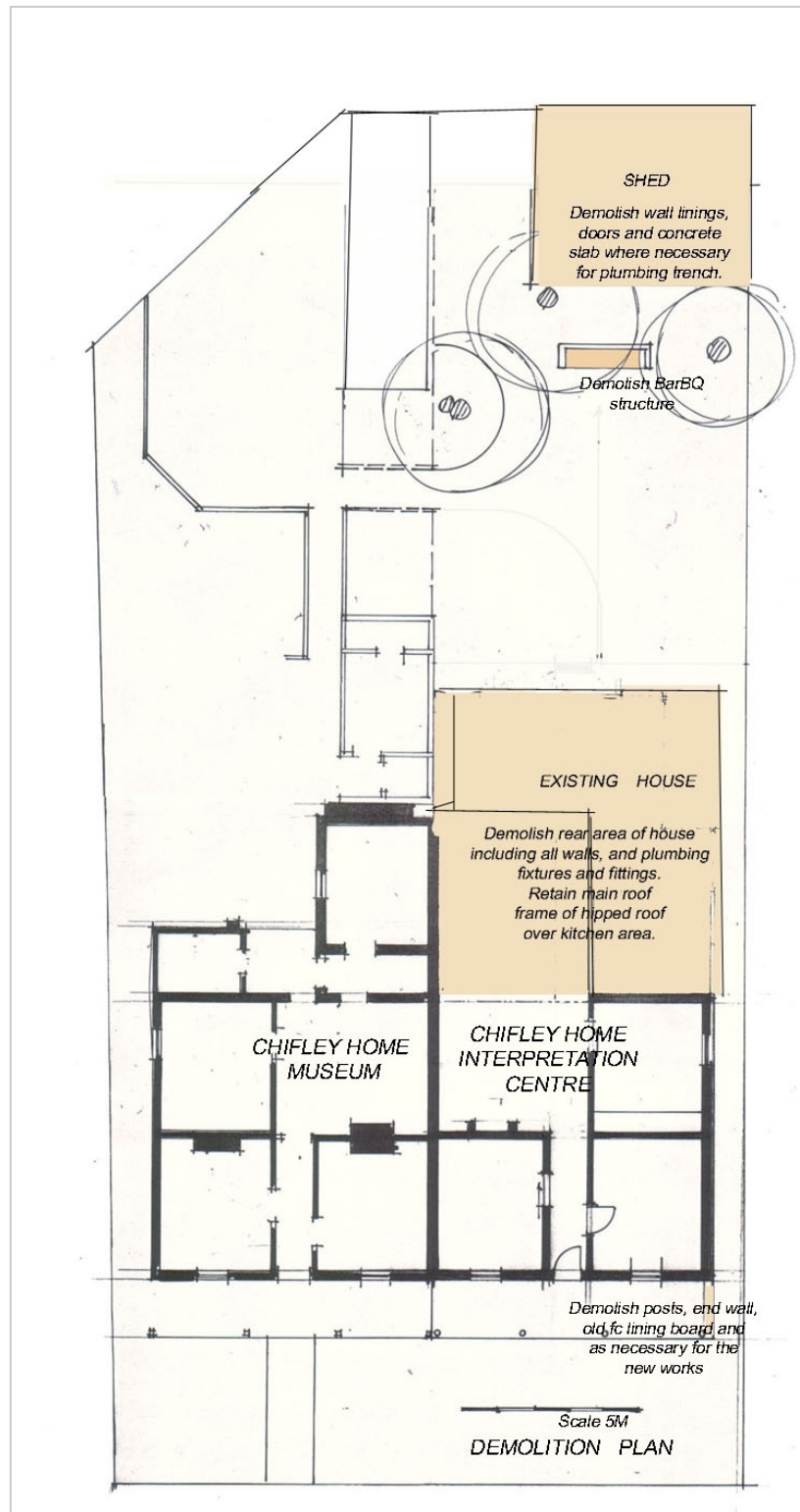


Figure 34 Demolition plan for 12 Busby Street, when it was re-developed as an Interpretation Centre—this is the only plan that illustrates both the properties. The plan indicates the areas of 12 Busby Street that were retained and the sections that were demolished (Source: Bathurst Regional Council records)

The Education Centre at 12 Busby Street is a semi-detached Victorian Italianate rendered brick building, which was a mirror image of the Chifley Home. The interior room arrangements have been modified to provide for an exhibition cum audio-visual display area and a souvenir shop. The front two rooms are retained and one is interpreted as a

sitting room/parlour, furnished with objects and furniture of the Chifley period. Unlike the Chifley house museum, where the visitors are not allowed to touch the exhibits, here, they have an interpretive experience of the parlour, where they are allowed to interact with the objects. The other front room is used as a gallery with glassed displays of newspaper cuttings related to Ben Chifley and posters illustrating his political career.

### **Condition**

Chifley Home, being run as a house museum from the 1970s, has retained its original layout, both externally and in the internal arrangement of its furniture. The condition of the site is good and retains a high degree of integrity.

The Education Centre at 12 Busby Street, acquired by the BRC has been substantially modified and adapted to provide services for visitors and includes a souvenir shop, audio-visual screening, exhibition space, a room displaying furniture arrangement from the Chifley period, office space for staff and a staff kitchen. Public amenities and a garage/shed are provided to the rear of this property.

### **3.3 CHIFLEY HOME - INTERIORS**

The house, a modest working class terrace had two bedrooms (the second was also used as a study), a parlour, dining and a kitchen, pantry, bathroom, toilet, laundry and a shed to the rear. The rooms are described below with the help of annotated plans and photographs.

#### **Parlour/ Sitting room**

As a modest working-class home, the sitting room was a small self-contained room at the front of the house. The room was mostly used when they had special guests.

The room contains several gifts presented to Ben including a wall hanging from the Chinese Embassy in Canberra. The lounge suite and the Axminster carpet<sup>71</sup> were typical household features during post-war Australia. During the Chifley ownership, a gas fireplace was installed. Fibrous cornices were added in the sitting room and bedroom.

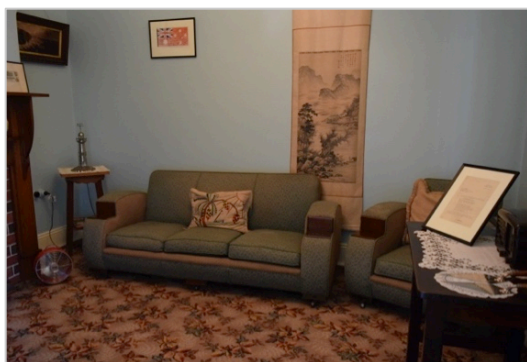


Figure 35 Living room with the original furniture and wall hangings.

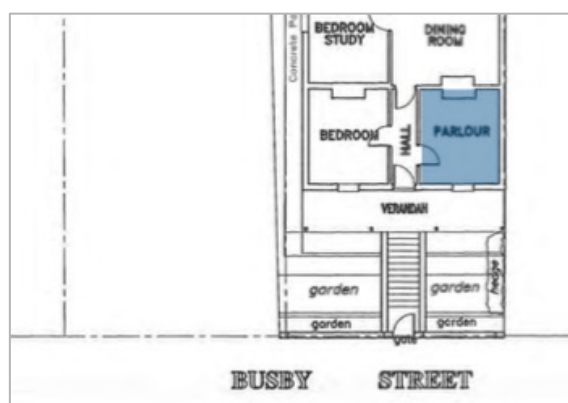


Figure 36 Chifley Home—Sitting room (Source: 1998 report, p1, annotated by S.Kasiannan)

<sup>71</sup> <http://www.chifleyhome.org.au/sitting-room.html>





Figure 37 Fireplace with the gas heater added by the Chifleys



Figure 38 Corner of the sitting room with an illustration of the proposed Chifley Housing Estate on the wall

### **Main bedroom**

The main bedroom has a large double bed with its fashionable chenille bedspread. A single freestanding wardrobe demonstrates the modest life Chifleys led, with few possessions, and when built-ins were not common. Ben's suitcase and Elizabeth's hatbox can be seen on top of the wardrobe, ready for their journey down to Canberra.<sup>72</sup>



Figure 39 View of the bedroom with the wardrobe and cases on top of the wardrobe.



Figure 40 Chifley Home—Main bedroom (Source: 1998 report, p1, annotated by S. Kasiannan)

<sup>72</sup> "Main Bedroom," Chifley Home and Education Centre, accessed 10 May, 2019 <http://www.chifleyhome.org.au/main-bedroom.html>



Figure 41 Dresser with mirror in the corner next to fireplace.



Figure 42 Original carpets and protective mats to help prevent deterioration due to visitation

The bedroom, like other parts of the house is furnished and decorated with items that were mass-produced necessities that were essential for domestic life. The bedroom demonstrates simple lifestyle of the Chifleys and it offers insights into domestic culture in a large country town between the two Wars.

### **Hallway**

The hallway is typical of the residences of this period. There is no evidence as when the pressed metal ceiling was added—during the Chifley occupation or before.



Figure 43 Hallway and the main entrance to the cottage from Busby Street



Figure 44 Pressed metal ceiling detail in the hallway

### **Second bedroom / Study**

This room served as Ben's study as well as a spare bedroom. The room, divided in two by a curtain, once contained a desk and a simple iron bed. The bookcase has been adapted from a piano – the gaps for the pedals are still visible. The early telephone

system is also evident, with Elizabeth receiving a call from Ben every evening when he was in Canberra.<sup>73</sup>

This spare bedroom may have also been used by Elizabeth's mother, when she lived with her daughter in the years leading up to her passing, and was later used by Mrs Isabel Clark who was Elizabeth's companion until her death. Mrs Clark continued to live in the house after the passing of Mrs Chifley, until she died in 1969.

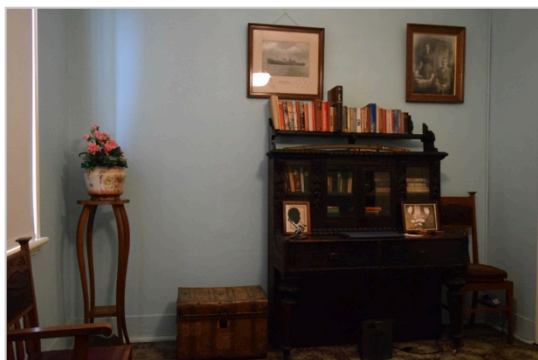


Figure 45 Ben Chifley's study desk and bookshelf adapted from a piano



Figure 46 The end of the room used by Isobel Clark as bedroom. A curtain was used as a screen



Figure 47 Flooring in the second bedroom/study

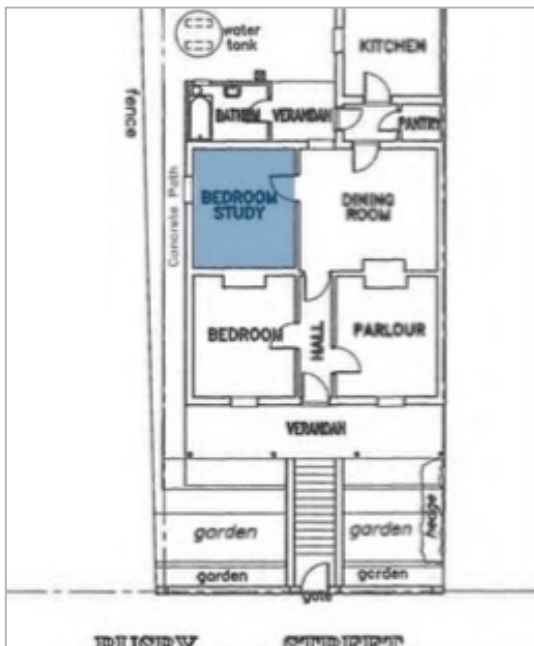


Figure 48 Chifley Home—Second bedroom and Study (Source: 1998 report, p1, annotated by S. Kasiannan )

## **Dining room**

The timber furniture, mirror and light shade are typical of the mass produced and affordable household commodities available through the popular department stores of

<sup>73</sup> "Study and Spare Room," Chifley Home and Education Centre, accessed 10 May, 2019 <http://chifleyhome.org.au/study-and-spare-room>.



the day. Elizabeth Chifley used this room for card games with friends and when guests were invited to dinner.<sup>74</sup>

A new fireplace and heater was installed after 1972 (See Appendix 4).



Figure 49 Chifley Home—Dining room (Source: 1998 report, p1, annotated by S. Kasiannan)



Figure 50 Dining room the pressed metal ceiling detail



Figure 51 View of the dining room.



Figure 52 Deterioration of carpet in the dining room

### **Kitchen / Pantry**

The kitchen is what would have been a freestanding structure, but now linked to the main house. The wall thicknesses and the changes in floor level between the main house and kitchen are clear indicators that the kitchen was originally an 'outbuilding'.<sup>75</sup> The linoleum floor, 'Kelvinator' refrigerator and 'Challenger' gas stove highlights what was then modern in kitchen decor and furnishings. The dresser is complete with its well-used china and the walk-in pantry is nearby.<sup>76</sup>

<sup>74</sup>"Dining Room," Chifley Home and Education Centre, accessed 10 May, 2019, <http://www.chifleyhome.org.au/dining-room.html>

<sup>75</sup> McLachlan et al, *A plan*, 37

<sup>76</sup>"Kitchen and Pantry," Chifley Home and Education Centre, accessed 10 May, 2019,

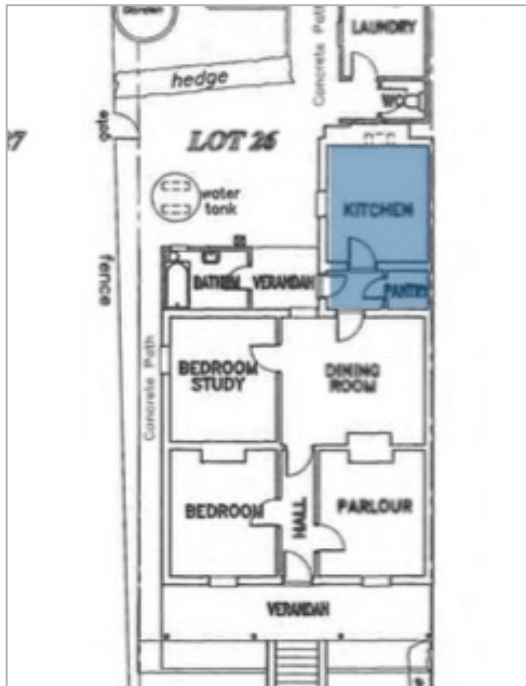


Figure 53 Chifley Home—kitchen and pantry  
(Source: 1998 Plan of Management for Chifley Cottage, p1, annotated by S. Kasiannan)



Figure 54 Kitchen—view to the fireplace



Figure 55 Kelvinator refrigerator.



Figure 56 Flooring in the kitchen



Figure 57 View towards the kitchen window



Figure 58 Damage to the plaster of the external wall is clearly evident.





Figure 59 Challenger stove



Figure 60 View to the kitchen



Figure 61 View of the sink



Figure 62 Walk-in pantry

The kitchen has a painted brick open fireplace, porcelain sink set in a tiled bench top. Mrs Chifley must have spent a lot of time here cooking, trying new recipes and her recipes are compiled in an attractive publication.

The Kitchen had its ceiling replaced in the 1980s. Unfortunately this was done with 1990s cornice, which was fixed in 2001, taken back to a square-edged corner pattern without cornice.

### ***Condition of the Chifley Home interiors***

The interiors of the cottage are largely in very good condition. This is primarily due to the BRC carrying out the recommendations of the 1998 report. The subfloor was inspected by engineers in 2000, when it was realised that the piers had sunk in the Dining, Bedroom, Study and Parlour. This was rectified by lifting the floors and refixing of the piers. The walls were inspected for damp and there was no damp at the base of any of the walls. The ceiling cavity was inspected, shared chimney re-capped and brickwork re-pointed in 2000. The galvanised iron roof was painted in matching colour. The Bedroom had works done in March 2002. The Dining Room had works done in 2000. All the works done to the buildings during 1997–2013 are provided in Appendix 4.

The predominant problem found in the house in March 2019 is related to damp and plaster peeling. There is some severe damage inside the kitchen on the south wall and along the inside of the south wall of the study, displaying efflorescence. The damage is evident in the form of plaster and paint peeling, and crumbling of plaster is evident here. Damp related issues in the form of plaster and paint peeling is also evident along the external southern wall of the building (under the study window).

The section of the wall at the entry passage and near the dining door show signs of damp and deterioration in the form of plaster issues and carpet deterioration.

There are minor hairline cracks over a number of doors and windows all through the house. These cracks are minor and are most likely on the surface, and are unlikely to be of any serious concern. However, they will need to be monitored. Figure 129 illustrates the locations of these hairline cracks and also indicates areas where there are issues due to damp.

The hazardous material survey report indicates that the main bedroom has asbestos containing fibre cement sheet surrounding the fireplace and in the ceiling board in the pantry. The internal walls, windows, doors, skirting board and mantle have lead based paint system. The hot water system in the kitchen is presumed to contain synthetic mineral fibres (SMF). The risk of asbestos is indicated as medium and the lead based paint in most surfaces as low, however, the kitchen wall with the damp issues has been flagged as high for risk related to lead-based paints. For items with low risk, an annual review is proposed, for medium risk, a review is proposed in 6 months and for the high risks identified, a review is proposed at 3 months.

### 3.4 OUTBUILDINGS—BATHROOM, LAUNDRY, TOILET AND SHED

#### Bathroom / Rear verandah

The rear verandah was originally a skillion verandah, the eastern end of which was enclosed with timber framing and weatherboard cladding with asbestos cement lining to create the bathroom.



Figure 63 Bathroom—enclosed from a section of the rear verandah. Hot water mechanism for shower and sink.

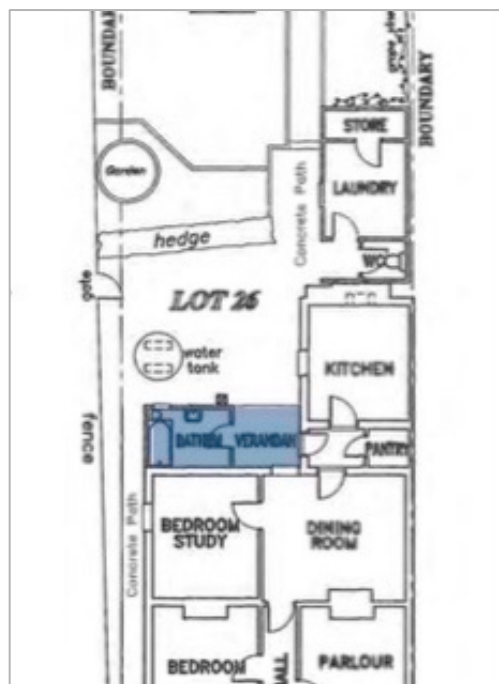


Figure 64 Chifley Home—Bathroom and back verandah (Source: 1998 Plan of Management for Chifley Cottage , p1, annotated by S. Kasiannan)



The bathroom has an enamelled cast iron bath, with an enamelled gas water heater over the bath, supplying the bath and shower (over bath) with hot water. There is also a wall mounted enamelled hand basin with a small mirror fronted cabinet above. This was provided with cold-water tap only.



Figure 65 Rear verandah and the enclosed bathroom.



Figure 66 Water tank replaced the original water tank in this location.

It is demonstrative of the domestic life in the early twentieth century and the discomfort endured in using an outdoor bathroom in extreme cold winters. It highlights the austere nature of the room with its simple hand basin and shaving cabinet together with the 'Metters Ltd' gas heater used to supply hot water to the bathtub and shower.<sup>77</sup> The gas water heater and the wall hung hand basin were installed by the Chifleys.

### **Laundry / Toilet**

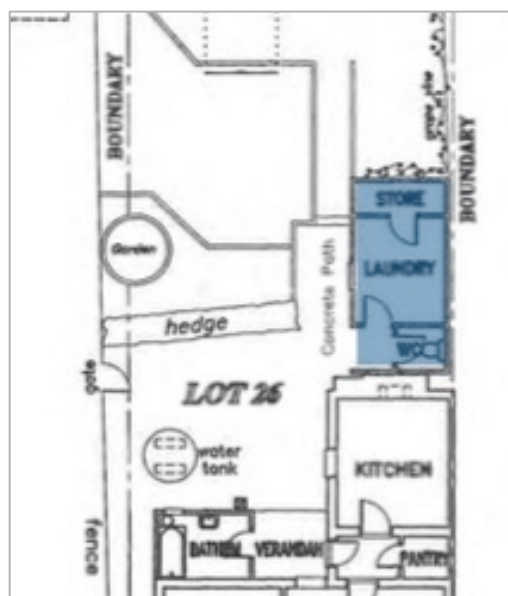


Figure 67 Chifley Home—Laundry, store and toilet (Source: 1998 Plan of Management for Chifley Cottage, p1, annotated by S.Kasiannan)



Figure 68 Gas-heated boiler

The structure is a simple timber-framed, galvanised corrugated iron gable roofed, clad and lined with asbestos cement sheeting, adjacent to the kitchen structure, accessed from outside.

<sup>77</sup> "Bathroom and Laundry," Chifley Home and Education Centre, accessed 10 May, 2019, <http://chifleyhome.org.au/bathroom-and-laundry.html>



Figure 69 Laundry tub, clothes wringer and boiler

The layout of this room was common to most laundries of the period. The twin cement tubs supported on brick walls is accompanied by the manual clothes wringer and gas heated boiler. There is only cold water supply to the laundry tubs and the copper.<sup>78</sup>



Figure 70 Store accessed from the laundry



Figure 71 Toilet accessed from outside.

The toilet is located a short distance from the house along the garden path to the rear of the kitchen. The modern vitreous china pan and plastic cistern are replacements for an earlier water closet with chain activated high set cistern that was located where the current toilet stands. It is not evident if this was the same location as the pan toilet that would have been in use prior to the connection of the sewerage system.<sup>79</sup>

### **Rear shed**

The shed has a galvanised corrugated iron skillion roof with timber frames and is clad with asbestos cement sheeting with timber cover battens fixed vertically onto an earth floor. The building is clad with old corrugated iron sheets to a height of approximately 1.8m. A pair of ledged and braced doors provides access to the shed. This shed is not suitable for use as a car garage.

<sup>78</sup> McLachlan et al, *A plan*, 39.

<sup>79</sup> McLachlan et al, *A plan*, 39.



Figure 72 Door to shed at the rear of the property



Figure 73 Interior view of the shed

### ***Condition of outbuildings***

The Bathroom had extensive works done in 2000. The toilet has had some work done to it in 2002, when the previously replaced plastic cistern was replaced with a concrete one, sympathetic to the period. In 2010, works were done to the laundry and toilet. The concreting to the rear of the house at the rear verandah were identified as not original to the Chifley period, but added later, and this can be verified as it is partially covered the vent in the rear wall of the house (also see Appendix 4, p118).

Hazardous material survey report found that the laundry/toilet and shed have lead based paints in the walls, windows and doors; asbestos cement sheeting in the walls; and, lead and asbestos based dust in the ceiling space. Appropriate precautions and recommendations as per the risk assessment in the hazardous material report should be followed when works are carried out to these structures in future. Asbestos dust in ceiling space is identified as a high risk, while the lead based paint and presumed synthetic mineral fibre in the bathroom heater is identified as low.

## **3.5 CHIFLEY HOME – EXTERIORS**

The exterior of the cottage is remarkably intact and is a record of all the changes that were carried out during the period the house was occupied by the Chifleys. The changes include:

- Bathroom added by enclosing a section of the rear verandah
- Window to 'Study' relocated from rear wall to side wall, to allow for the bathroom addition
- Kitchen re-roofed with a roof that connected to the main roof creating a passage and walk-in-pantry, which would have otherwise been a gap between the two buildings.
- Sewer connection and Toilet relocated
- Front fence and matching front verandah balustrade and retaining walls either side of the front steps to the house.



- Garden features including concreting, flower beds and clothesline.

Following the 1998 Plan of Management, the BRC carried out a series of restoration works, as per the recommendations. In February 2001, all windows were re-sashed and the window frames were stripped, re-meshed, re-beaded, fitted and painted. In March 2001, the entire exterior was repainted, including the galvanised roof and sheds.



Figure 74 View from the verandah towards the distant mountains



Figure 75 View from the verandah towards the terraced front garden



Figure 76 Front steps to Busby Street



Figure 77 Front steps and front garden



Figure 78 Plaque stating the cottage inaugurated by Gough Whitlam on the front wall.



Figure 79 Plaques stating the birth of Ben Chifley, former Prime Minister of Australia, and his residence

The concreting in the rear garden was done by Mr Chifley, and this was restored by BRC in 2009–10. The concreting immediately behind the house at the rear verandah is not original to the Chifley period due to reasons stated elsewhere (also see Appendix 4, p118).





Figure 80 Detached step to the verandah.



Figure 81 Plaster peeling on the external wall on the east side of the cottage

It is not possible to estimate if the concreting to the side of the house along the eastern wall was done by Mr Chifley, by visual examination alone. Further material investigations of the concrete sections may help understand if this is from the Chifley period; as there is a distinct difference in the type of concreting that was done by Mr Chifley.



Figure 82 Eastern façade—paint peeling is evident, but not severe.

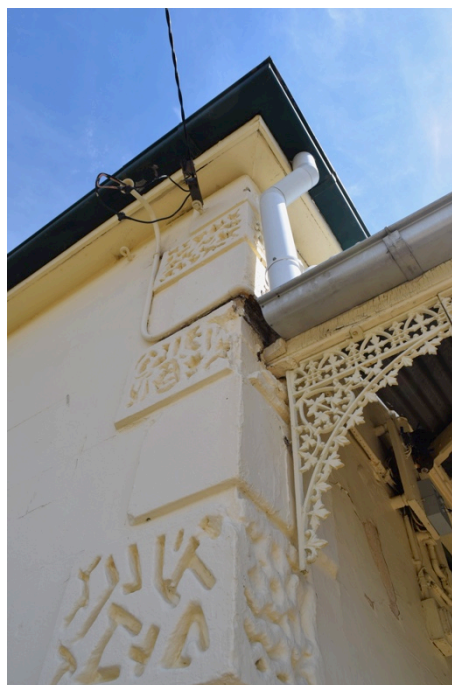


Figure 83 There is a gap at the junction of the verandah roof and the front façade of the house.

## **Garden**

The historical research provided in the previous chapter has clearly established the Chifleys' keen interests in gardening. Although Elizabeth was frail and not able to work, Ben worked on the garden whenever the opportunity arose. The garden contains a number of features built by Ben including the clothesline and flowerbeds and concreting.

In the later years, however, it was Mrs Clark, Elizabeth's companion, friend and carer who tended to the garden until her death. A list of plants, grown by the Chifleys has been identified in the earlier chapter.

The Chifleys built the terraced hard landscaping for the front garden, where four rendered brick retaining walls are provided on either side of the original central stairway to the house. The rear section of the house has concrete paving, vegetation planted

during Chifley occupation (refer p21). The timber clothesline was added by Mr Chifley. Due to damage and deterioration, an application under s57(2) was made by the BRC to the Heritage Division (former) to gain approval for repair and replacement of the damaged sections. Approximately 53% of the concreting was replaced at this time.

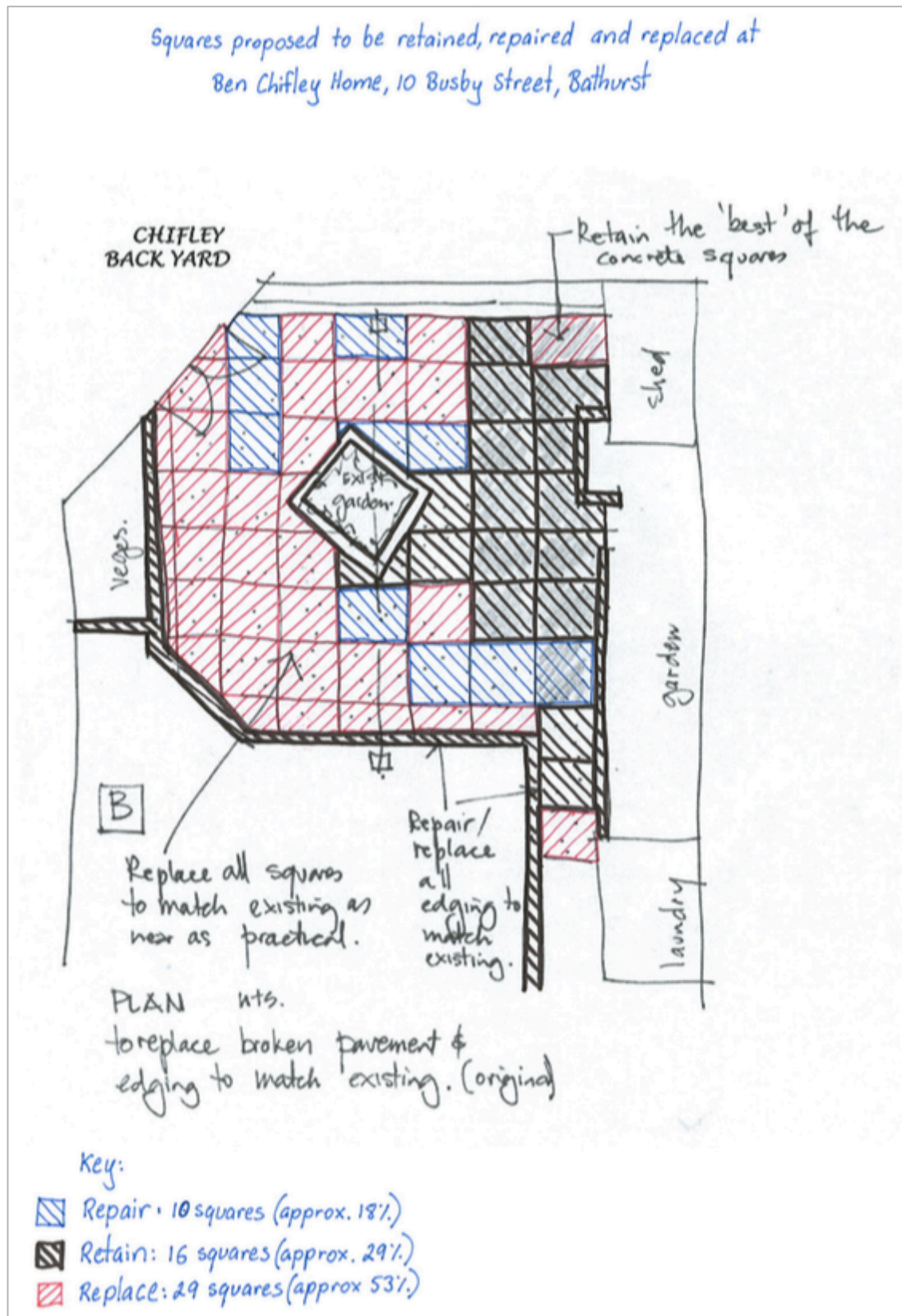


Figure 84 Concrete pavers in the back garden replaced in 2009–10 by BRC



The concreting to the rear of the house at the rear verandah is identified as not original to the Chifley period, but added later, and this can be verified as it is partially covered the vent in the rear wall of the house (also see Appendix 4, p118). Appendix 4 details the works done to the property by BRC. The photographs during the repair of the garden concrete, indicates that this section might have been repaired during this time.



Figure 85 View to the shed at the rear



Figure 86 Looking back towards the entry to the property



Figure 87 Gate connecting the Chifley Home with the Education Centre next door at 12 Busby Street



Figure 88 Garden view—looking east



Figure 89 Garden viewed from the rear entrance to the property—clothes line is in foreground



Figure 90 Clothesline pole next to the front fence—note the leaning away from the fence





Figure 91 Garden viewed from the rear entrance to the property—clothes line is in foreground



Figure 92 Garden viewed from the rear entrance to the property—clothes line is in foreground



Figure 93 View of the external wall of the bathroom and the water tank



Figure 94 Water tank and the hedge—a gate leading out of the property is located next to the hedge



Figure 95 External concreted area (rear verandah)—note the cracks on the concreting (this section was identified in 2010 as not original to the Chifley period – Appendix 4)



Figure 96 External concreted area (rear verandah)—note the partially concealed vent below the seat (indicated).





Figure 97 Another view of the front garden



Figure 98 Front gate and garden



Figure 99 Garden bed filled with dahlias in the vacant lot (Source: Heritage Division, 2012)



Figure 100 View of the garden, looking towards Chifley Home with the laundry in the foreground

2003–04 CHMP states that the garden was both flowers and vegetables and this character should be retained. The hedge (a form of plum) and grapevines on the Western side along the fence are most likely original plantings. A number of other plants were possibly planted by the caretaker who took care of Chifley Home in the years 1972–2000, when it was functioning as a house museum.<sup>80</sup>

### **Condition**

Externally, the maximum damage to the building is seen along the eastern wall of the property. Issues relating to damp can be seen in the form of peeling paint and a very small loss of render. There is a gap at the junction of the verandah roof and the front façade wall (evident in Figure 83 above), should be addressed quickly.

The hazardous material survey suggests that the verandah columns to the north and the balustrade contain lead based paint. The power distribution board on the front verandah wall of Chifley Home is presumed to contain asbestos.

The external walls are covered with lead based paint, identified as a medium risk. The external wall of the bathroom is presumed to contain asbestos cement sheeting (medium risk). Eaves are also presumed to contain asbestos cement sheeting (low risk).

The garden is presented in a well-maintained and tidy manner, with some remnant planting still remaining. Some of the new plants used, are what would have been fashionable during the Chifleys. The garden needs some weeding and maintenance to be done, but otherwise, provides a good foreground to the Chifley Home.

<sup>80</sup> BRC, *Chifley Home Management Plan*, 2003–2004, 22–23.

The timber clothesline would need some immediate attention to ensure its long-term conservation. The vertical post near the fence is leaning away from the fence and this would need to be fixed. The clothesline in some places hangs low, posing a hazard. The 1998 report noted that the props for the clothesline were missing at the time of their report.

The concrete blocks in the back yard was repaired and 53% of the damaged ones were replaced during works to the property in 2009–10 by BRC. The concreting immediately behind the house at the rear verandah and the kitchen is unlikely to be from the Chifley period as established. It is not possible to estimate if the concreting along the eastern wall of the house is from the Chifley period. The concreting in these sections does not leave any gap outside the walls, for the moisture to escape. This has a potential to trap the moisture within the walls and cause rising damp. It is possible that this is an issue in the cause of the damp related issues to the house.

The ground level surrounding the cottage appears to be higher as the vents are close to the external ground level, evident at the rear verandah. The level may need to be taken down to ensure that the vents are able to allow for moisture to evaporate.

### 3.6 VACANT LOT NEXT TO CHIFLEY HOME

The vacant lot adjacent to Chifley Home was used during Chifley's time to garage his Buick Sedan. Following the council's ownership of the property, the shed was demolished in the late 1990s, during a re-alignment of Logan Street. The lot was always empty, as the Chifleys did not use this space other than for garaging Mr Chifley's car.



Figure 101 View to the vacant lot and 10 Busby Street from across the street



Figure 102 Ramp going up to the Chifley House museum entry at the rear of the property

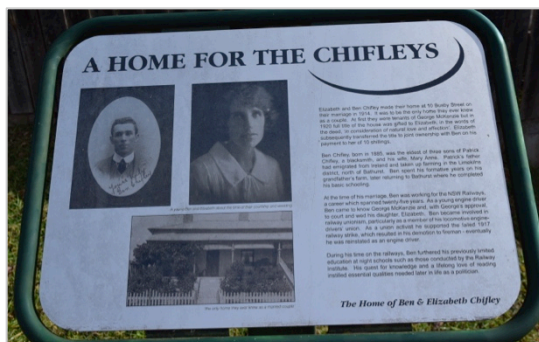


Figure 103 Interpretation panel—life of the Chifleys



Figure 104 Access ramp—looking east

They did not fence the lot or make it into a garden. Aerial images at Figure 21 and Figure 22 show that this lot was always used for access between Logan Street and Busby Street. The disabled access ramp was built in 2003. Some interpretation panels are installed along the walkway.





Figure 105 Interpretation panel—Prime Minister's residence



Figure 106 Access ramp—looking towards the house and water tank.



Figure 107 View of the ramp from the corner of the vacant lot towards Chifley Home



Figure 108 Interpretation panel—A railway home

### **Condition**

The vacant lot adjacent provides the disabled ramp access from Busby Street to Logan Street and is in good condition. The lawns are periodically mowed and it appears well maintained as evident in the photographs above.

### **3.7 12 BUSBY STREET—EDUCATION CENTRE**

The semi-detached cottage at 12 Busby Street was purchased by BRC in 2008 and works carried out in 2009–2010 to convert the terrace into the Education Centre for the Chifley Home. Prior to its development, it was a mirror image of the Chifley Home. The room arrangements would have been similar to the Chifley Home, as suggested by the block plan in Figure 24 and the demolition plan in Figure 34. Exhibition rooms, offices and amenities including the kitchen and toilet block were added. Funding obtained via ARTS NSW and BRC contributed to the development costs. Details and photographs of the works carried out are available at Appendix 3 at the back of this document.

A brief introduction was provided at the start of this chapter, as part of the site layout. This section discusses the assessment of the physical fabric of 12 Busby Street, although it has not been identified as a heritage item. The cottage interiors, and exterior structure are discussed below.

#### **Education Centre—Interiors**

##### ***Front Section: Model parlour and Exhibition room***

The front rooms of 12 Busby were retained as per the original configuration as illustrated in the demolition plan at Figure 34. The front room to the west is interpreted as a model parlour/sitting room with furniture and furnishings from the Chifley period, to provide an understanding of the interiors in a working class home in the inter-war period.



Figure 109 Front room to the west, interpreted as a model parlour/sitting room of the Chifley period



Figure 110 Front room to the east (formerly a bedroom or parlour), used to exhibit information related to Ben Chifley's political career



Figure 111 Model parlour



Figure 112 Ben Chifley's political career exhibits



Figure 113 Fire place retained in the model parlour



Figure 114 Piano in the model parlour



The parlour in the education centre provides an opportunity for the visitors to interact with the interiors of a working class home, as this is not a museum space, where only visual interaction is permitted. The fireplace has been retained or restored to reflect the period, and the cornice details are also intact. The external walls have been retained as original.

The room to the west is used as a space to exhibit information related to Ben Chifley's political career. Newspaper cuttings and information panels are displayed here.

***Rear Section: Exhibition space, Office space, Souvenir shop and Kitchen***

The former dining and second bedroom of the semi-detached terrace at 12 Busby Street were modified extensively. The room to the west in this section, most likely the second bedroom is retained in its original configuration, with original cornice details. The exhibition space, souvenir shop and kitchen are part of the new construction.



Figure 115 Former bedroom retained as an office space



Figure 116 Office



Figure 117 View of the exhibition space

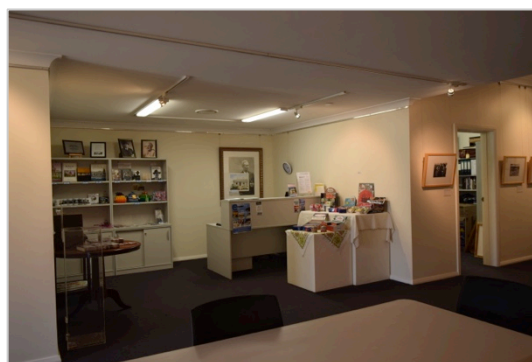


Figure 118 Souvenir shop

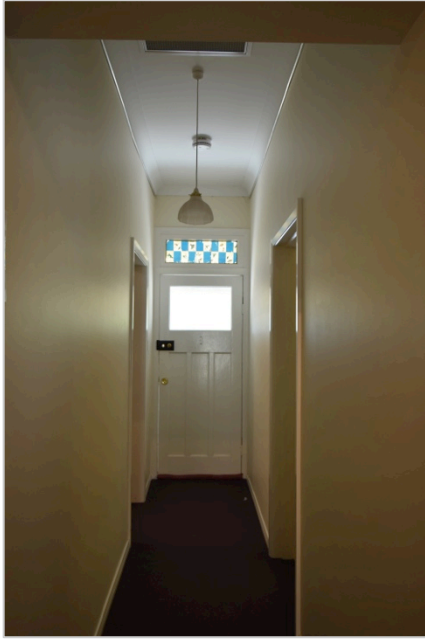


Figure 119 Hallway



Figure 120 Kitchen

### **Education Centre—Exteriors**

Extensive works were carried out to 12 Busby Street while developing the site as an Education Centre. Apart from the front section of the cottage, the rest of the building is a new construction. The new section in weatherboard is clearly discernible externally from the western side of the building.

The site to the rear of the property was extensively worked and the entire site was completely levelled prior to the construction of the garage/shed and toilets (Figure 27).



Figure 121 Front door to 12 Busby Street



Figure 122 Front window along the verandah—note the crack below the window sill





Figure 123 Access to the Education Centre at 12 Busby Street is from the rear



Figure 124 Gate connecting 10 and 12 Busby Street. View from 12 Busby Street



Figure 125 Western wall—new construction in weatherboard is evident

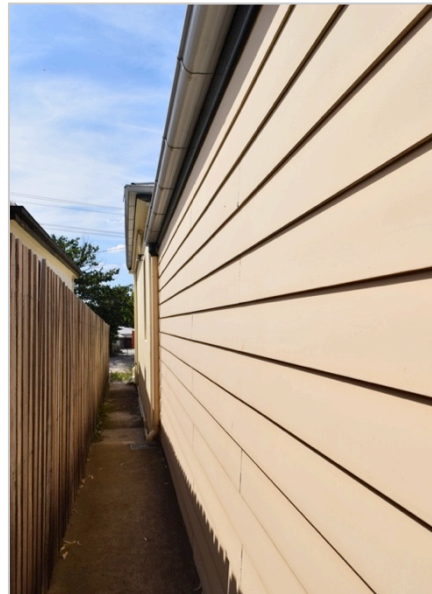


Figure 126 Lane to the west of 12 Busby Street with a palisade boundary fence



Figure 127 Toilet/garage block to the rear



Figure 128 Rear of 12 Busby Street from Logan Street

### **Condition**

The education centre was restored and adapted as the education centre in 2009–2010. The building is maintained in very good condition and there are no major issues that were observed. A crack can be seen below the window (Figure 122) along the front

verandah. Some cracks can be seen on the verandah floor as well. These cracks need to be monitored to ensure it does not develop into a serious threat.

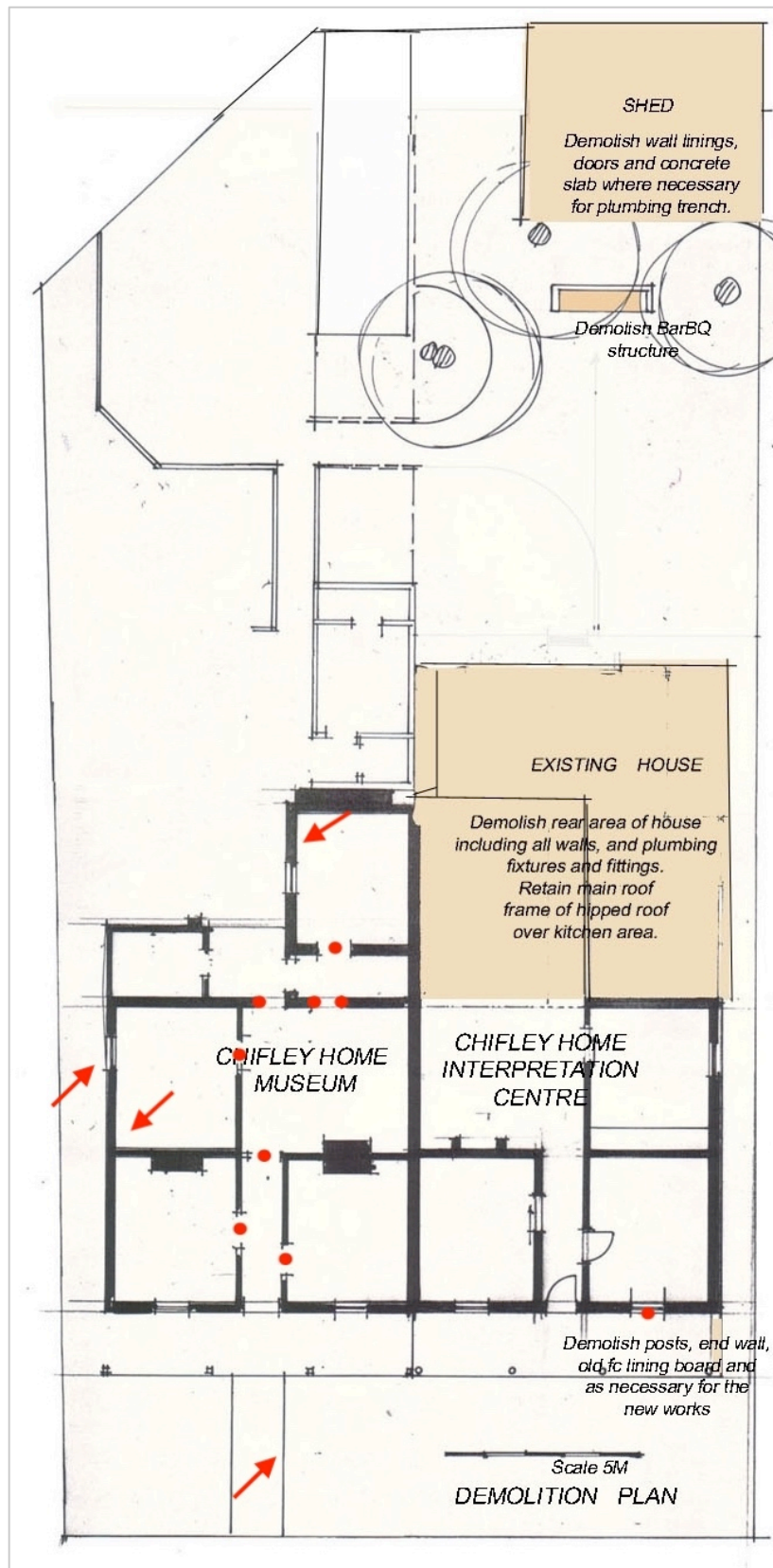


Figure 129 Location of minor hair-line cracks above some doors and windows indicated as red dots and red arrows indicate areas of severe plaster peeling/damp issues. (Source: BRC records, annotated by S. Kasiannan )



## 4.0 COMPARATIVE ANALYSIS

In Australia, there are only four Prime Ministerial residences including the Chifley Home that are open to the public. These include Andrew Fisher's restored house in Queensland; Joseph Lyons birthplace and childhood home in Stanley, Tasmania and also his family home in Tasmania; and John Curtin's house in Cottesloe, Western Australia. The following table provides comparative information of these four residences of former Australian Prime Ministers.

### 4.1 RESIDENCES OF FORMER PRIME MINISTERS WITH PUBLIC ACCESS

Name of item	Significance and Details	Photographs
<p><b>Andrew Fisher's house, Gympie, Queensland<sup>81</sup></b></p> <p>Andrew Fisher was Prime Minister of Australia from 1908 to 1909, from 1910 to 1913, and from 1914 to 1915. He was the leader of the Australian Labor Party from 1907 to 1915.</p>	<p>Andrew Fisher's Cottage, erected 1870, is a simple timber structure, representative of many other miner's houses in the district. Originally located in Maori Lane at Red Hill, Gympie, it was relocated to its current site in 1972</p> <p>Andrew Fisher's Cottage is located within the Gympie and District Historical Society Mining Museum. It sits adjacent to other buildings also relocated to the site, including school buildings and those associated with mining and farming.</p> <p>The cottage is a typical four-room single skin timber dwelling with exposed studs externally. It has a verandah with new balustrading to the south-west and south-east elevations and the roof has been re-clad with new corrugated iron. The cottage has been re-painted internally and externally, the internal finish appearing to imitate the wood grain.</p> <p>Entrance to the cottage is from the rear, either into the house itself or via a ramp onto the verandah. Internally, all walls on either side of the central hallway have been replaced with aluminium framed glass sliding doors, which allow observation of the four rooms. Each of these rooms contains</p>	 <p>Figure 130 Andrew Fisher's Cottage, Gympie (Source: Queensland Heritage Register)</p>  <p>Figure 131 Andrew Fisher's Cottage (Source: Queensland Heritage Register)</p>  <p>Figure 132 Andrew Fisher's Cottage (Source: Queensland Heritage Register)</p>

<sup>81</sup> "Andrew Fisher's Cottage, Environment Land & Water, Queensland Government," Queensland Heritage Register, accessed 15 May 2019, <https://apps.des.qld.gov.au/heritage-register/detail/?id=600537>.

	<p>large collections of early furnishings.</p> <p><b>Significance:</b> The house is assessed to be of historical and social significance.</p> <p>Andrew Fisher was a Gympie miner whose involvement in the mining unions led to a political career culminating in him becoming the first Queenslander to serve as Prime Minister of Australia.</p> <p>The cottage was moved to the site of the Gympie and District Historical Society Mining Museum in 1972 and has special association with that group. The Historical Society has carried out extensive renovations on the cottage and values it as a significant part of their historical village.</p>	
<p><b>John Curtin's house, Cottesloe, Western Australia.</b><sup>82</sup></p> <p>John Curtin was Prime Minister of Australia from 1941–1945 (Labor party)</p>	<p>John Curtin's house was the home of Prime Minister John Curtin in Cottesloe, Western Australia. Built in 1923, it was the Curtin family home. In 1999, it was jointly purchased by the Australian and Western Australian Government. The house is an interwar California bungalow design, designed by Curtin, and one of the first buildings built by Arnold Bullock, a prominent builder in the Cottesloe area during the late 1920s and 1930s.</p> <p>The single level family home was restored by the National Trust &amp; formally opened by Prime Minister Julia Gillard in March 2011. The house has original period features throughout the home including a beautiful front &amp; rear garden with white picket fence</p> <p>The house is jointly vested in Western Australian National Trust and Curtin University of</p>	 <p>Figure 133 John Curtin's House, Cottesloe (Source: Heritage Register, Western Australia)</p>  <p>Figure 134 John Curtin's House, Cottesloe (Source: National Trust, Western Australia)</p>

<sup>82</sup> "John Curtin's House – inherit State Heritage Office," accessed 15 May, 2019 <http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/7a5c2e10-3728-4b4e-8aad-38c99562b945>; "Curtin Family Home Winter Staycation – National Trust," accessed 20 June, 2019, <https://www.nationaltrust.org.au/news/cfh-winter-staycation/> and "Farewell to the Prime Minister," Curtin University, accessed 20 June, 2019 <http://john.curtin.edu.au/curtinhouse/house6/index.html>.

	<p>Technology. The property is run as a holiday rental.</p> <p><b>Significance:</b>  John Curtin's House, a single storey brick and tile residence in the Inter-War California bungalow style, including furnishings fittings and other contents has cultural heritage significance for the following reasons:</p> <p>the place was the family home of John Curtin, journalist, political activist, Labor politician, leader of the Australian Labor Party, and Prime Minister of Australia, the first representative of a Western Australian electorate to be Prime Minister of Australia from 1941 to his death in 1945;</p> <p>the place was the family home of John Curtin's wife, Elsie Curtin CBE, a prominent figure in public life at local and state level in Western Australia, from 1923 to her death in 1975; and,</p> <p>the place is highly valued by the community of Cottesloe, of Western Australia, and of Australia as the home of John Curtin contributing to the community's sense of place.</p> <p>The timber weatherboard laundry, replacement eastern timber lattice, and brick construction water closet, together with mature tree plantings are considered to be of some significance. The twin rear garages are of little cultural heritage significance.</p>	
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<p><b>Joseph Lyon's childhood home, Stanley, Tasmania<sup>83</sup></b></p>	<p>Joseph Aloysius Lyons was born in this tiny workers cottage in 1879. Joe attended the local Stanley school and started his teaching career here before his political career in 1909.</p> <p>By 1914 Joe was deputy leader, then in 1923 elected as State Premier. Joe remained premier till the party lost office in 1928, before moving into federal politics in the Scullin Labor ministry in 1929. In 1931 Joe resigned from the Labor Party and led the newly formed United Australia Party in its successful federal campaign in December. From 1932 to his death in 1939, "Honest Joe" was Prime Minister of Australia, being the first (and only) Tasmanian to aspire to that office. Joe was also the first Prime Minister to win three consecutive federal elections.</p> <p>The cottage itself seems to have originally been part of an allotment that included an adjacent hotel property. Joe's father Michael Lyons built the hotel in 1849. He sold the hotel in 1854 but retained the lot where the cottage now stands. It is not known exactly when the cottage was built but it was certainly constructed before 1870 as it appears in a photograph taken in that year.</p> <p>The cottage is just one storey and, when first built, would have only had four rooms – two at the front, one more and a kitchen at the rear. It was also constructed fairly cheaply – from plain timber on the exterior, and with interior paling boards rather than more expensive lath and plaster. It really is quite a modest dwelling, even for the time.</p> <p>Renovations most likely took</p>	 <p>Figure 135 Joe Lyons childhood home, Stanley, Tasmania (Source: Discover Tasmania)</p>
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<sup>83</sup> "Joe Lyons Cottage – Discover Tasmania," accessed 18 June, 2019, <https://www.discovertasmania.com.au/attraction/joelyonscottage>; "Parks & Wildlife Service – Introduction", Lyons Cottage Historic Site, accessed 18 June, 2019 <https://www.parks.tas.gov.au/index.aspx?base=23170>.

	<p>place during the early twentieth century, and additional rooms have been added to the rear at some point. It was acquired by Parks and Wildlife (PWS) in 1976 and, at that time, was in a fairly poor state of repair. In 1979 PWS undertook repairs of the building in order to retain the original and humble appearance of the home, similar to how it looked when Joe Lyons was born in 1879.</p> <p>The cottage is currently owned by Parks and Wildlife and operated by volunteers.</p>	
<p><b>Joseph Lyon's Family Home, Home Hill, Tasmania<sup>84</sup></b></p>	<p>Home Hill is a look into the family life of Tasmania's only Prime Minister.</p> <p>This fascinating timber house was home to Prime Minister Joseph Lyons and Dame Enid Lyons together with their 12 children.</p> <p>The land that the home stands on was originally purchased by Joe Lyons in 1915, with an eye to providing some security if his fledgling political career were to come to a premature end. The plot consisted of nine acres of land in total, five acres of which were an established apple orchard, located 1.5 miles (2.4 kilometres) from the centre of Devonport. Joe and Enid were already engaged at the time of the land purchase, and Enid took on responsibility for selecting the design of the home and supervising construction. The new home would need to accommodate not just the newlywed couple, but also Joe's father Michael and his three younger siblings. Eventually Enid chose a plan that had recently won a newspaper competition for 'best small house design'; a seven-room Federation-style weatherboard design. The house was founded on a</p>	 <p>Figure 136 Joe Lyons family home, Home Hill, Tasmania (Source: Devonport City Council)</p>  <p>Figure 137 Joe Lyons family home, Home Hill, Tasmania (Source: Devonport City Council)</p>  <p>Figure 138 Joe Lyons family home - interiors, Home Hill, Tasmania (Source: Devonport City Council)</p>

<sup>84</sup> "Home Hill – Devonport City Council," accessed 20 June, 2019, <https://www.devonport.tas.gov.au/visit-devonport/arts-culture-heritage/home-hill/>.

	<p>bluestone base that was built with materials quarried from the property, and the total contract price was agreed at £425. Once construction was complete the family moved in during September of 1916, just six weeks before the birth of Joe and Enid's first son Desmond.</p> <p>Home Hill was the heart of the Lyons' family's life although politics meant parents and children were often separated. The rich collection of personal material provides an unexpected insight into Australian political life and international relations during the momentous events of the mid twentieth century.</p> <p>Dame Enid's style is evident throughout the house, with an amazing array of wallpapers from the 1940s to the 1970s beneath classic pressed tin ceilings; and in the garden through the rock walls and paths, the pond and the garden rooms.</p> <p>Dame Enid continued to live at Home Hill up until her death in 1981. The property and grounds were purchased by the City Council, which performs maintenance and upkeep, while the National Trust was made responsible for the contents of the home and the operations of the house museum. The property at Home Hill remains open to the public for guided tours and community events.</p> <p>Every part of Home Hill houses a rich collection of the political and personal mementos of two people who dedicated their lives to public service and their family.</p>	
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## 4.2 DISCUSSION & CONCLUSION

Andrew Fisher's house is a modest mining cottage that was moved from its original location to its current location, within the Gympie District Historical Society and Mining Museum. The residence is thus not in its original location and context. Andrew Fisher and his wife lived in this house for sometime after their marriage. The cottage is retained as a house museum.

John Curtin's House is a single-storey brick and tile residence in the Inter-War California bungalow style. The National Trust of Western Australia manages the property and is jointly vested in National Trust and Curtin University of Technology. The house is being let as a holiday accommodation. Although, it provides visitors a first-hand opportunity to experience a former Prime Minister's house, it is not readily accessible for the general public.

Joseph Lyons childhood home, is a humble workers cottage, is maintained as a house museum that provides a remarkable record of Joseph Lyon's childhood. While this is comparable as an ordinary workers cottage in a regional country town, it is not where Joseph Lyons spent his adult life and/or lived during his political career.

Joseph Lyon's family home at Home Hill in Tasmania, was the family home, where Joe Lyons and his wife Dame Enid Lyons lived most of their adult married life. The house provides a remarkable account of his political career and is also demonstrative of associations with his wife, Dame Enid Lyons, who was the first woman elected to the House of Representatives in Australia. The National Trust of Tasmania manages it as a house museum.

Joseph Lyons family home in Home Hill, Tasmania is the one that is directly comparable to Ben Chifley's house as this is where Joseph Lyon spent his adult married life and developed his political career. However, this house is not a humble worker's cottage like the Chifley's who had not used his wealth to modernise his home. Chifley continued to live a humble and modest life, although he rose to the highest position in the country as the Prime Minister.

Ben Chifley's house in Bathurst is unique and unparalleled in Australia as the humble abode of a former Prime Minister, who lived in the same house all through his adult life. He made no major changes to the house on securing the highest office in the country, but continued to live in the modest house with its basic amenities and austere comforts. Ben Chifley's house is rare in New South Wales as the only example of a former Prime Minister's residence being retained in its pre-1962 configuration, as a house museum.

## 5.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

The assessment of cultural heritage significance of the *Chifley Home* follows the steps laid out in the *NSW Heritage Manual* by Heritage NSW, formerly NSW Heritage Office.<sup>85</sup>

### 5.1 INTRODUCTION

The NSW heritage assessment criteria encompass the four values in the Australia ICOMOS Burra Charter, which are commonly accepted as generic values by Australian heritage agencies and professional consultants. This includes historical significance, aesthetic significance, scientific significance and social significance.

#### Grading of significance

The NSW Heritage Council recognises two rankings or thresholds of significance. These are State heritage significance and Local heritage significance. The first denotes significance to all the people of NSW and items in this category should be listed on the State Heritage Register.

For complex sites, elements within the site are usually ranked for their contribution to the significance of the site as a whole using a scale from Intrusive to Exceptional. These rankings are defined as follows.<sup>86</sup>

Grading	Justification	Status
EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfil criteria for Local or State listing.
HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance	Fulfil 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.	Fulfil criteria for Local or State listing.
LOW	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.
NEUTRAL <sup>87</sup>	The alterations are neutral and do not contribute to the item's heritage significance.	Does not fulfil criteria for Local or State listing.

Table 1 Grading of significance

#### State Historical Themes

This approach provides a useful framework within which the cultural significance of any place can be assessed by emphasising the underlying historical influences, which have shaped the regional towns. These historical themes are used as a general frame of reference to understand the heritage significance of the Chifley Home.

<sup>85</sup> 2001. *Assessing heritage significance*, NSW Heritage Office, p2

<sup>86</sup> *Assessing heritage significance*, p11

<sup>87</sup> Neutral grading has become a part of a number of heritage assessments to grade alterations that do not contribute or detract from the assessed heritage significance.

Australian Theme	NSW Theme	Notes	Examples
Marking the phases of life	Persons	Activities of, and associations with, identifiable individuals, families and communal groups	Associated with Ben Chifley, Prime Minister of Australia (1945–1949)
Developing Australia's cultural life	Domestic life	Activities associated with creating, maintaining, living in and working around houses and institutions.	Ben Chifley's house demonstrates the domestic life of the Prime Minister and life in the interwar period.

Table 2 NSW Historical Themes relevant to Chifley Home

The State historical themes that are most relevant to Chifley Home include Persons and Domestic Life.

## 5.2 ANALYSIS OF HERITAGE SIGNIFICANCE

**Note:** The heritage significance of Chifley Home is analysed against the applicable heritage criteria outlined in the NSW Heritage Manual. The following assessment is adapted from the SHR assessment of the Chifley Home, limited to visual and non-intrusive inspection of the interiors and exteriors.<sup>88</sup>

**Criterion (a) Historic Significance** - *An item is important in the course, or pattern, of NSW's or the cultural or natural history;*

Chifley's home is of state significance as the residence of a national leader, Ben Chifley, who was the Prime Minister of Australia 1945-1949. The house demonstrates the domestic life of a Labor prime minister whose lifestyle and political views had been formed, in part, by growing up in the Bathurst district during the economically hard times of the 1890s–1900s, and working in the nearby railways. The house demonstrates the frugal nature of Chifleys' lifestyle, and the way in which that lifestyle was used to develop an empathy with people and communities across the state and nation who had experienced similar circumstances from the 1890s to the 1930s, and that helps to project the image of Ben Chifley as 'a plain man'. The house also demonstrates the lifestyle of a mid-twentieth century woman in an Australian country town that yielded little to the sophisticated imagery often associated with a national political leader.

Chifley Home was the residence of Ben and his wife Elizabeth for their entire married lives, and it remains in a nearly intact and unaltered state from the time of Mrs Chifley's passing in 1962. The property retains the garden beds and concreting associated with the Chifleys who were passionate about their garden and flowers.

The cottage and its contents are also of regional historic value for the capacity to provide information on domestic life in a regional country town in New South Wales in the inter-war period. The Chifley Home is one of the few twentieth century museums with intact collections in Australia.

The historic, associational and social heritage values are embodied in the extant buildings and in the following characteristics of the site:

<sup>88</sup> Chifley Home is listed on the NSW State Heritage Register and the Bathurst Regional Council's Local Environmental Plan. The listings are included in the appendix. The assessment against the criteria is adapted from the SHR record for the property. Additional information relevant to the assessment is added as part of this CMP update.



- Chifley Home and outbuildings dating to the late nineteenth century,
- Front verandah and entrance to the house
- Garden lay-out including concrete paths laid by Mr Chifley, flower beds and clothes line
- Front fence and verandah balustrade, added by Mr Chifley
- Adjacent vacant block
- Original furnishings including carpets and floor coverings,
- Original furniture

The house is potentially of national significance for its capacity to demonstrate the life of Mr and Mrs Chifley who lived in this humble unpretentious terrace.

The house museum is of STATE historic significance for its capacity to demonstrate the house of a Prime Minister and his wife who lived a modest life here, with basic amenities and the house exists, more or less in its original form with most of its original contents.

**Criterion (b) Associational Significance** - *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;*

Chifley Home is of state significance for its capacity to demonstrate the associations with former Prime Minister Ben Chifley through its contents, layout, landscaping and associated reminiscences and writings. The simple, mass-produced furnishings, the home-made decorations, the domestic nature of the gardens and yard, with garden beds and concreting laid by Mr Chifley, the location of the house in the working class 'blue-collared' 'Milltown' area of Bathurst and the collection of books, photographs and other memorabilia contained in the house evidence the associations with Ben Chifley, and with his image as a plain speaking local man with a vision for the whole nation, best expressed in his words, 'a great objective—the light on the hill—which we aim to reach by working for the betterment of mankind not only here but anywhere we may give a helping hand.'<sup>89</sup>

Ben Chifley's house is of state significance for association with Premier Bob Carr<sup>90</sup> who has written in his recently published memoirs of moving as his first motion at his local Australian Labor Party (ALP) branch meeting 'That Ben Chifley's home at Bathurst should be made an historic memorial as a tribute to the greatest-ever prime minister'; and for its associations with prime ministers Gough Whitlam and Bob Hawke whose visits to the house are commemorated by plaques adjacent to the front door. Chifley Home is potentially significant nationally for its associations with former Prime Minister Ben Chifley.

Chifley Home has STATE heritage significance under this criterion.

**Criterion (c) Aesthetic Significance** – *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technological achievement in NSW.*

Chifley Home is of local significance for its ability to exemplify the domestic tastes and styles of mid-20th century working class families in the Bathurst area and its associations with local technical innovations such as the introduction of domestic telephones and domestic gas heating.

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<sup>89</sup> "The Light On The Hill"—speech by Ben Chifley's speech delivered at the Australian Labor Party conference in 1949, available at <https://australianpolitics.com/1949/06/12/chifley-light-on-the-hill-speech.html>, accessed on 10 May 2019.

<sup>90</sup> Carr, *Thoughtlines*.

South side of Busby Street retains a number of similar houses in their original form and the street presents a contiguous streetscape along with the Chifley Home. The house and the garden, and the streetscape along with other houses from the late nineteenth century are significant for the evidence they contain in contributing to an understanding of 'Milltown', Bathurst's working class suburbs.

Chifley Home has strong LOCAL heritage significance under this criterion.

**Criterion (d) Social Significance** – *An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;*

Chifley Home is of state significance for its associations with the people of New South Wales and Australia, who continue to hold Ben Chifley in high regard for his leadership of the country during his term as prime minister in the early post-war years between 1945 and 1949 when he promoted full employment, industrialisation, bank nationalisation, publicly funded social welfare, constitutional reform, missile defence, migration, national development and Australian independence as Australia's 'Golden Age'. The public campaign and fundraising carried out in the 1970s to help Bathurst Regional Council to buy the house and the public concern expressed in 1996 to secure the future of the house clearly demonstrate the widespread sentiment in Bathurst and that Ben Chifley has been the community's most significant contributor to twentieth century Australia. Chifley Home is potentially significant at a national level for its social values and associations with former Prime Minister Ben Chifley.

The social value is embodied in the fabric of the Chifley Home for the strong associations with Mr Chifley.

Chifley Home has the potential to demonstrate strong social values for the entire nation and is significant at the STATE level under this criterion.

**Criterion (f) Research Potential** – *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;*

Chifley Home is of significant research potential in understanding the domestic life in the inter-war years, which will help provide an insight into the cultural history of this period. It is significant in understanding the political history of Australia as evidenced through the life of a Prime Minister who lived here for all his married life. The house in its role as a house museum is also demonstrative of the philosophy of house museums, a phenomenon developed in the late twentieth century.

Chifley Home house museum, is significant for its research potential at the STATE level under this criterion.

**Criterion (f) Rarity Value** – *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;*

Chifley Home is of state significance as the only known example of a house in New South Wales occupied by a Labor prime minister throughout his adult life and which retains an ability to demonstrate the occupancy of that prime minister and the associations between that prime minister, his lifestyle, political views and projected image. The only comparable places are John Curtin's House in Cottesloe, WA and Joe Lyon's House 'Home Hill' near Devonport, Tasmania. Amongst these, Chifley's home is the only one that was modest, without any additional comforts added, despite Mr Chifley holding the highest office in the country.

Chifley Home is potentially significant nationally as the only former Prime Ministerial residence that is modest and has been maintained in its original state as used by Ben Chifley and his wife and is publicly accessible.

Chifley Home has STATE heritage significance under this criterion.

**Criterion (g) Representativeness** – *An item is important in demonstrating the principal characteristics of a class of NSW's*

- *cultural or natural places; or*
- *cultural or natural environments.*

Chifley Home is of local significance as a representative example of the type of working class housing built in the South Bathurst or 'Milltown' area of Bathurst between the 1880s and 1910s using mass-produced materials, such as brick and corrugated iron, on small lots in the vicinity of the main industrial and transport, especially railway, facilities in the town, still containing the furnishings and other contents associated with its residential use during the mid-twentieth century.

### **Integrity/ Intactness**

The house and contents are almost unaltered from the time of occupation of the Chifleys and Elizabeth Chifley's companion, Isabel Clark. The house has been retained in its pre-1962 state as recommended by the 1998 Plan of Management.

### **5.3 STATEMENT OF SIGNIFICANCE<sup>91</sup>**

Chifley Home is of state significance as the residence of a national leader and Prime Minister of Australia (1945–49), Ben Chifley, who lived here with his wife for the entire period of his married life.

The house is significant for its ability to demonstrate the frugal nature of Chifleys' domestic lifestyle—a lifestyle that was used to project an image of Ben Chifley as a 'plain man'. The house provides evidences of domestic life in the inter-war era, in a regional town with mass-produced furnishings, home made decorations, domestic gardens and yards and for its location in the working class, blue-collared 'Milltown' area of South Bathurst. The house is demonstrative of the austere life led by the Chifleys, with no additional comforts added despite holding the highest position as the Prime Minister. The original collections of furniture, furnishings, books, photographs and other memorabilia contained in the house, provide evidence for associations with the Chifleys.

The house is of social significance for the people of Bathurst and New South Wales and Australia, who continue to hold Ben Chifley in high regard for his leadership of the country during the very difficult, early post-war years. The house is the only known example of a house occupied by a Labor prime minister, and is able to demonstrate the occupancy of the prime minister, and the associations of that prime minister with his lifestyle, political views and projected image. The house establishes the love of gardening of the Chifleys and the beautiful flowers they grew, and in helping understand domestic life in the inter-war era. The garden demonstrates the middle-class life of the Chifleys in the features added by Mr Chifley including the clothesline and the concrete paving.

The house and its role as a house museum is of significant research potential in understanding the domestic life in the inter-war years and in understanding the political history of Australia, through the life of Mr Chifley. The museum is demonstrative of the development of house museums, a twentieth century phenomenon.

The house is a rare example as the residence of an Australian Prime Minister, which is an intact record of his domestic life and exists in an almost unchanged form, since the

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<sup>91</sup> The Statement of Significance in the SHR record is presented as a list. The Statement of Significance in this CMP update is updated in accordance with the *NSW Heritage Manual* and *The Conservation Plan* by Jim Kerr. The SHR record is provided at Appendix 4 at the end of this report.



death of Mrs Chifley and later her companion Mrs Clark and in its continued use as a house museum.

The former Chifley Home is of historic, associational, social, research potential and rarity values at the state level and is of aesthetic and representative values at the local level.

#### 5.4 GRADING OF ELEMENTS

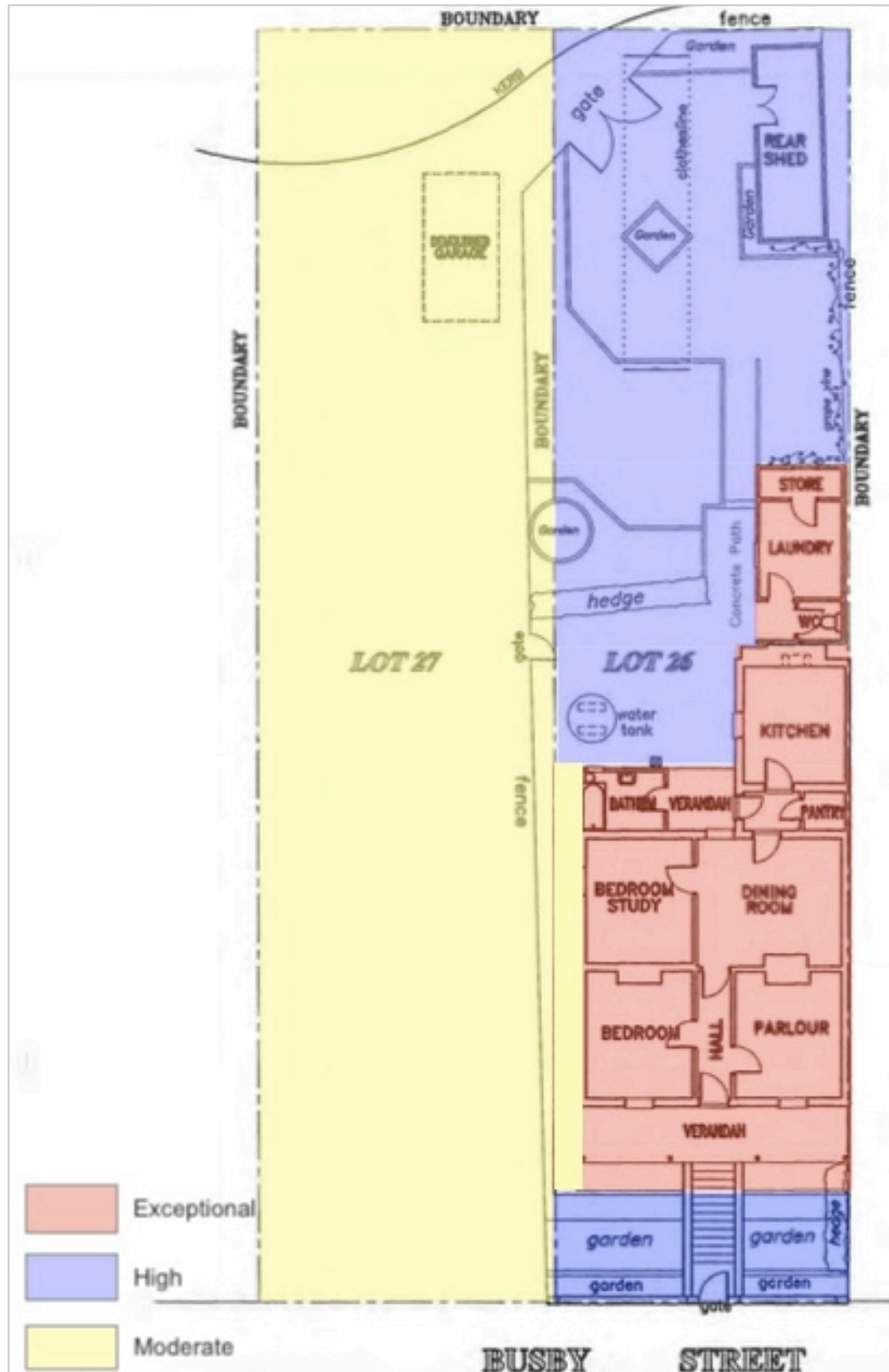


Figure 139 Grading of significance (based on the site plan in 1998 Plan of Management for Chifley Home, p1; annotated by S.Kasiannan)

The grading of significance illustrated in Figure 139 is based on the assessment of significance carried out in this chapter. The grading is further elaborated for the various components of the Chifley Home in the table below. These levels of grading will help in future management of the museum and the education centre. For ease of understanding, the grading is provided in the same sequence as presented in Chapter 3.0, Physical Survey and Analysis.

### **Setting and Curtilage – 10 Busby Street**

Element	Grading
Streetscape setting along Busby Street—south side	High – historic, social
Views to the site from across Busby Street	Exceptional – historic, associational, social
Views from the front verandah of Chifley Home—towards Bathurst and the distant mountains	Exceptional – historic, associational, social
Vacant lot to the east of Chifley Home	Moderate – historic, associational, social
Front garden of Chifley Home	High – historic, associational, social, research potential
Front fence and verandah balustrade	High – historic, associational, social
Picket fence in the front section of the house	High – historic, associational
Fence (palisade) surrounding the property	High – historic, associational

### **Chifley Home – Interiors**

Element	Grading and values
Parlour/ Sitting room	Exceptional –historic, associational, aesthetic, social, rare
Main Bedroom	Exceptional –historic, associational, aesthetic, social, rare
Hallway	Exceptional –historic, associational, aesthetic, social, rare
Study/ Second Bedroom	Exceptional –historic, associational, aesthetic, social, rare
Dining Room	Exceptional –historic, associational, aesthetic, social, rare
Kitchen/ Pantry	Exceptional –historic, associational, aesthetic, social, rare

### **Chifley Home - Outbuildings**

Element	Grading and values
Bathroom/ Rear verandah	Exceptional –historic, associational, aesthetic, social, rare
Laundry/ Toilet	Exceptional –historic, associational, social, rare
Rear Shed	High – historic, associational

**Chifley Home - Exterior**

Element	Grading and values
Site lay-out	Exceptional –historic, associations, social, rare
Archaeological potential	Moderate - historic
Front verandah	Exceptional –historic, associations, social, rare
Plaques in front of the cottage	High – historic, associational, social
Rear Garden	High – historic, associational, research potential, social
Front Garden (terraces)	High – historic, associational, research potential, social
Front Garden (circular flower bed)	High – historic, associational, research potential, social
Rear Garden concrete paving – laid by Mr Chifley	High – historic, associational, research potential, social
Clothes line and timber posts	High – historic, associational, social, rare
Remnant planting from the late 1900s	High – historic, associational, aesthetic, social
Water Tank	Neutral

**Vacant lot**

Element	Grading and values
Lot lay-out	Exceptional –historic, associations, social, rare
Ramp	Neutral
Interpretation Panels	High –social, rare

**5.5 ANALYSIS OF HERITAGE SIGNIFICANCE OF 12 BUSBY STREET**

The Education Centre at 12 Busby Street is not listed by BRC as a heritage item on the LEP. However, the semi-detached terrace is within the Bathurst Conservation Area C1. The house is from the same period as the Chifley Home and it contributes and completes the terrace as a whole of which Chifley Home is a part. In the Bathurst Streetscape study, the terrace was identified as contributory to the heritage character of the larger conservation area (Figure 4).

The front façade and front three rooms of this terrace have been extensively restored as original and it helps in contributing positively to the streetscape of Busby Street along with other terraces of a similar period. This terrace was adapted to function as an Education Centre and has been significantly modified for this purpose. The front façade has been retained and restored during this development. As described earlier in Chapter 3, the front three rooms, the verandah and the front garden bed have been retained and restored, and the rest of the terrace was completely demolished prior to the development of the Education centre. The land to the rear of the property was levelled and graded before the addition of the toilets, garage and shed (Figure 26, Figure 27). The front section of this terrace is graded as 'high' and the rest of the property is graded as neutral for its heritage significance values. The reason being that the front has been retained and restored, but the rear section is completely new. The rear section of the property although completely rebuilt, it has been developed sympathetically in response to the heritage significance of Chifley Home.

The Chifley Education Centre at 12 Busby Street dates from the period of the Chifley Home. It contributes positively to the streetscape and is capable of demonstrating the life in the Milltown area and has potential to demonstrate historic and aesthetic significance at a LOCAL level. In its role as an Education Centre, supporting the Chifley Museum, the



building has the potential to contribute to an understanding of community support for the protection of the Chifley Home and the phenomenon of house museums.

The Bathurst Regional Council should assess this property and consider its addition to the Local Environmental Plan of Bathurst.

### **Education centre – Site lay-out**

Element	Grading and values
Site lay-out	Neutral
Archaeological potential	Moderate - historic
Toilet/shed/garage structure to the rear	Neutral
Streetscape setting along Busby Street—south side	High

### **12 Busby Street – Education Centre – Interiors**

Element	Grading and values
Front section of 12 Busby Street – Model parlour, Exhibition room (retained as original)	High - aesthetic
Front section of 12 Busby Street – Office space	Moderate
Rear section of 12 Busby Street (new construction) – Kitchen, Large exhibition space, Souvenir shop	Neutral

### **12 Busby Street – Education Centre – Exteriors**

Element	Grading and values
Front façade of the education centre at 12 Busby Street (including verandah)	High – historic, aesthetic
Front garden of 12 Busby Street	High – historic, aesthetic
Front section of 12 Busby Street (retained as original)	High - historic
Rear section of 12 Busby Street (new construction)	Neutral
Rear garden of 12 Busby Street	Neutral
Toilets/ Shed/ Garage	Neutral

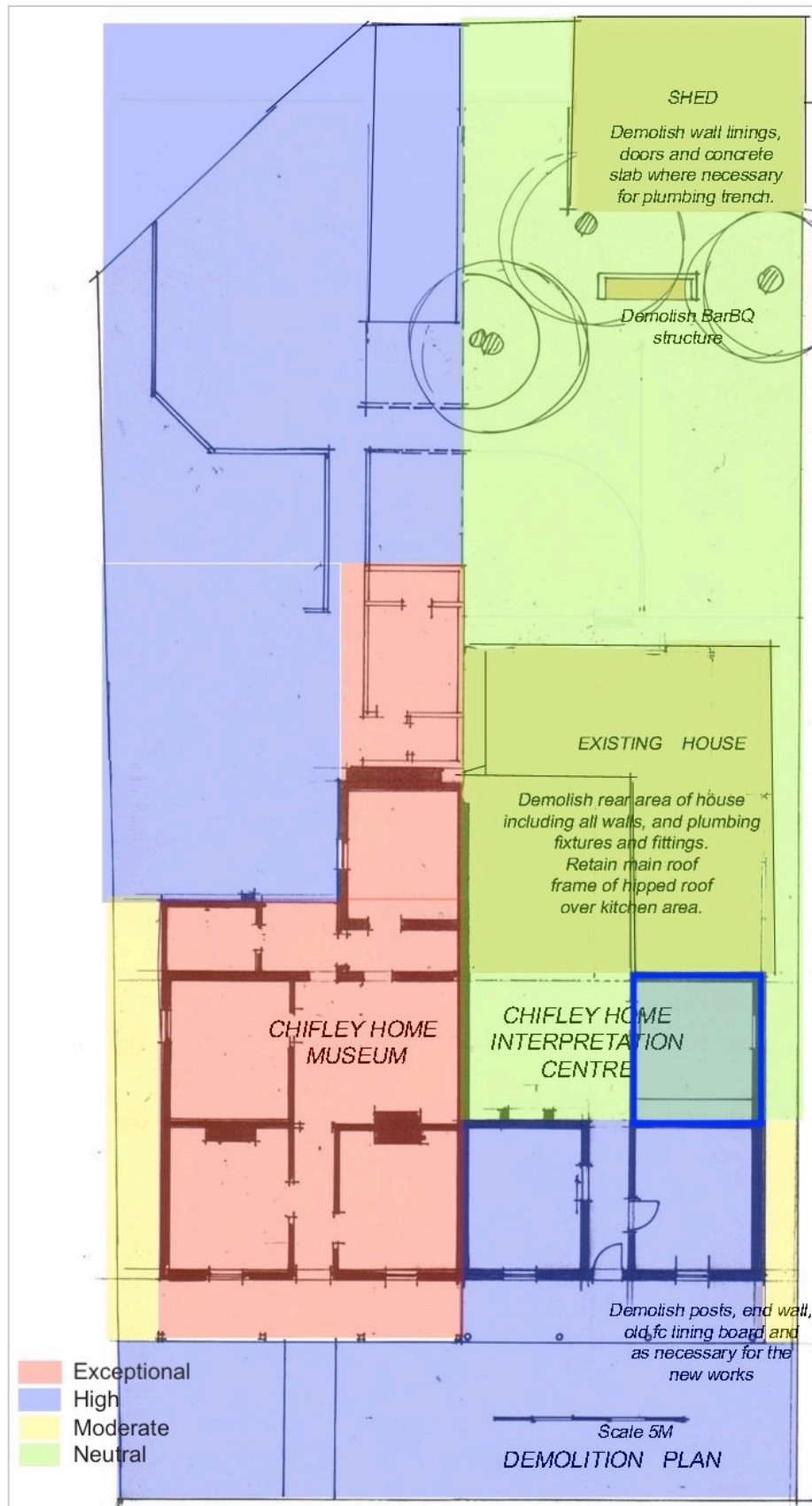


Figure 140 Grading of significance for Chifley Home and Chifley Education Centre (based on the Demolition Plan for Chifley Home Education Centre, annotated by S.Kasiannan)

## 6.0 .CONSTRAINTS, ISSUES AND OPPORTUNITIES

In order to identify policies which will guide the future care and management of Chifley Home, it is important to understand the existing constraints and identify the opportunities present. It is also important to be aware of any issues that may impact on the functioning of the Chifley Home museum.

The brief for the preparation of this CMP also required that the conservation policies were to include the site as a whole including the Education Centre at 12 Busby Street. 12 Busby Street has not been identified as a heritage item in the Bathurst Regional Council's LEP, but it is within the Bathurst conservation area.

### 6.1 OPPORTUNITIES AND CONSTRAINTS ARISING FROM THE SIGNIFICANCE OF CHIFLEY HOME

Chapter 4.0 provided a comparative analysis of the few residences associated with former Prime Ministers in Australia. Of these, Chifley's home is the only residence of a former Prime Minister in New South Wales that has been retained in its pre-1962 state, as used by Mrs Chifley until her death in 1962. The house is maintained as a museum and is open to the public. Chapter 5.0 established the cultural significance of the site. The established cultural significance and the graded levels of significance identified in Figure 139 necessitate a number of actions to conserve the significant values. The aspects outlined here summarise the key objectives that directly arise from the significance of the place. These objectives are re-examined in terms of the constraints relevant to the site.

- Chifley Home is an item of state heritage significance identified in the NSW State Heritage Register and it should be conserved
- Chifley Home is an item of environmental heritage significance identified in the Bathurst LEP and it should be conserved;
- Chifley Home is part of the Bathurst conservation area—the setting of the house, its context and the streetscape should be retained;
- Chifley Home and the outbuildings should be retained, in particular all the items that have been graded as Exceptional and High;
- The internal arrangements of the home graded, as Exceptional and High should be retained;
- Significant views to and from the site should be maintained;
- Existing boundary of the site and its existing configuration should be retained in keeping with the graded significance;
- Sub-surface archaeology if any, should be conserved;
- The site should be interpreted and should be accessible by as wide a community as practicable; and
- The contents of the house including the furniture, furnishings and finishes should be maintained and managed as per the collections management policy adopted by BRC.

### 6.2 EXTERNAL CONSTRAINTS ARISING FROM STATUTORY CONTROLS

#### Australian Heritage Council

Chifley Home is not listed on the National Heritage List, compiled and maintained by the Department of Environment and Energy since 1999 under the Environment Protection and Biodiversity Conservation Act (EPBC).



Chifley Home is of potential national significance due to its association with former Prime Minister Ben Chifley. An opportunity exists to raise the profile of Chifley Home at the national level and BRC should consider the nomination of Chifley Home for listing on the National Heritage Register.

### **NSW Heritage Council**

Chifley's home is listed on the State Heritage Register (SHR 01657) as Ben Chifley's House.

The NSW State Heritage Register (SHR) is established under Section 22 of the Heritage Act, and pursuant to Section 57(1) of the Act, the approval of the Heritage Council of NSW is required for any proposed development within an SHR listed place, including subdivision, works to the grounds or structures, or disturbance of archaeological 'relics'.

Properties listed on the State Heritage Register are required to be maintained in accordance with Section 118 of the Heritage Act as set out in the *Heritage Regulation 2012*, Sections 9–15. The Minimum Standards of Maintenance and Repair require weatherproofing; fire protection; security; and essential maintenance and repair. The Heritage Act's 'Minimum Maintenance Standards' should be followed.

Development approval is required in order to undertake most forms of work on SHR listed properties. In some circumstances, basic maintenance, repairs and minor alterations may be subject to exemption from approval (standard exemptions), however such exemptions must be formally confirmed in writing by the Heritage Council of NSW prior to the start of any work. With reference to the Chifley Home, the Council is the owner of the SHR property. Therefore, the Heritage Advisor to BRC should assess any proposed works to the site and prepare applications and supporting documentation to seek the approval of the Heritage Council of NSW. The Bathurst Regional Council and the Heritage Council of NSW are the primary consent authorities respectively under the *Environmental Planning and Assessment Act 1979* and the Heritage Act. All State-listed heritage items, require applications for approval to undertake works on them. This can be made in one of two ways: as an (a) Integrated Development Application (IDA) followed by a Section 60 application to the Heritage Council of NSW, or (b) separately as a standalone Section 60 application followed by a Development Application (DA) to the relevant Council.

Although the property is owned by BRC, it would still need to seek permission from the Heritage Council of NSW prior to any proposed works.

### **Bathurst Regional Council**

Chifley Home is listed on the Bathurst Regional Council's 2014 Local Environmental Plan (LEP) as:

*Ben Chifley's House (Museum) I246*  
*Bathurst Conservation Area—C1*

Chapter 10 of the Bathurst Regional Council's Development Control Plan (DCP) 2014 provides detailed planning and development guidelines for all the areas identified as heritage and conservation area in Bathurst. BRC also provides a Streetscape Rating map, available on its website which identifies 10 and 12 Busby Street as contributory.

All development applications are required to seek approval prior to any works taking place on site. This CMP will be used as a basis to assess the impact of any new proposal on the site.

### 6.3 CONSTRAINTS ARISING FROM THE AUSTRALIA ICOMOS BURRA CHARTER

The Burra Charter provides specific guidelines for the treatment of places of cultural significance. This CMP has been prepared in accordance with these principles. The charter provides specific guidance in relation to assessing the heritage and the procedural actions that should occur in relation to significant places. Following are the constraints that arise from the relevant articles of the Charter. The charter is reproduced in full as Appendix A.

*Conservation is integral to good management and Chifley Home should be safeguarded and not put at risk or left in a vulnerable state. Provision should be made for the continuing security and maintenance of significant elements (article 2).*

*All conservation work should be cautious and involve minimum interference to the existing fabric—changing as much as necessary but as little as possible (article 3).*

*Conservation of the place should consider all aspects of the cultural significance of the place (article 5).*

*The conservation policy will determine which uses are compatible (article 7).*

*Conservation requires the retention of an appropriate visual setting. New constructions, demolitions or modifications, which would adversely affect the setting, are not appropriate (article 8).*

*Significant fabric should be retained in situ unless moving it is the sole means of achieving its survival (article 9).*

*Contents, fixtures and objects which contribute to the cultural significance of a place should be retained in situ (article 10).*

*Conservation, interpretation and management of Chifley Home should allow for participation of people for whom the place has special associations and meanings (article 12).*

*Maintenance is fundamental to conservation and should be undertaken where necessary (article 16)*

*Restoration is appropriate if there is sufficient evidence of an early state of significant fabric (article 19).*

*Continuing, modifying or reinstating a significant use may be appropriate (article 23)*

*Retaining associations and meanings between people and place should be respected and retained. Opportunities for the interpretation, commemoration and celebrations of these associations should be investigated and implemented (article 24).*

*The decision-making procedure and individuals responsible for policy decisions should be identified (article 29).*

*Appropriate direction and supervision should be maintained at all stages of the work (article 30).*

*A log of new evidence and additional decisions should be documented (article 31)*

*Records associated with conservation of the place should be placed in a permanent archive and made publicly available where possible (article 32.1).*

*Records about the history of the place should be protected and made publicly available (article 32.2).*

*Any significant fabric that has been removed should be catalogued and protected. Where possible, significant fabric removed should be kept at the place (article 33).*

## 6.4 INTERPRETATION OF CHIFLEY HOME

The 1998 report and the 2003–04 CHMP provided a number of recommendations for the interpretation and marketing of Chifley Home. Most of these recommendations have been implemented and the visitation to Chifley Home had increased considerably over the years 1993–2003. However, the number of visitors appears to have reduced in the recent years as per the numbers provided by BRC. In order to raise the profile of Chifley Home and increase the number of visitors, events and public programs maybe organised by BRC with the involvement of local community groups or the proposed Ben Chifley Museum Committee group as suggested below. Events, talks, seminars, exhibitions maybe organised on topics explored by the 1998 report and the 2003–04 CHMP.

The location of Chifley Home in South Bathurst provides opportunities for its interpretation as part of the 'Milltown' neighbourhood. Chifley Home and the modest street setting in Busby Street and Logan Street provides an opportunity for the understanding of the Chifleys' life in the 'blue collar' workers neighbourhood of Milltown.

The new Rail Museum, proposed to open in 2020, also provides opportunities to enhance the profile of the Chifley Home and Education Centre.

## 6.5 PHYSICAL CONDITION

The existing physical condition of the Chifley Home presents some challenges and constraints. Visual investigation of the cottage and the out buildings indicate that they are structurally sound and maintained in a very good condition.

The main problems identified for Chifley Home are damp-related issues and some cracks above or below openings (Figure 129).

The Chifley Home has some areas, which are affected by damp. The worst affected is the kitchen, where significant areas of the eastern wall have plaster and paint loss. A section of the study/second bedroom also displays some damp issues. The paint and plaster peeling is evident combined with mild efflorescence.

The front verandah roof appears to have water ingress issues at the junction of where it meets the front façade. This needs to be examined further to understand the exact nature of the problem and then this can be rectified. The gutter down-pipe from the main roof and the lack of an efficient seal at the butt joint of the verandah roof is likely causing the damage.

There is some damage along the eastern wall of the cottage with paint peeling. The most obvious cause is due to damp. However, further examinations need to be carried out to understand where the moisture comes from.

External concreting around the house in the back verandah (not from Chifley period—see Appendix 4, p118) and to the east side of the house need to be altered to provide space for the moisture to escape and the build-up of the ground level needs to be lowered to allow for the moisture under the floor to escape.

There are a number of hairline cracks above many doors and windows in the Chifley Home. These cracks are minor and possibly not a serious issue, but they should be monitored for any further movement. There is a possibility that these cracks are a result of the droughts the region has witnessed in the recent years.

The clothesline is posing a threat as the vertical pole is leaning away from the rear fence and is out of alignment. The line hangs low causing a hazard for visitors.

The hazardous material survey has identified the presence of a number of hazardous substances including lead-based paint, asbestos sheeting, asbestos dust in ceiling

spaces, synthetic mineral fibre in hot water systems, and, polychlorinated biphenyls present in light fixtures. The risk assessment in the report has highlighted some of the high-alert areas and identified the high, medium and low risks. The recommendations of this report should be followed and strategies developed for the management of hazardous material.

## **6.6 CONSTRAINTS DUE TO USE & LAY OUT**

The existing use of Chifley Home as a House Museum poses one significant constraint. There is significant wear and tear of the original carpets and floorings that are present in the house. While increased visitation is encouraged, it also poses a significant concern. Guide rails and providing shoe covers may reduce the impact to the floor finishing. However, the experience of walking within a guide-rail may provide a limited experience as opposed to the existing intimate engagement visitors can have in experiencing the humble abode of a former Prime Minister.

An alternative solution could include a set walk marked with rugs or coverings of suitable material to prevent wear and tear to the original floor coverings. If coverings are to be used over the existing floor coverings of the Chifley Home, a regular maintenance and cleaning should be encouraged below the new coverings to prevent the build up of materials of damp or pests in the original floor coverings. Resources and guides used by Sydney Living Museums could be referred to, to understand the maintenance of these fragile coverings. Alternatively, replica floor coverings could be considered, as wear and tear of the original floor covering is inevitable.

The garden layout provides opportunities for recreating a garden, reminiscent of the Chifley period. The garden currently is maintained with limited resources. Regular weeding and planting are essential to maintain the garden. The plants listed earlier should be sourced and planted to provide the visitors an interpretation of what the garden would have looked like in the time of the Chifleys. Any plants that have been identified as weeds by BRC should be substituted with another suitable plant. The constraints of the existing layout should be followed while maintaining the Chifley garden.

An opportunity exists to source the 'J.B. Chifley dahlia' and the 'Elizabeth Chifley dahlia' amongst other flowers favoured by the Chifleys. Information related to these flowers maybe found from the English database of flowers that would have been maintained in the mid-twentieth century. Many of these dahlias were brought from Europe in this period.

The Education Centre backyard could also be developed as a working class garden from the inter-war period. As there are no constraints regarding a layout, with the garden at the Education Centre, BRC should provide a colourful space for relaxation with some flowers and seating. The opportunity for this exists at the rear of the Education centre building, where seating could be provided for visitors to relax.

## **6.7 OWNER'S/LESSEE'S REQUIREMENTS**

Bathurst Regional Council owns the Chifley House Museum site and the Education Centre at 12 Busby Street. The house has been retained in pre-1962 configuration, since the passing of Mrs Chifley.

The setting of 10 & 12 Busby Street, front façade and gardens of the adjoining terraces, and the streetscape of Busby Street and Logan Street should be conserved. BRC should maintain the streetscape by regulating any future proposal along Busby Street and Logan Street to maintain the scale and massing of the neighbourhood.



BRC is keen to continue the operations as a museum and it is a significant attraction in Bathurst. A self-drive guide for all sites associated with Ben Chifley in Bathurst is available from the Visitors Centre. This information could be updated with new information and research, when available.

A collections management plan prepared by BRC helps guide the management of the collections. There is a proposal for all the BRC collections from various sites to be stored at a central repository. A central repository is an excellent proposal in helping the Council manage its various properties and their collections, but a comprehensive database and an inventory of items from Chifley Home should be clearly identified.

A steering committee should be established to guide the management of the museum. Council's preference is for an internal steering committee, which will include a Rail Museum and Chifley Home Coordinator, Council's Collection Manager and a Council Heritage/Planning staff member.

A number of opportunities exist in the promotion of Ben Chifley Museum through exhibitions, events, talks and seminars, which can be organised in the Education Centre. BRC should explore the options to promote the house museum.

Chifley Home has the potential to be listed on the National Heritage Register as place that might be potentially significant at the National Level for its associational, social and rarity values. The Council should consider the nomination of Chifley Home for National listing.

BRC should maintain and enhance the Chifley garden to re-create what it would have looked like at the time of the Chifleys and during the time of Mrs Clark.

## 7.0 DEVELOPMENT OF CONSERVATION POLICIES

In the light of the constraints, issues and opportunities identified in section 6.0 and the cultural significance of Chifley Home; the following policies are essential for the conservation of Chifley Home and for managing the Education Centre.

### 7.1 DEFINITION OF TERMS

The terms *place*, *cultural significance*, *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *adaptation* and *compatible use* used in this text are defined in the Australia ICOMOS Burra Charter.

### 7.2 DEFINITION OF THE PLACE

Chifley Home (house museum) is located on Busby Street in South Bathurst, Parish of Bathurst and County of Bathurst. Chifley Home at 10 Busby Street, occupies Lot 1 DP 870728, and the Education Centre at 12 Busby Street is at Lot 1 DP 799511 (refer Figure 1).

The site contains the Chifley residence, garden, outbuildings at 10 Busby Street and vacant block at 10 Busby Street, and the Education Centre at 12 Busby Street. Chifley Home is an item identified as significant heritage (SHR 01657), and the Education centre is of contributory significance as part of the Bathurst Conservation area.

### 7.3 DEFINITION OF SIGNIFICANT FABRIC

The significant fabric of Chifley Home is defined as:

- All fabric pertaining to Chifley Home site including the outbuildings and garden and the vacant block adjacent.
- All components are graded and illustrated in Figure 139, Figure 140.

12 Busby Street is not a heritage item, but it is a contributory item in the Bathurst Conservation area. The significant fabric of 12 Busby Street is:

- All components of 12 Busby Street are graded and illustrated in Figure 140.

### 7.4 DEVELOPMENT OF GENERAL CONSERVATION POLICIES

Having regard to the above statement of significance and the constraints, issues and opportunities, general conservation policies for the place can be developed in the areas of:

- Setting and views
- Treatment of the fabric;
- Interpretation of the place;
- Use of the place;
- Intervention in significant fabric;
- Adaptation of significant fabric;
- Additions and new buildings and other features at the place;
- Conservation procedures at the place; and
- Adoption and review of conservation policies.

The policy statement and specific policies relating to the various components follows the sequence of Chapter 3.0.

### **Setting and views**

The setting of the place and its context should be conserved. Views to and from the place that are defined by fabric or contribute to the significance of the place should be maintained and protected from change.

### **Treatment of Fabric**

Conservation guidelines for the place should determine the extent to which significant fabric should be retained and conserved. The most significant fabric should be conserved in accordance with the principles of the Burra Charter.

While all the fabric in the place can be considered significant to some extent, not all of the fabric is of such significance to warrant conservation in accordance with the principles of the Burra Charter. Levels of preservation appropriate to such fabric might include:

- Fabric where alteration or removal is essential to maintain the continued use of the site;
- Fabric where alteration or removal is necessary for the conservation or interpretation of the place;
- Reconstructed fabric where alteration or removal is desirable to create more accurate reconstruction of elements of the place;
- Fabric where alteration or removal is optional; and
- Fabric where alteration or removal is desirable.

While any significant fabric remains, it should be maintained. Any fabric reconstructed in accordance with the conservation policies should also be maintained.

### **Interpretation of the Place**

An interpretation strategy exists for the Chifley Museum and it should be built upon to include any new information. For example, new research that reveals information on the date of construction, use of the house prior to the Chifleys and/or information relating to the garden's planting history.

The Chifley Home and Education Centre has a well-laid out website that provides detailed information on the life of the Chifleys, the history of the house and guide to the various parts of the house museum. Ideally, the Interpretation Strategy should include the following:

- Appropriate mechanisms for interpretation;
- Principal themes for interpretation;
- Aspects of the place of outstanding significance which should be emphasised;
- Configurations which are most appropriate for the fabric;
- Specific conservation opportunities;
- Restoration/reconstruction works essential to the understanding of the place; and
- Levels of public and specialist access.

### **Use of the Place**

The significance of the Chifley Home site is embodied in its use as a residence of former Prime Minister Ben Chifley and his wife Elizabeth Chifley. The home and its contents have been retained as it had been following the death of Mrs Chifley and her companion Mrs Isabel Clark, in her latter years. The site has functioned as a house museum since 1973 and it is highly unlikely that the site will be put to any other use.

Appropriate Uses: The site has been used as a house museum since 1973. Modifications of the internal spaces were not required, as it is a house museum.

Inappropriate Uses: Any use that requires significant modifications to the buildings should be discouraged.

### **Intervention in Significant Fabric**

Conservation guidelines should identify areas where significant fabric can be disturbed. The degree of professional involvement appropriate to any disturbance should also be identified. Appropriate levels of investigation of the fabric for conservation of the place and for scientific research should also be addressed. Refer to section 5.4 and Figure 139, which provides a list of all the grades of significance.

### **Adaptation of Significant Fabric**

The most extensive intervention into significant fabric is likely to occur if new uses are being accommodated at the place. Depending on the level of significance of the fabric, different levels of alteration are appropriate and may include:

- Conservation in accordance with the Burra Charter;
- Maintenance and upkeep of the garden.

### **Additions and New Buildings and Other Features at the Place**

Given the assessed significance of Chifley Home, no new additions or new buildings should be allowed for 10 Busby Street.

Guidelines should address the design of new buildings and additions to 12 Busby Street. Additions should be defined in location, form, height, bulk and the effect they have on existing fabric. New buildings and features might be detrimental to the place and its setting, and should also be defined in terms of their location, form, height, bulk and their effect on views to and from the place.

New elements at the place such as free standing structures, temporary structures, outdoor furniture, roads and car parks, and floodlighting may need to be addressed. The Bathurst Regional Council's LEP and DCP will provide guidelines on additions and new buildings near heritage places. A DCP should be developed by BRC to address any future development around Chifley Home.

### **Review and Adoption of this CMP**

The recommended policies and actions specified in this CMP are to be reviewed by BRC and after all revisions should be adopted as the guide for all future work at the place.

### **Impact Assessment required for all Proposed Works**

Prior to undertaking work on any of the fabric identified in this plan, a Statement of Heritage Impact must be prepared in accordance with the Heritage NSW's current guidelines. Any new work proposed for the heritage item in general, will need to demonstrate that it is being carried out in a manner that is respectful of the heritage significance established for the site and its setting in Section 5.3 – Statement of Significance.

### **Involvement of Heritage and Conservation Professionals**

Conservation works undertaken in accordance with this CMP should involve experienced heritage and conservation professionals. This CMP should be reviewed at five yearly intervals or alternatively at such a time that major changes are proposed for the Chifley Home.



## **Archaeological Assessment**

Prior to any proposed future works involving excavation, an archaeological assessment is to be carried out to determine the potential discovery of artefacts and/ or relics. In the event that such discovery is plausible, a Section 167 or 140 (*Heritage Act 1977*) Excavation Permit should be obtained from the NSW Heritage prior to commencing any work. An archaeological investigation would then need to be carried out.

### **Proposed Alterations to Fabric of Exceptional or High Significance**

Any changes proposed to the fabric and elements identified in this report as being of 'exceptional' or 'high significance' must be minimal and must not result in a reduction of their significance. Such spaces and elements must not be demolished and appropriate maintenance of them must be undertaken. Any new work proposed to these highly significant spaces and elements must be sympathetic to the original fabric and any modifications to such fabric is to be subject to a formal Statement of Heritage Impact in accordance with the NSW Heritage guidelines. Refer to Section 5.4 and Figure 139, which provide a list of all physical elements and grades of significance.

### **Proposed Alterations to Fabric of Moderate Significance**

Proposed changes to fabric identified in this report as being of 'moderate significance' may take place so long as it does not result in a reduction of the significance constituted in the spaces and elements identified in this report as possessing 'high significance'. Demolition of such spaces or elements is generally permissible where appropriate. Any new work proposed to such spaces identified as possessing moderate significance should, wherever possible, be sympathetic to the original fabric and spaces. Any modification to fabric of moderate significance is to be subject to a formal Statement of Heritage Impact in accordance with the NSW Heritage guidelines. Refer to Section 5.4 and Figure 139, which provide a list of all physical elements and grades of significance.

### **Proposed Alterations or Removal of Fabric of Low Significance**

Proposed changes to fabric identified in this report as being of 'low significance' may take place so long as it does not result in a reduction of the significance constituted in the elements and spaces identified in this report as possessing 'high significance'.

Demolition of such spaces or elements is generally permissible where appropriate. Any new work proposed to such spaces that are identified as possessing low significance should, wherever possible, be sympathetic to the original fabric and spaces. Any modification to fabric of low significance is to be subject to a formal Statement of Heritage Impact in accordance with the NSW Heritage guidelines. Refer to Section 5.4 and Figure 139, which provide a list of all physical elements and grades of significance.

### **Proposed Alterations or Removal of Neutral Fabric**

Proposed changes to fabric identified in this report as being 'neutral' may take place so long as it does not result in a reduction of the significance constituted in the elements and spaces identified in this report as possessing 'high significance'.

Demolition of such spaces or elements is generally permissible where appropriate. Any new work proposed to such spaces that are identified as possessing low significance should, wherever possible, be sympathetic to the original fabric and spaces. Any modification to fabric of low significance is to be subject to a formal Statement of Heritage Impact in accordance with the NSW Heritage guidelines. Refer to Section 5.4 and Figure 139, which provide a list of all physical elements and grades of significance.

### **Tradespeople**

All future works undertaken at the Chifley Home should be carried out by suitably qualified and experienced tradespeople. Reference should be made to the NSW Heritage's list of qualified tradespeople for each trade—and refer to the BRC's qualified tradespeople list as well.

## **8.0 CONSERVATION POLICY**

### **8.1 POLICY STATEMENT**

Chifley Home is an item of state heritage significance identified in the NSW State Heritage Register and it should be conserved

Chifley Home is an item of environmental heritage significance identified in the BRC LEP and it should be conserved.

Chifley Home is part of the Bathurst conservation area—the setting of the house, its context and the streetscape should be retained.

Chifley Home and the outbuildings should be retained, in particular all the items that have been graded as Exceptional and High.

The garden at Chifley Home should be maintained and enhanced to interpret the Chifleys' passion for gardening. Attempts should be made to source the two dahlias named after the Chifleys.

The context of Chifley Home and significant views to and from the house should be maintained.

Existing use of the item as a house museum will allow for the continuity of the building as is. The house and the garden in its setting, with its contents, is the primary exhibit of the museum. The museum use is the most compatible and ideal, and any other use that may require modifications or introduction of substantial changes to the fabric is inappropriate.

The interiors and contents of the house including the furniture, furnishings and finishes should be maintained and managed as per the collections management policy adopted by BRC, keeping in mind that the Chifley collection should not be separated from Chifley Home, unless it is for purposes of restoration or conservation.

Existing boundary of the site and its existing configuration should be retained in keeping with the graded significance.

Sub-surface archaeology if any, should be conserved.

Any features that may be altered or removed should be recorded prior to such action being taken; following the guidelines for archival recording provided by Heritage NSW, formerly the NSW Heritage Division.

The heritage significance of the site should be interpreted on site in the long term through appropriate signage, displays or other mechanisms.

Copies of historical records, contemporary records of the site and this report should be lodged in an appropriate repository and made available to the public.

### **8.2 IMPLEMENTATION OF CONSERVATION POLICIES**

#### **Preamble**

This section of the report considers how the preceding policy can be implemented. The following sections are framed as a series of recommendations, which summarise the actions necessary to implement the conservation policies.

#### **Responsibility**

It is important that a procedure be in place that will ensure that the conclusions and recommendations of this report are fully implemented. Crucial to this process is the formal adoption of the conservation policy and statement of significance by the owners and key stakeholders of the site and recognition of the policy direction to be followed by

relevant authorities. In addition, identification of the different roles to be played by staff, contractors, purchasers or other parties is essential.

Establishing a formal steering committee is important in ensuring that the Chifley Home is managed appropriately. Council's preference is for an internal steering committee, which will include a Rail Museum and Chifley Home Coordinator (new position), Council's Collection Manager and a Council Heritage/Planning staff member. The committee should meet regularly to discuss ongoing maintenance of the Chifley Home.

This committee, besides maintaining and conserving Chifley Home should also organise events, talks, exhibitions and seminars to promote Chifley Home (Chifley Home & Education Centre website already has a comprehensive list of projects and research options identified).

### **Recommendation 1**

*The conservation management plan and the statement of significance set out in Section 5.3 should be used as the basis for the future management of the Chifley Home with the recognition that property be maintained as a 'house museum' and that the Chifley Home and its collection be kept together.*

### **Recommendation 2**

*A formal steering committee should be established to manage the site and a single person from the organisation ultimately owning/developing the site should be nominated by title or position to be responsible for implementation of the Conservation Management Plan.*

### **Consultation**

This Conservation Management Plan is an update to an earlier CMP prepared in 1998 and the 2003–04 CHMP prepared by BRC for the site. The property is owned by the BRC and is under the control and management of the council. The museum is managed and taken care of by one staff on site. In order that the owners of the site can proceed with certainty, it is desirable that this plan be considered and, where appropriate, adopted.

### **Recommendation 3**

*Bathurst Regional Council, as the owner should consider and adopt this CMP, the statement of significance, the conservation policies and recommendations.*

Bathurst Regional Council should also consider the nomination of Chifley Home on the National Register as soon as it possibly can. This will help establish the significance of Chifley Home in Australia, raise the profile of the house museum and open up opportunities for additional funding from the federal department.

### **Recommendation 4**

*Bathurst Regional Council should nominate Chifley Home for National listing.*

### **Setting**

In addition to the individual aesthetic qualities of the building and historic associations, retention of the former Chifley Home and its setting will provide for continuation and retention of the modest Chifley Home and its overall contribution to the character of the Bathurst Conservation Area. In order to achieve this objective, it is important that disruptions to the setting of the place should be kept to a minimum.

The contribution of Chifley Home and 12 Busby Street is significant to the Busby Streetscape. Listing of 12 Busby Street on the LEP should be considered to ensure the conservation of the views and the setting. Any development of 12 Busby Street, therefore, should be kept to a minimum and to the rear of the property.



BRC should develop a Developmental Control Plan (DCP) to establish building development controls in the vicinity of Chifley Home in order to protect the views to and from the property.

**Recommendation 5**

*The active support of relevant authorities, particularly Bathurst Regional Council should be sought to achieve retention of key views to and from the former Prime Minister Ben Chifley's residence.*

**Use**

It is ideal that the buildings continue to be used as the Chifley Home Museum & Education Centre. The museum highlights the following through its exhibits and interpretation:

- Former home of Mr and Mrs Chifley demonstrating their domestic life in a small regional town
- The life of the Ben Chifley, the former Prime Minister of Australia

In its continued use as a house museum, the following issues need to be addressed:

Building Interpretation: The building with its intact fabric is integral to the understanding of the life of the Chifleys and is thus a primary exhibit for the museum.

Access and Safety: The existing disabled access on the vacant block adjacent to the house is appropriate and should continue to be used as such.

Curtilage Expansion: The inclusion of 12 Busby Street property within the existing LEP curtilage should be considered, so as to maintain the Chifley Home and Education Centre as a whole. This could involve a partial inclusion of 12 Busby Street (only the front section which has been retained as original) or the whole of the site. If the whole site of 12 Busby Street is proposed to be included, management strategies should be worked out to enable day-to-day maintenance of the non-significant areas of the Education Centre, provided, they do not impact on the assessed heritage significance of Chifley Home and Education Centre.

**Recommendation 6**

*The Chifley Home Museum should be continued to be used as a museum and the Education Centre at 12 Busby Street should be continued to be used as an education centre to support the activities of the house museum, allowing a space for exhibitions, interpretation and sale of souvenirs and for the provision of public amenities.*

**Recommendation 7**

*A LEP heritage curtilage boundary adjustment should be considered to include 12 Busby Street (wholly or partially) and the preparation of management strategies that would allow works to 12 Busby Street that are required for the maintenance and upkeep of the non-significant areas, provided, they do not impact on the heritage significance of Chifley Home. Alternatively 12 Busby Street, could be listed separately on the LEP for its local heritage significance.*

**Changes to Fabric**

Any changes to built fabric should be guided by the conservation policy principles set out in Section 7.4.

**Recommendation 8**

*Fabric of exceptional and high significance should be conserved. Chifley Home, kitchen, bathroom, laundry, shed and garden to be conserved including all the areas identified in this report as of Exceptional and High significance.*

*Fabric of moderate significance should be conserved, but may be modified if information is available to allow a more accurate reconstruction of these elements (e.g. vacant lot).*

*All intervention to the fabric of Chifley Home should be based on the identified levels of significance. While most physical interventions and the fabric to be conserved should be limited, provisions should be made for emergency conservation.*

### **Recommendation 9**

*In case any emergency conservation or intervention is required, all possible attempts to minimise the impact on the heritage significance of the place should be made and the process documented.*

*Any original or significant fabric removed should be fully documented and retained for later conservation or research*

*All conservation works including research, material conservation, adaptation, reconstruction should be in accordance with professional standards and adopt current best practices*

### **Conservation Works**

Following the 1998 report, the house was investigated for structural problems and building concerns. The sub-floor inspected in 2000 revealed that the piers had sunk and had left the floors in the house floating. This was fixed and the floor finishing and carpets were replaced in original order. No issues of moisture or damp were found at this time. All the major problems identified were rectified and the building restored carefully. A detailed account is at Appendix 3 and can also be found in the 2003–04 CHMP prepared by BRC. In 2017, minor maintenance works were carried out.

For efficient conservation of Chifley Home and the smooth running of the Education Centre, a 'maintenance strategy/plan' should be prepared by relevant BRC officers to carry out systematic maintenance and conservation.

The predominant problem found in the house in March 2019 is related to damp and plaster peeling. There is some severe damage inside the kitchen on the south wall and along the inside of the south wall of the study. Damp related issues in the form of paint and plaster peeling are also evident along the southern side of the building. Good housekeeping in terms of allowing the walls to breathe need to be carried out. This would involve sub-floor investigations, clearing of any material build up in the sub-floor area, lowering ground level to allow for clearing of the vents and removing 30–50 cms of the concreting against the walls to allow for the walls to breathe.<sup>92</sup> Water should be allowed to drain freely away from the house and there are issues with the concreting around the bathroom and rear verandah. The slopes and drains need to be checked to ensure that the water is draining away from the house. Render repairs should be carried out according to specifications suited to old walls. Cement plasters or gypsum plasters should be avoided as these prevent the escape of moisture.

The section of the wall at the entry passage and near the dining door show signs of damp and deterioration in the form of plaster issues and carpet deterioration.

There are minor hairline cracks over a number of doors and windows all through the house. These cracks are minor and are most likely on the surface to allow for moisture to escape, and are unlikely to be of any serious concern. However, they will need to be monitored to ensure they do not worsen.

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<sup>92</sup> <https://www.bathurst.nsw.gov.au/building/heritage/maintenance-advice/salt-attack-and-rising-damp.html> The guides developed by NSW Heritage Council on Salt attack and rising damp, and the NSW Heritage Office Maintenance series, available on Bathurst Regional Council's website should be consulted prior to carrying out the works.

The garden beds are to be maintained in their existing configuration with minor repairs carried out when necessary. The clothesline needs immediate attention.

**Recommendation 10**

*A Maintenance Strategy should be developed by BRC to ensure the long-term conservation of Chifley Home. The maintenance strategy should include strategies for regular maintenance, monitoring and prioritised works to Chifley Home and Education Centre, when required. The strategy should identify key personnel responsible and include a periodical revision to update the issues related to 'on-going' maintenance.*

**Recommendation 11**

*The damp levels in the kitchen and the study needs to be monitored. The source of damp needs to be identified and located, prior to carrying out any conservation works. This should involve an investigation of sub floor areas and ceiling spaces to understand the cause of the problem. In the interim, a suitable sacrificial render could be used to extract the damp and the salt from the walls.*

**Recommendation 12**

*Regular maintenance works include cleaning gutters, checking down pipes and checking underfloor ventilation and providing additional ones, if necessary. The build up of ground level should be checked and lowered where required, in particular in the rear verandah area, where the vent is partially covered. Sub floor inspection will help clarify the state of the other vents. In carrying out sub floor inspections, sufficient precautions should be taken to avoid damage to the original floor furnishings.*

*The concreted areas outside the cottage should be repaired and a 30–50 cm gap created externally, along the walls, to allow for the moisture to escape through the ground covered with suitable material for water to drain and not get trapped in the walls. Technical information sources provided in this report should be referred to.<sup>93</sup>*

*Permeable paints should be used for 'maximum breathability' after the damp issues have been resolved.*

*All the doors and windows should be regularly monitored and maintained.*

**Recommendation 13**

*The gap between the verandah roof and the wall should be fixed. Once the gap is closed, and the potential water damage is fixed, the render can be repaired. Repair of render should follow a mortar specification based on the existing fabric.*

**Recommendation 14**

*The hairline cracks identified above the doors and windows of the terraces should be monitored periodically (Figure 129). The possible reasons should be identified prior to carrying out any conservation works.<sup>94</sup>*

**Recommendation 15**

*The garden beds should be maintained and looked after. Pruning, weeding, mowing the lawn and all other tasks required for the maintenance of the garden should be carried out on a regular basis.*

**Recommendation 16**

*The clothesline needs immediate attention. The vertical post closest to the fence is leaning outwards and needs to be fixed. The base should be investigated and if rotten,*

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<sup>93</sup> City of Freemantle, "Heritage Building Conservation Technical Advice Sheet 5—Dealing with dampness in old walls," accessed 20 July, 2019, [www.freemantle.wa.gov.au/cityservices/planning/conservationandcareofheritagebuilding](http://www.freemantle.wa.gov.au/cityservices/planning/conservationandcareofheritagebuilding)

<sup>94</sup> Heritage Council of New South Wales, "Cracking of buildings due to shrink/swell in clay soils," accessed 20 July, 2019. <https://www.environment.nsw.gov.au/heritage/publications/>

*attempts should be made to replace the damaged sections. Support should be provided below ground to correct the leaning of the timber post. The horizontal lines should be tightened or propped up, whichever option is easier and least invasive. If props are to be used, care should be taken to replicate a traditional prop that would have been used during the Chifley period.*<sup>95</sup>

### **Hazardous Material Survey**

The hazardous material survey has identified a number of hazardous materials in the Chifley Home and the Education Centre adjacent. These include asbestos sheeting, asbestos dust, lead dust in paints, synthetic mineral fibre and polychlorinated biphenyls.

#### ***Recommendation 17***

*The risk assessed and the recommendations provided in the Hazardous Material Survey report should be considered. High risks identified should be addressed immediately. Periodical review should be carried out, as per the recommendation of the report, if the risk is high, medium or low. Access to sub floor and ceiling spaces should be made available for a more accurate hazardous material survey and assessment.*

### **Additional investigations**

In general, the research, documentation and analysis provided in this Conservation Plan is comprehensive. However, the plan has not included detailed preparation of an assessment of archaeological sensitivity of sub-surface areas of the site. As it is expected that "relics", covered by the relevant provisions of the NSW Heritage Act, may exist to the rear of the site, it is desirable that further investigation and analysis of archaeological sensitivity if required, be undertaken.

#### ***Recommendation 18***

*An assessment of the archaeological sensitivity of the sub-surface areas of the site should be prepared at an early stage.*

*Intervention to allow for conservation works should be permitted. This includes taking samples where necessary to guide conservation work.*

#### ***Recommendation 19***

*Samples of original material maybe collected to understand the severe paint and plaster peeling in the walls.*

*Removal of mortar selectively maybe permitted in areas that have been severely impacted by the salt levels and efflorescence.*

*Providing access to sub-floor space to allow periodic inspections for pests and/or termites.*

### **Modifications to the Existing Fabric**

No modification of the Chifley Home should be allowed. The setting and streetscape character should be retained.

#### ***Recommendation 20***

*No additions should be allowed on the northern elevation of both 10 and 12 Busby Street.*

#### ***Recommendation 21***

*No new partitions to be made on the inside of the Chifley Home or the out buildings*

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<sup>95</sup> NSW Heritage, "The Maintenance Series, Information 5.1—Wood preservation," accessed 20 July 2019. <https://www.environment.nsw.gov.au/heritage/publications/>



*No new openings in the internal walls should be allowed and no removal of original fabric that provides evidence of original use should be allowed*

**Recommendation 22**

*Repair of material where essential should be allowed, such as local replacement of floorboards that have been damaged*

**New Development including additions**

The Chifley House museum is demonstrative of Chifleys lives and is retained in its pre-1960s before the death of Mrs Chifley. New development would be a conflict in maintaining the house museum in its pre-1960s state.

The Education Centre at 12 Busby Street, however, can be used for minimal development to add to the existing amenities for visitors, added to the rear.

The Vacant Block is currently used for access, with some interpretation panels. Introducing flowering plants reminiscent of the inter-war years could further enhance the space and new interpretation related to the gardening interests of the Chifleys could be developed.

**Recommendation 23**

*No new buildings to be allowed in the existing property at 10 Busby Street and the vacant lot adjacent.*

**Recommendation 24**

*No modifications should be allowed to the front of Education Centre at 12 Busby Street. Minimal modifications that cause little or no impact to Chifley Home may be permitted to the rear of 12 Busby Street.*

*Modifications to the rear garden area of 12 Busby Street may be allowed to provide seating for visitors. Landscaping and planting of the space with plants from the Chifley period should be considered.*

*The use of the vacant block for access with the ramp and the interpretation panels are appropriate. The space could be further enhanced by planting with flowers reminiscent of the inter-war year domestic gardens, provided the landscaping is kept low to interpret the block as vacant, as used by the Chifleys.*

**Recording**

The significance assessment undertaken as part of this CMP clearly indicates that the buildings, layout of the site and the high integrity are key attributes of its significance, which will be lost, when incompatible uses are proposed to adaptively reuse the site. It is desirable that this process be recorded for posterity.

**Recommendation 25**

*Prior to any works, a photographic archival record and possibly a video record should be prepared.*

**Recommendation 26**

*Records pertaining to the site, including contemporary drawings, the video recommended above, photographs and this Conservation Plan should be lodged with the Bathurst Regional Council's library and local studies collection.*

**Interpretation**

Innovative interpretation is desirable in the long term and reference to be made to the history of the site at the place itself. The site functions as a House Museum and there is a considerable amount of interpretation.

**Recommendation 27**

*Investigations should be pursued regarding the possibility of improving the understanding of its past use as a former Prime Minister's residence. Of interest would be interpretation that allows a visitor to understand the lifestyle of the Chifley period and contemporary political and social history (e.g. Milltown, workers' neighbourhood)*

*Interpretation related to the garden and planting of species favoured by the Chifleys would help re-interpret the garden during the Chifley period. The dahlias named after the Chifleys should be sourced and planted in the garden, along with the other plants favoured by the Chifleys.*

**Recommendation 28**

*On site signage and interpretation, drawing attention to the history of the site should be provided in the long term.*

**Contents of Chifley Home**

As already established elsewhere in the report, the contents of the house adds to its heritage significance. The house museum has incorporated these as part of its display. The collections management policy adopted by the Council should be followed to ensure the conservation of the Chifley collection. The blinds are kept drawn and the humidity and temperature within the house are constantly monitored. Periodic opening of doors and windows (where direct sunlight is not an issue) would help in ventilation. Key personnel responsible for the museum should visit regularly to ensure that the humidity and temperature are ideal. They should also check the doors and windows at regular intervals.

Due to regular visitation, there is significant wear and tear of the original carpets and floorings that are present in the house. A solution that does not compromise on the intimate interpretive experience offered at Chifley Home should be adopted. While shoe coverings are ideal, it is not suitable for the elderly visitors to the site. An alternative solution could include a set walk marked with rugs or coverings of suitable material to prevent wear and tear to the original floor coverings. If coverings are to be used over the existing floor coverings of the Chifley Home, a regular maintenance and cleaning should be encouraged to prevent the build up of dust, damp or pests in the original floor coverings. Resources and guides used by Sydney Living Museums could be referred to, to understand the maintenance of these fragile coverings.<sup>96</sup>

**Recommendation 29**

*No contents of the former Chifley Home should be removed or destroyed until plans for their future have been determined. These include all the furniture, furnishings, books, house objects and memorabilia.*

**Recommendation 30**

*Chifley Home is open for visitation on Saturdays, Sundays and Mondays every week. The person responsible for Chifley Home maintenance should visit the home at regular intervals to monitor the temperature and humidity and keep doors open to allow for air circulation. Doors and windows should also be checked regularly for ease of opening.*

**Recommendation 31**

*Strategies to reduce the wear and tear of original carpets and floor finishing in the Chifley Home should be worked out. Solutions should be trialled before identifying the best mechanism to protect the existing floor finishes.*

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<sup>96</sup> <https://sydneylivingmuseums.com.au/stories/brushing-our-housekeeping> Maintenance details used in other house museums such as Rouse Hill Farm would help in establishing strategies for Chifley Home.

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## **APPENDIX 1—PRIORITY WORKS IDENTIFIED**

The brief for this CMP update required that a schedule of priority works should be included. This section of the report is provided as a table, listing out the priority tasks required to implement the recommendations and conservation policies.

It should be noted that, this is not an exhaustive list. When the sub-floor spaces and the ceiling spaces are inspected, there maybe new issues that may come to light that should be added to this list. New issues may also come to light, when works are carried out as per the tasks identified.

No.	Implementation of Policies	Priority Tasks Identified	Time Frame (months)
1.	Responsibility	1. Steering committee (internal)	6–12
2	Consultation	1. Adopt the statement of significance, conservation policies and recommendations	6
		2. Nominate Chifley Home for National listing	6–12
3.	Setting	1. Protect key views from and to Chifley Home	Ongoing
		2. Prepare a DCP for controlling building development in the vicinity of Chifley Home.	6–12
		3. Consider revising the LEP boundary	6–12
4.	Conservation Works	1. Maintenance Strategy to be developed by Council's heritage advisor and heritage planner to ensure maintenance, monitoring and prioritising work. The maintenance strategy should include the risks and recommendations identified in the hazardous material survey.	Immediate
		2. Regular maintenance including cleaning gutters, checking down pipes. Regular inspection of doors and windows to check their operations.	Ongoing
		3. Sub floor spaces should be inspected to clarify damp issues (taking suitable precautions to not damage the floor finishings in the Chifley Home) and inspect the damp proof course if any. The build up of ground levels should also be checked and the ground level should be lowered in areas where there is a build up (vent in the rear verandah is only partially visible due to the rise in ground level) of the ground level. This will help improve sub-floor ventilation	Immediate
		4. External concreting outside the Chifley Home and Education Centre walls do not provide a gap for the moisture to escape. A gap of 30–50 cm to be provided between the concreted area and the walls (covered with gravel). This is especially suitable in the non-significant concreting section behind the house near the rear verandah and kitchen.	Immediate
		5. Damp issues in Kitchen – to be addressed as a priority. First the sub-floor spaces under the Kitchen should be inspected prior to any works. A suitable sacrificial render should be done to draw out the damp and salts.	After inspection of subfloor spaces
		6. Brick walls damaged by damp should be treated with sacrificial render to draw out the salts.	Immediate
		7. When the damp problem is under control, permeable paints should be used for all surfaces.	After treatment of damp
		8. The damp issues in the north east corner of the Chifley Home along the front verandah needs immediate attention. The most likely cause is probably due to the gap between	Immediate

		the verandah roof and the wall. This should be fixed to prevent the falling damp in this situation.	
		9. The hairline cracks above doors and windows should be monitored in order to ensure they are not worsening. They are currently not an issue. A 'tell-tale' could be used in the form of a glass could be used to monitor the crack.	Ongoing
		9. Rear shed should be checked for issues periodically. There were no obvious issues identified at the time of this report	Ongoing
		10. Concrete paths, Garden beds and garden features should be maintained in their current configuration, excepting the concreting abutting the Chifley Home walls, which should be modified to prevent moisture being trapped in the walls (recommendation 12).	Ongoing
		11. Clothes line should be conserved. The vertical post next to the rear fence is leaning away from the fence. This should be corrected as per recommendation 16. The horizontal lines are sagging and this could be propped up if suitable timber props of the period can be replicated.	Immediate
		12. Fences and gates are in good condition and should be inspected and maintained regularly.	Ongoing
5	Additional Investigations	1. Archaeological sensitivity of sub-floor area should be carried out	12
		2. Providing access to sub floor space should be investigated for regular monitoring. This may or may not be possible for Chifley Home.	6
6.	New development	1. Education Centre – The rear yard could be levelled to provide visitor seating areas. The garden should be developed as per recommendation 24.	Immediate
		2. Vacant block – The current access ramp and interpretation panels are appropriate. The space could be developed as planted garden with flowers and plants reminiscent of the inter-war years, provided the landscaping is kept low to interpret the vacant block as used by the Chifleys.	12
7.	Recording	1. Prior to any works, photographic archival recording must be done.	Ongoing
		2. Historical records, contemporary drawings, photographs and this CMP should be lodged with BRC's library and Local Studies collection.	Ongoing
8.	Interpretation	1. Attempts to improve the understanding of the past use of Chifley Home should be made. Interpretation of the Milltown neighbourhood would also provide an interesting account of the Chifley period.	12
		2. Planting of plants fashionable during the Chifley period should be carried out seasonally to ensure colour throughout the year (provided they are not identified as weeds by BRC). Gardening interests of the Chifleys should be interpreted.	Ongoing
		3. The flowers favoured by the Chifleys should be sourced, including chrysanthemums, pussy willows, petunias, dahlias, tulips, geraniums, African marigold, asters and nymphia dahlias and seasonal vegetables (provided they are not BRC identified weeds). BRC should also source the two dahlias named after the Chifleys	Ongoing

## **APPENDIX 2—THE BURRA CHARTER**



# The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

## Preamble

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 and 26 November 1999.

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.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

## Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

## Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;

- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

## What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

## Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

## Articles

### Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- 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 components, 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 the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the existing *fabric* of 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 into the *fabric*.
- 1.9 *Adaptation* means modifying a *place* to suit the existing use or a proposed use.
- 1.10 *Use* means the functions of a place, as well as the activities and practices that may occur at 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 area around a *place*, which may include the visual catchment.
- 1.13 *Related place* means a place that contributes to the *cultural significance* of another place.

## Explanatory Notes

The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

The term cultural significance is synonymous with heritage significance and cultural heritage value.

Cultural significance may change as a result of the continuing history of the place.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Fabric may define spaces and these may be important elements of the significance of the place.

The distinctions referred to, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters;
- repair involving restoration — returning of dislodged gutters;
- repair involving reconstruction — replacing decayed gutters.

It is recognised that all places and their components change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

## Articles

- 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 special connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 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.

## Explanatory Notes

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

## Articles

### 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.
- 6.2 The 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.

### 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 visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

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

## Explanatory Notes

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.



## Articles

### 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.

## Explanatory Notes

For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

## Articles

# 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.

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

## Explanatory Notes

There may be circumstances where no action is required to achieve conservation.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

## Articles

### 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 rare 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 to the *place* may be acceptable where it 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.

The Burra Charter, 1999

## Explanatory Notes

Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

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## Articles

### Article 23. Conserving use

Continuing, modifying or reinstating 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 enjoyment, 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 on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis 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*.

## Explanatory Notes

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

For many places associations will be linked to use.

The results of studies should be up to date, regularly reviewed and revised as necessary.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.



## Articles

### 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. Documenting evidence and 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, 1999

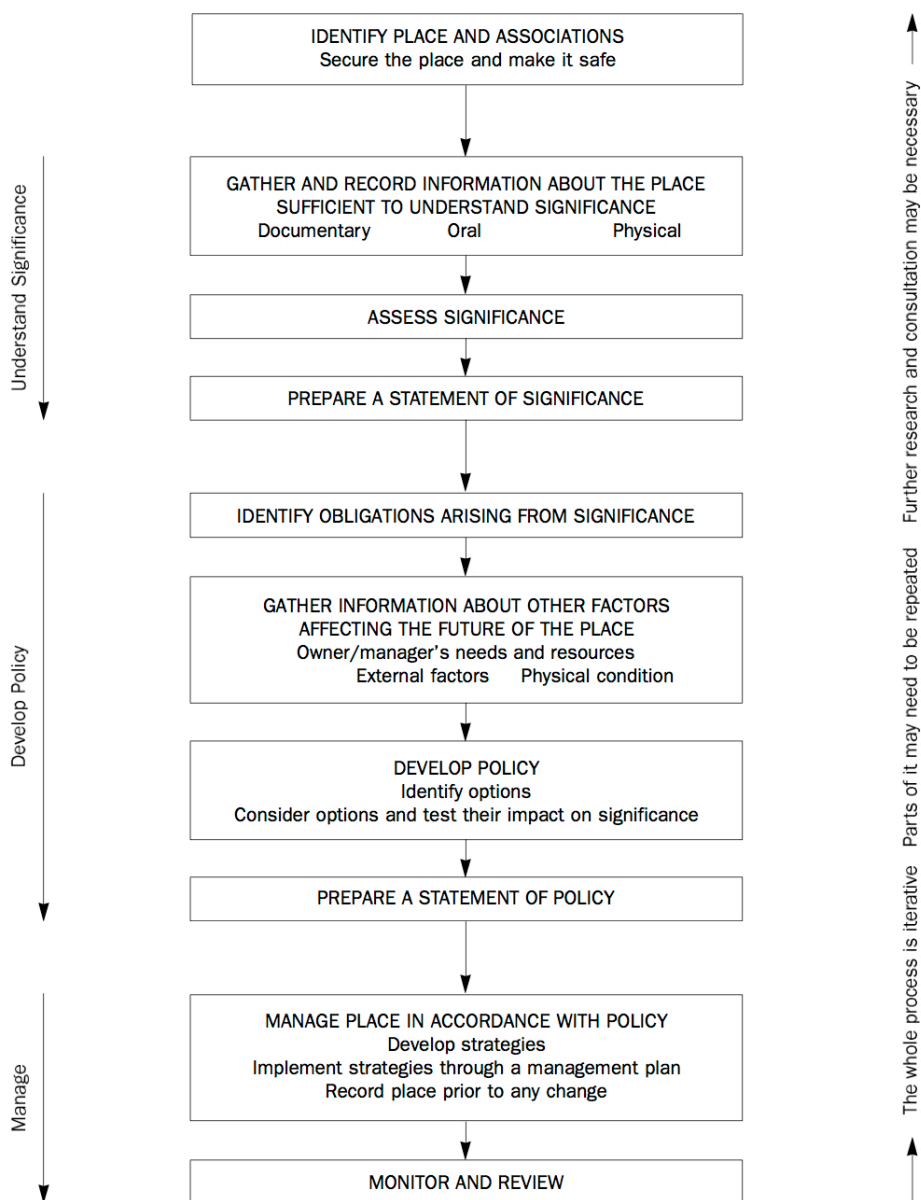
## Explanatory Notes

The best conservation often involves the least work and can be inexpensive.

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## The Burra Charter Process

Sequence of investigations, decisions and actions



## **APPENDIX 3—THE 1973 MANAGEMENT PLAN**

## 1973 "MANAGEMENT PLAN"

8th February, 1973

The Town Clerk,  
Civic Centre,  
BATHURST.

Dear Sir,

### Chifley House - 10 Busby Street.

The Committee which conducted the Appeal towards the cost of acquiring Chifley House would like consideration to be given to the following:

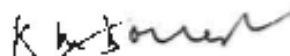
- 1) The house to be available for inspection from 2 p.m. to 4 p.m. seven days per week, with special times by arrangement.
- 2) No charge to be made for entrance, but a collection box be placed in a suitable position inviting contributions towards the maintenance of the house - this to apply only to the first year, then the position to be reviewed.
- 3) A Caretaker to wash floors and windows each week, to dust and sweep daily and generally keep the place clean and attractive.
- 4) A list of articles in each room to be displayed - rooms to be roped to prevent articles being too readily accessible.
- 5) Council to keep the garden tidy, and lawns cut, to maintain the house in an attractive condition, also to pay for lighting in the cottage.
- 6) Suitable signs and direction boards be displayed at strategic sites in the City.
- 7) A sign to be exhibited - "For Admission, apply next door".
- 8) <sup>FAYNE who</sup> Mr. J. ~~Painter~~ lives next door at 12 Busby Street is willing to act as Caretaker for \$10.00 per week and it is suggested that this offer be accepted.
- 9) Postcards to be printed showing a photo of the Chifley House and of the Late Hon. J. E. Chifley and to be on sale at a profit.
- 10) A revised copy of a condensed history of Chifley's life to be made available at a small fee.



-2-

- 11) A small ladies committee including a representative of the Historical Society to look through the contents of the house to decide what articles should be kept, and what should be disposed of, possibly to charity.
- 12) The Hon. Prime Minister E. G. Whitlam to officially open the building on a Saturday afternoon in March. Mr. Kim Beasley and other distinguished Australians to be invited.
- 13) A welcome to consist of:
  - a) Opening remarks by the Mayor of Bathurst, as Chairman.
  - b) Dr. F. G. Steele to welcome the Prime Minister on behalf of the Appeals Committee.
  - c) Mr. A. S. Luchetti to support.  
Mr. Caldwell to support.  
The Prime Minister to officially open the cottage.  
The Mayor to thank the Prime Minister.

Yours faithfully,



K.M.FORREST.  
APPEALS SECRETARY.

**APPENDIX 4—SCHEDULE OF WORKS CARRIED OUT BY THE BATHURST REGIONAL COUNCIL**

## Record of Interior Works

Room	Date	Works
Subfloor	2000	Engineers inspected and discovered the piers had sunk in Dining, Bedroom, Study and Parlour (Front room). This left the bearers and flooring 'floating' and hence the major shaking that existed in the floor. It has been rectified with the lifting of the floor and refixing of the piers. The floors and carpets have been replaced in original order. The timber bearers and floorboards are in good condition.  The walls were inspected while the floor was up and there is no moisture in the bases of any of the walls.
Ceiling cavity/roof	2000	Engineers have inspected. Interior and exterior o.k. Shared chimney has been recapped and brickwork re-pointed. The existing galvanised roof has been painted in matching colour as a form of sealant, due to the appearance of light corrosion.
Security	1997	Installation of ceiling mounted movement/IR detectors in all rooms, Keypad in back atrium. This is phone linked to Bathurst Security network
Bathroom	November 2000	This room has had major work. With the removal of the water tank a piece of tin was placed atop the roof guttering over the bathroom to stop water splashing over the gutter.  The result was water splashed in under the eaves, and soaked the ceiling and interior of the South wall. The result was the rotting of the window, frame, wall and ceiling. This damage has been rectified and the cause fixed.  The original glass has been replaced in the window. The rotten fabric has been replaced.
Kitchen	March 2001	In the 1980's the kitchen ceiling had been replaced. Unfortunately this was done with 1990's cornice. This has been taken back to square-edged corner pattern without cornice, the same pattern as atrium.  The small cupboard beside the fireplace has collapsed. Investigation proved that this had been a smoking chamber previously and with the installation of the stove the fireplace was made redundant. The smoking chamber had been made into a small cupboard at this time. The damage was from loose bricks in the ceiling above falling as the chimney dried out. This has been remedied.
All windows	February 2001	The counterweights and ropes have rotted over the years. All windows have been re-sashed. They are now operable and have been refitted in window frame.  The mesh flyscreens on all windows had corroded badly. All frames have been stripped, re-meshed, re-beaded fitted and painted.
Pantry	May 2002	A single light has been fitted inside above the door (room was impossibly dark) it is not visible from the outside.
Bedroom	March 2002	The top of the wall (doorway), has over time moved away from the ceiling a couple of millimetres. This has let dust run down the interior of the wall. This was remedied through the sub-floor works.
Dining Room	2000	See sub-floor. At some point after 1972 a new fireplace and heater was installed, these are to be taken back to their original forms.
Toilet	May 2002	At some point in the 1990's the original cistern had been replaced with a contemporary plastic one. This has been replaced with a concrete one sympathetic to the period.
Study	March 2001	In the 1980's the kitchen ceiling had been replaced. Unfortunately this was done with 1990's cornice. This has been replaced with a sympathetic period cornice, the pattern of the original is unknown.  A large hole existed in the exterior wall beside the air-vent, this appears to be



		from previous work where a gap had not been filled.
Internal Paint Scheme	November 2002	<p>All rooms and ceilings have been repainted over the past 9 months. The colours chosen have been taken from sample matching. This colour scheme is to be adhered to unless further research can prove a different pattern.</p> <p>Lounge room: Pascol "Arctic Wind"</p> <p>Bedroom: Accents 52 "Rose skin"</p> <p>Hall: Accents 120 "Blissington"</p> <p>Study: Pascol "Arctic Wind"</p> <p>Back entry area: Accents 120 "Blissington"</p> <p>Ceilings: off-white matt</p> <p>Laundry and Toilet: off white matt</p> <p>Kitchen: TBA</p> <p>Bathroom: TBA</p> <p>Skirting boards/door and window frames: off white gloss.</p>
Bed, Lounge, Dining	April 2003	Interior blinds installed.

### Record of Exterior Works

Area	Date	Works
Clothes line	October 2001	The two cross beams have been replaced with hardwood timber to the same dimensions. The original had rotted and was not far off falling.
Side path	October 2002	<p>The path has lifted quite badly due to ivy on the old fence. This ivy has undermined the side path and had started to creep into cracks on the house wall.</p> <p>The result has been four of the concrete squares being lifted and cracked. The ivy has been removed. The broken path squares have been re-laid in identical pattern.</p>
Side fence	November 2002	<p>The side (East) fence has been replaced (ivy again). The original had collapsed in parts with the posts all rotting at the base.</p> <p>The new fence is of identical construction and materials.</p> <p>The fence on the (West) has also been replaced after having fallen forward, this has happened without affecting the old gate.</p>
Awnings	March 2001	<p>All awnings have had original torn fabric removed. All fittings have had all paint and rust removed and been powder coated.</p> <p>Original fittings including octagonal timber weights have been retained within a new matching fabric and ropes.</p>
Front Wall	March 2002	<p>Following a vandalism attack, the two bricks piers holding the gate were knocked down. Fortunately the metal fence gate and fittings were not damaged.</p> <p>The brickwork on this remaining wall was constructed of inferior bricks, which have suffered from excess moisture and salinisation. The result has been the faces blowing off of the bricks and the crumbling away of the exposed content over recent years.</p> <p>The wall has been replaced completely with an identical brick of higher quality. The wall has been laid in original pattern. The new piers have been erected with a metal rod interior to give support. The original metal gate has been brushed and reinstalled.</p>
Benches	June 2001	Two timber benches have been fabricated and fixed to concrete beside front and rear doors. These are for visitor use for rest and putting on booties. These



		are non-original props.
Tank	May 2001	<p>A Galvanised water tank has been fitted in the position of the original tank (removed in 1982) beside the side gate. While it has a similar cavity (used for firewood) as below the original tank, the concrete footing is different.</p> <p>Because of building standards the wall is three-sided not two sided as the original had been.</p> <p>The tank is presently not connected to roof rain water. This can be done later pending garden water usage. It is weighted with sand to stop movement from wind.</p>
Painting	March 2001	<p>The entire exterior has been repainted (including the galvanised roof and sheds). The previous colour was the BRC standard Navy Blue and White imposed when BRC took it over in 1972. This had been done more for identification than to follow original colours (source = original painter).</p> <p>The condition of the paintwork was poor, with major areas peeling and damage occurring to the house fabric where exposed to the elements.</p> <p>The colour pattern chosen (cream and green*) was taken from paint scrapping's taken at multiple points around the house. In places there were up to 7 different colours, with some areas colours not matching those in other areas.</p> <p>The colours chosen were 2 to 3 layers under the original BRC colours giving them a date approximately 1940-1960. Both colours are from Pascol range Traditional Heritage chart, these being Pascol Juniper green and Pascol starch.</p> <p>This colour scheme is to be adhered to unless further research can prove a different pattern. *Section 3.2.2 of "A plan for the management of Chifley Home 1997"</p> <p>Highlights Four areas of future investigation and recommendation in relation to the building. These have all been addressed and if action needed, resolved in the past two years.</p>
Adjoining block	June 2003	Construction of interpretive pathway.

The path through the side block allows access to the house for handicapped people without having buses reversing into Logan St. The back lane is not big enough to allow large vehicles to enter and turn around. Historically access was through the back gate because of the steep front stairs. The path will allow external interpretive signs to enhance the house.

## **2008**

Bathurst Council purchase of adjoining 12 Busby Street.

## **March 2010**

A burst water main resulted in the following repairs, on the advice of Council's Planning and Building staff:

The following actions were agreed upon to repair and / or replace the leaking pipe:

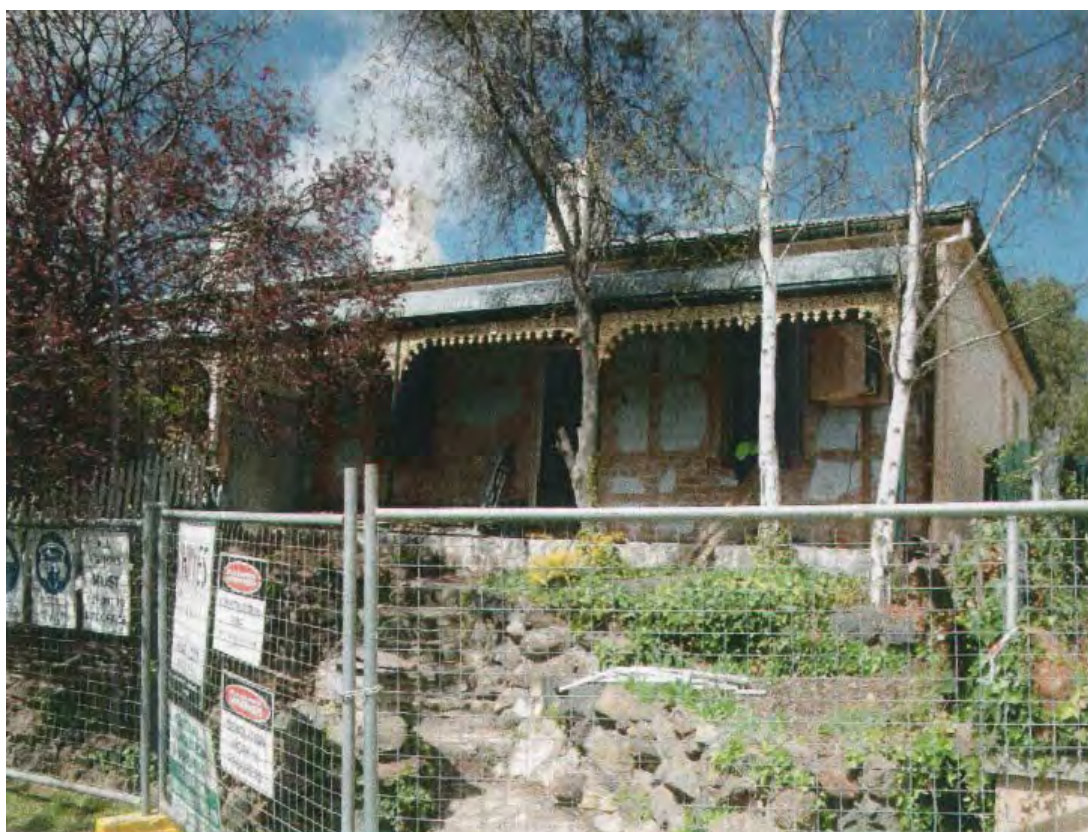
1. ORIGINAL TOILET. Existing plumbing to Toilet to remain capped off and for Toilet to instead be connected to existing plumbing line between 10 and 12 Busby Street. Toilet to be functional.
2. LAUNDRY. Plumbing to Laundry which is currently capped off to be replaced with renewed plumbing. This will ensure the historical integrity of the Laundry as well as original cement tubs can continue to be used by Chifley Home staff for interpretation, educational and practical purposes. Only the TWO present taps to Laundry tubs to be functional – the tap over the copper to be non-functional. Note the plumbing in the laundry is not original.
3. KITCHEN. Due to the fragile interior and external fabric around the 1945 sink [esp. the tiles], it was agreed that renewed plumbing could cause undue harm or damage to this area. It was decided that the plumbing to the sink would remain as is and would be capped off and be non-functional.
4. BATHROOM. Present [renewed] plumbing to remain as is and both sink and bath-tub to remain functional.
5. CEMENT WORK IN AREA OF PROPOSED WORKS. The cement work in this area [immediately behind Chifley Home] is believed to be not original to Ben and Elizabeth Chifley's period at 10 Busby Street. The proposed works though, to cause as minimum disturbance to this area as possible and replacement cement to match the present cement as best possible in design and texture.

### **September 2009 – September 2010**

Funding obtained via ARTS NSW grant and BRC contribution to develop 12 Busby Street into Chifley Home Education Centre. Building works commence in September.

Works completed:

- Structural works and painting
- Staff and visitor amenities (kitchen and toilet block)
- Fit out of exhibition rooms, office and amenities (including the recreated '1940s laundry')
- Landscaping (reinstating retaining walls, picket fencing and front steps)



### **February - May 2011**

Commemorating Eminent Australians grant funding obtained for repairs and replacement of concrete paving at Chifley Home

- Removal of damaged/fragmented concrete
- Construction of timber framework for concrete pour
- Laying of mesh steel base
- Concrete pour and forming of squares to match original layout
- Colouring / blending concrete to match original
- Repairs/replacement of gardening edging





Image 1: Removing damaged concrete at Chifley Home



Image 2: Pouring and laying new concrete at Chifley Home





**Image 3: Repairs and replacement of concrete pavers and edging at Chifley Home**



**Image 4: Completed works to concrete pavers and edging at Chifley Home**

### March 2011

Bathurst Region Heritage Fund grant obtained for repairs/replacement of fascia boards on laundry outbuilding. Repairs and repainting of internal kitchen wall.



Kitchen – works in progress



Laundry – works in progress – roof joinery





Kitchen – south wall – completed works



Kitchen – west wall – completed works



Kitchen – evidence of earlier colour schemes



Laundry – completed works – roof joinery



## **APPENDIX 5—STATE HERITAGE REGISTER ASSESSMENT RECORD**

Heritage Database		HOD Number 5051590														
Heritage Division, Office of Environment and Heritage		SHR/IHO 01657														
Item Name:	<b>Ben Chifley's House</b>															
Location:	<b>10 Busby Street, Bathurst</b>															
Addresses:	Street: 10 Busby Street	Suburb / Nearest Town: Bathurst NSW 2795														
		Local Government Area: Bathurst Regional														
County/Parish:	County: Bathurst	Parish: Bathurst														
Parcels:	<table border="1"> <thead> <tr> <th>LotCode</th> <th>Number</th> <th>Section</th> <th>PlanCode</th> <th>PlanNumber</th> <th>Current</th> <th>Date Entered</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td>1</td> <td></td> <td>DP</td> <td>870728</td> <td><input checked="" type="checkbox"/></td> <td>18/09/2002</td> </tr> </tbody> </table>	LotCode	Number	Section	PlanCode	PlanNumber	Current	Date Entered	LOT	1		DP	870728	<input checked="" type="checkbox"/>	18/09/2002	
LotCode	Number	Section	PlanCode	PlanNumber	Current	Date Entered										
LOT	1		DP	870728	<input checked="" type="checkbox"/>	18/09/2002										
Property Ident (old):																
Boundary / Curtilage:																
Item Type:	Built	Group: Residential buildings														
		Category: House														
Owners:	Organisation: Bathurst Regional Council	Owner Category: Local Government														
Current Use:	house museum															
Former Uses:	residence															
Area/Group/Complex:		Group ID:														
Other/Former Names:	Carnwath, Chifley Residence, Chifley House Museum, Chifley Home															
Assessed Significance:	State	Endorsed Significance: State														
Statement of Significance:	<p>Ben Chifley's House is of state significance for:</p> <ul style="list-style-type: none"> <li>- its associations with the significant activity of housing a national leader, Ben Chifley, Prime Minister of Australia 1945-1949;</li> <li>- for its ability to demonstrate the frugal nature of Chifley's domestic lifestyle, and the way in which that lifestyle was used to project an image of Ben Chifley as 'a plain man';</li> <li>- for the simple, mass-produced furnishings, the home-made decorations, the domestic nature of the gardens and yard, the location of the house in the working class 'Milltown' area of Bathurst, and the collection of books, photographs and other memorabilia contained in the house that evidence the associations with Ben Chifley;</li> <li>- for association with his image as a plain speaking local man with a vision for the whole nation, best expressed in his words: "a great objective 'the light on the hill' which we aim to reach by working for the betterment of mankind not only here but anywhere we may give a helping hand" ;</li> <li>- for its associations with the people of New South Wales and Australia, who continue to hold Ben Chifley in high regard for his leadership of the country during his term as prime minister in the early post-war years between 1945 and 1949; and</li> <li>- as the only known example of a house in New South Wales occupied by a Labor prime minister throughout his adult life and which retains an ability to demonstrate the occupancy of that prime minister and the associations between that prime minister, his lifestyle, political views and projected image.</li> </ul> <p>The only comparable places are John Curtin's House in Cottesloe, WA and Joe Lyon's House 'Home Hill' near Devonport, Tasmania (HO).</p>															
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Heritage Database		HOD Number 5051590
Heritage Division, Office of Environment and Heritage		SHR/IHO 01657
Item Name:	<b>Ben Chifley's House</b>	
Location:	<b>10 Busby Street, Bathurst</b>	
Historical Notes or Provenance:	<p>Aboriginal people and colonisation.</p> <p>Aboriginal occupation of the Blue Mountains area dates back at least 12,000 years and appears to have intensified some 3000-4000 years ago. In pre-colonial times the area now known as Bathurst was inhabited by Aboriginal people of the Wiradjuri linguistic group. The clan associated with Bathurst occupied on a seasonal basis most of the Macquarie River area. They moved regularly in small groups but preferred the open land and used the waterways for a variety of food. There are numerous river flats where debris from recurrent camps accumulated over a long period. European settlement in this region after the first documented white expedition west of the Blue Mountains in 1813 was tentative because of apprehensions about resistance from Aboriginal people. There was some contact, witnessed by sporadic hostility and by the quantity of surviving artefacts manufactured by the Aborigines from European glass. By 1840 there was widespread dislocation of Aboriginal culture, aggravated after 1850 by the goldrush to the region (HO and DUAP, 1996, 88).</p> <p>Prior to European settlement in Australia, the Wiradjuri Aboriginal group lived in the upper Macquarie Valley. Bathurst was proclaimed a town by Lachlan Macquarie on 7 May 1815, named after Lord Bathurst, Principal Secretary of State for the Colonies (Barker 1992:25). Bathurst is Australia's oldest inland township. It was proclaimed a town in 1815 with the discovery of gold.</p> <p>Bathurst:</p> <p>Governor Macquarie chose the site of the future town of Bathurst on 7 May 1815 during his tour over the Blue Mountains, on the road already completed by convict labour supervised by William Cox. Macquarie marked out the boundaries near the depot established by surveyor George Evans and reserved a site for a government house and domain. Reluctant to open the rich Bathurst Plains to a large settlement, Macquarie authorised few grants there initially, one of the first being 1000 acres to William Lawson, one of the three European explorers who crossed the mountains in 1813. The road-maker William Cox was another early grantee but later had to move his establishment to Kelso on the non-government side of the Macquarie River (GAO, 2005, 8).</p> <p>A modest release of land in February 1818 occurred when ten men were chosen to take up 50 acre farms and 2 acre town allotments across the river from the government buildings. When corruption by government supervisor Richard Lewis and acting Commandant William Cox caused their dismissal, they were replaced by Lieutenant William Lawson who became Commandant of the settlement in 1818 (ibid, 8).</p> <p>Macquarie continued to restrict Bathurst settlement and reserved all land on the south side of the Macquarie River for government buildings and stock, a situation that prevailed until 1826. In December 1819 Bathurst had a population of only 120 people in 30 houses, two thirds being in the township of Kelso on the eastern side of the river and the remainder scattered on rural landholdings nearby. The official report in 1820 numbered Bathurst settlers at 114, including only 14 women and 15 children. The government buildings comprised a brick house for the commandant, brick barracks for the military detachment and houses for the stock keeper, and log houses for the 50 convicts who worked the government farm. Never successful, the government farm was closed by Governor Darling in 1828 (ibid, 8).</p>	
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Governor Darling, arriving in Sydney in 1825, promptly commenced a review of colonial administration and subsequently introduced vigorous reforms. On advice from Viscount Goderich, Darling divided colonial expenditure into two parts: one to cover civil administration, funded by New South Wales; the other for the convict system, funded by Britain (ibid, 10).

By this time, J. McBrien and Robert Hoddle had surveyed the existing grants in the vicinity. Surveyor James Bym Richards began work on the south side of the river in 1826. But the town was apparently designed by Thomas Mitchell in 1830 and did not open until late 1833 after Richards had completed the layout of the streets with their two-road allotments. The first sales were held in 1831 before the survey was complete (ibid, 10).

In 1832 the new Governor, Major General Sir Richard Bourke, visited Bathurst in October. He instructed the Surveyor General Major Thomas L. Mitchell to make arrangements for 'opening the town of Bathurst without delay' and he in turn instructed the Assistant Surveyor at Bathurst J.B. Richards to lay out the blocks and streets. This was done in September 1833. It is believed that Major Mitchell named the streets, with George Street being named after King George III.

#### Ben Chifley's House:

'Carmwath' was the residence of Mr and Mrs Joseph Benedict (Ben) Chifley (Prime-Minister of Australia 1945 - 1951). The Chifley's lived there from their marriage in 1914 until their deaths in 1951 and 1962 respectively.

The date of construction of the Chifley cottage is unclear but believed to be about c.1882-91. A Lands Department map of the area published in 1883 shows the land then unoccupied by any house and still part of a 100 acre block granted to Sir John Jamison which bordered the south side of Busby Street. (Busby Street also formed the boundary of Bathurst municipality). Land title documents show a subdivision occurring sometime in the 1880's.

The first owners of Lot 26, on which the house was built, were Walter William Spencer and Jane McCarthy. Walter Spencer was leading medical practitioner in Bathurst and an active speculator in property and mining ventures. In April 1887, Spencer and McCarthy sold the lot to John Dunkley and Richard Bartlett. In October 1891, the lot was sold to Thomas Leighton, a fireman on the railway. Thomas and Isabella Leighton's occupation of the adjoining No. 12 terrace suggests Thomas Leighton may have purchased both houses around that time but on separate titles. According to the Electoral Rolls, Isabella Leighton lived in Busby Street (presumably No. 12) until at least 1915. Thomas is not listed as resident anywhere in Bathurst after the 1903 Electoral Roll, and appears to have died in June in 1917.

A land title description of the lot boundaries indicate that the present house was standing on the land on 2nd of October 1891. There is a reference to the boundary line passing through the centre of a nine inch (22 cm) brick wall dividing the two cottages. The raising of a mortgage after purchase by Bartlett suggests the house may have been built during this period of ownership (1887-1891), possibly as a speculative investment. The area, known as



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Miltown, was popular with the growing railway community as the rents were low and it was close to their workplaces. The street formed the boundary between Abercrombie Shire and Bathurst Municipality until 1937 when the area was incorporated into Bathurst. The house was on the Abercrombie Shire side of the street and therefore less expensive. It housed railway families and was eventually purchased in 1903 as a rental property investment by George McKenzie, engine driver. George, his wife and daughter Elizabeth, 17, lived directly behind the Busby Street House, and they named the house 'Carnwath' after George's home town in Scotland. Elizabeth would eventually marry Ben Chifley.

With both coming from local railway families, it was not surprising that Ben would come into contact with Elizabeth McKenzie. The two courted and were married on 6 June 1914 in Glebe. Ben was from a Catholic background, and Elizabeth from a Presbyterian family, and in the context of the times theirs was considered a 'mixed marriage', hence the distant location of the wedding to avoid embarrassment to family and friends. The McKenzies gave Elizabeth 'Carnwath' as a wedding gift.

Ben Chifley was born in Bathurst and joined the railways when he was 17. He became the youngest First Class locomotive driver by the time he was 24, and became involved in trade union politics through the Locomotive Engineman's Association. Ben was demoted to engine cleaner for his part in the 1917 Railway strike, which paradoxically led to his increased involvement in politics. He also began to study economics, shaping his philosophy and understanding of people's needs.

In 1920 the McKenzies gave Elizabeth full title to 'Carnwath', and she in turn transferred the title into joint ownership with Ben. The property would remain their home even during Chifley's parliamentary career which began in 1928 when he was elected as the Labor member for Macquarie, a constituency covering Bathurst and its surrounding districts. He lost the seat in 1931 and regained it in 1940. Even while Prime Minister from 1945 to 1949 and until his death in 1951, he tried to return to it at least one weekend every fortnight. In part this is explained by Elizabeth wishing to be close to her ageing parents and her own poor health, but also by Chifley's view that he needed to maintain contact with, and be seen to maintain contact, with his constituents.

In 1939 the Chifleys purchased the vacant block next door and built a garage for Ben's American Buick. The garage was entered from the back lane, and the car was kept out of sight. The garage was later demolished. The Chifleys were one of the first to have a telephone due to Ben's political activities.

At some time in the mid 1940s Isabel Clark the widow of a railway friend of Ben's who had provided much companionship for Elizabeth during Ben's time in Canberra, came to live permanently in the house. The two women remained in the house after Ben Chifley's death until Elizabeth died in 1962. She left the property to St Stephen's Presbyterian Church on the condition that Isabel Clark could remain there until her own death, and Mrs Clark lived there until she died in 1969. After her death, a public appeal allowed Bathurst City Council to purchase the house and its contents in 1972 as a memorial to Ben Chifley. It was opened as a house museum by Gough Whitlam, then Prime Minister, on 24 March 1973, and continues to function as a house museum.

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David Day's recent (2001) biography of Chifley provides an understanding of the role of 'Carmwath' in the lived life and the projected image of Ben Chifley, local member and prime minister. "His home in Bathurst, which has survived with much of its decoration and contents intact, remains a powerful source from which to gain insights into the texture of his daily life" (ix). The Chifley's "lives were lived in two separate compartments. Like many women of her time and class, Lizzie's life revolved around the kitchen, where she continued to assemble books of recipes, cutting them out of newspapers and magazines before trying them out on Chifley or friends and relatives. There was also the back parlour, or on sunny days the verandah, where she would do the intricate needlework that still decorates the mantelpieces and dressers of their compact home. On the whole hers was largely an indoor world that seems to have become progressively more so as her ill-health increasingly restricted her mobility" (155). Chifley "was a man of some means whose abstemious style of living helped to stave off any financial problems. Even as prime minister, he would make no substantial changes to the Busby Street house. The furniture in the house was relatively cheap and mass-produced; the kitchen retained its one cold tap in the small sink; and the bathroom, laundry and toilet all remained outside the house. On a frosty winter's morning, Lizzie and her ageing mother, as well as Chifley, had to face the daunting prospect of going outside to reach both the toilet and the bathroom. He had the money to enclose these services, or even to shift to a more comfortable residence, but he would never do so. Chifley's experience during the 1890s depression, and the example of his equally frugal grandfather, and of Lizzie's father, helped to make Chifley more than careful with his money" Chifley "also had some leisure time to indulge his interest in gardening and to lay concrete paths around the house. There also would have been time to spend reading in the morning sunshine on his front verandah, with its extensive views over South Bathurst to the soft blues of the distant mountains beyond, time to take in the wide streets and mostly humble cottages, the red-brick St Barnabas' Anglican Church in the centre of his view and the shunting engines of the railway yards to the right, while the discordant sounds of the massive railway workshops would have been both a distraction and a reminder of things past" (295).

"Chifley's local involvements gained a new dimension in February 1933 when he joined the Abercrombie Shire Council in place of a councillor who had been killed in a car accident. Chifley's Busby Street address just brought him within the boundary of the shire" (300). "Chifley's position on the council allowed him to develop contacts in the more rural areas of Macquarie electorate, and to become more aware of the particular problems of farmers and graziers" (302). "The month after his accession to the Council, it agreed to provide kerbing and guttering to Busby Street provided the residents paid half the cost, which they promptly did. Chifley's commitment to the Abercrombie Shire Council was shown in 1935 when he opposed an attempt by Bathurst Council to include within its boundary those parts of South Bathurst, including Chifley's Busby Street house, that fell within Abercrombie Shire. It could mean the end of his time on the council, and he was unable to stop it. Bathurst Council finally got its way in 1937. Rather than switching his allegiance across to Bathurst Council, where the councillors were more of his political persuasion and where his friend and political ally Martin Griffin was still the mayor, Chifley opted to stay with Abercrombie Shire. Just as he was about to be debarred, Chifley bought a small block of land within the shire that allowed his involvement to continue" (304).

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"Chifley's contemplative, pipe-smoking persona and amiable personality helped him to deal with [public] deputations and gave him the gravitas appropriate to his prime ministerial position. He chose his clothes carefully and was most particular about their quality and fitting. No longer did he wear socks knitted by his mother-in-law; and he was sufficiently fastidious to have his shoes made in Sydney and his shirts made by Myer in Melbourne. An elderly tailor in Martin Place made up his suits. Despite all this there was nothing 'flash' about his clothing, with Chifley having 'a deep rooted dislike of any degree of ostentation in his dressing' and being pleased when journalists were misled by the apparent age of his clothes. Indeed, he was in the habit of wearing over his carefully tailored clothes what he called his 'dead man's coat'. It was bequeathed to him by 'some old chap whom he knew only slightly'. It was akin to him parking his Buick in the garage next to his humble Bathurst cottage" (450).

"Among the letters dealt with that day [13 June 1951] he wrote to a staunch supporter in Lithgow, Jim Robson, regarding a report of some prize chrysanthemums having been grown by a resident of the town. Chifley asked Robson, if he happened to meet the grower 'in the near future', to 'ask him to set aside two dozen plants, not white or light pink', as he would 'like to try some in Bathurst'. He also made his customary trunk at 7pm to tell Lizzie, telling her he was feeling alright. Some time later, while Chifley was in bed, he was struck by a sudden and terribly familiar chest pain. He slipped into a coma, and by 10.30pm Chifley was dead" (525-526).

On the day of his death, Ben Chifley had sought out some prize chrysanthemums from a friend in Lithgow. It was not just because he was keen on gardening. Lizzie also used to send occasional bunches of chrysanthemums to a woman she had befriended at the Chinese Legation in Canberra who had explained that chrysanthemums had a special meaning for Chinese people. They were associated 'with righteousness as they bloom not in the warm spring when other flowers flourish, but bloom in the frosty autumn air like a righteous man outstanding in society'. Chifley was such a man" (529).

"Chifley has left an indelible image of a humble, self-effacing man who would rather have been digging in his garden than debating in parliament. As journalist Alan Reid observed, Chifley had a real 'distaste for what he called "putting on the dog" and mostly lived the sort of simple life that reflected that feeling, which perhaps had its roots in his life with his grandfather at Limekilns. The public image was one that he had created and which had a solid core of truth to it. At the same time, it was embellished by Don Rodgers, with Chifley's connivance, for the benefit of public consumption and to further his political aims. As one observer wrote, Chifley was 'superb actor' and played to the public image, not out of insincerity but because he realised that he was required to set an example, and he set it with real artistry'. The Chifley's Busby Street home was central to the creation of this image of a political leader with frugal habits. That he drove a Buick could not be ignored, but Chifley's attention to his clothes seems never to have been remarked upon, other than the oft-publicised fact of him refusing to wear a dinner jacket. As the Labor propaganda proclaimed, Chifley was 'a man of the people' and many could relate to his lifestyle and admire him for it during the war and afterwards. However, it was not so attractive an image by the late 1940s when Australia's middle class in particular was anxious to cast off the

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privations of wartime and the enjoy the relative prosperity that was gradually becoming available to them as a result of Chifley's policies" (531).

"Lizzie lived on until 1962, when she died in her home in Busby Street at the age of 76. There was a large funeral, partly reflecting Chifley's standing but also Lizzie's quiet contribution to the life of the town. Chifley's Busby Street house passed into the control of the Presbyterian Church before being bought by Bathurst City Council, which has preserved it as a powerful memorial to Chifley's life (532-533).

Ben Chifley remains a person of strong public standing in Australia. NSW Premier Bob Carr, writing in his recently published reflections on his public life, recalled (in the second person) "He had joined the local branch of the Labor Party at the start of the year and sat silently through its monthly meetings. Now he has decided it is time to make his move. In the pocket of his school blazer, on a page torn from an exercise book, are two propositions written in his adolescent scrawl. Tonight, when the meeting comes to general business, he will move:

That Ben Chifley's home in Bathurst should be made an historic memorial as a tribute to the greatest-ever Prime Minister; and

That the Labor Party establish its own daily newspaper" (Carr, 375).

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation	Housing public servants and officials
	8. Culture	Creative endeavour	Building in response to climate - verandahs
	8. Culture	Domestic life	At home with a national leader
	9. Phases of Life	Persons	Associations with the Hon. J.B. (Ben) Chifley, Prime Minister

Designer: unknown

Maker / Builder: unknown

Year Started: 1887      Year Completed: 1891      Circa: Yes

**Physical Description:** Small Victorian Italianate semi detached residence of rendered brick under a hipped iron roof. Symmetrical faade with central front door reached by a flight of brick steps. It has a full width bull nosed verandah with cast iron columns and frieze. A later wrought iron balustrade has been added.

Internally the house consists of two Bedrooms, a Parlour, Dining Room, Kitchen and pantry, and then a Bathroom at the rear accessed by a covered verandah.

Behind the Kitchen and accessed from the outside is a small Laundry, WC and Store. The house is furnished with original furniture and fittings.

The house forms part of a group of semi-detached houses

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Location:	<b>10 Busby Street, Bathurst</b>	
Physical Condition:	Good	
Modification Dates:	The separate kitchen was joined to the rest of the house by making a walk in pantry in the gap. Electricity, water and sewerage were connected during the 20th century. A weatherboard bathroom with asbestos cement lining and a Derwent gas heater was added to the rear. A gas fireplace was installed in the parlour and a Challenger gas cooker in the kitchen. Fibrous cornices have been added to the bedroom and sitting room. In 1939 the vacant block next door was added and a garage, now demolished, was built. (McLachlan)	
Recommended Management:		
Management:		
Further Comments:	supported by Bathurst/Evans focus group 27/3/2002	
SHR criteria a): <small>(Historical)</small>	Ben Chifley's House is of state significance for its associations with the significant activity of housing a national leader, Ben Chifley, Prime Minister of Australia 1945-1949. The house demonstrates the domestic life of a Labor prime minister whose lifestyle and political views had been formed, in part, by growing up in the Bathurst district during the economically hard times of the 1890s-1900s, and working in the nearby railways. The house demonstrates the frugal nature of Chifley's lifestyle, and the way in which that lifestyle was used to develop an empathy with people and communities across the state and nation who had experienced similar circumstances from the 1890s to the 1930s, and to project an image of Ben Chifley as 'a plain man'. The house also demonstrates the lifestyle of a mid-twentieth century woman in an Australian country town that yielded little to the sophisticated imagery often associated with a national political leader (HO)	
SHR criteria b): <small>(Association)</small>	Ben Chifley's House is of state significance for the evidence it contains in the form of its contents, layout, landscaping and associated reminiscences and writings that clearly associate the place with former Prime Minister Ben Chifley. The simple, mass-produced furnishings, the home-made decorations, the domestic nature of the gardens and yard, the location of the house in the working class 'Milltown' area of Bathurst, and the collection of books, photographs and other memorabilia contained in the house evidence the associations with Ben Chifley, and with his image as a plain speaking local man with a vision for the whole nation, best expressed in his words: a great objective - the light on the hill - which we aim to reach by working for the betterment of mankind not only here but anywhere we may give a helping hand  Ben Chifley's House is of state significance for an association with Premier Bob Carr who has written in his recently published memoirs of moving as his first motion at his local ALP branch meeting 'That Ben Chifley's home at Bathurst should be made an historic memorial as a tribute to the greatest-ever prime minister'; and for its associations with prime ministers Gough Whitlam and Bob Hawke whose visits to the house are commemorated by plaques adjacent to the front door.	
SHR criteria c): <small>(Aesthetic/Technical)</small>	Ben Chifley's house is of local significance for its ability to exemplify the domestic tastes and styles of mid-20th century working class families in the Bathurst area and its associations with local technical innovations such as the introduction of domestic telephones and	
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<p>domestic gas heating (HO)</p> <p><b>SHR criteria d):</b> Ben Chifley's House is of state significance for its associations with the people of New South Wales and Australia, who continue to hold Ben Chifley in high regard for his leadership of the country during his term as prime minister in the early post-war years between 1945 and 1949 when he promoted full employment, industrialisation, bank nationalisation, publicly funded social welfare, constitutional reform, missile defence, migration, national development and Australian independence as Australia's 'Golden Age' (HO)</p> <p><b>SHR criteria e):</b></p> <p><b>SHR criteria f):</b> Ben Chifley's House is of state significance as the only known example of a house in New South Wales occupied by a Labor prime minister throughout his adult life and which retains an ability to demonstrate the occupancy of that prime minister and the associations between that prime minister, his lifestyle, political views and projected image. The only comparable places are John Curtin's House in Cottesloe, WA and Joe Lyon's House 'Home Hill' near Devonport, Tasmania. (HO)</p> <p><b>SHR criteria g):</b> Ben Chifley's House is of local significance as a representative example of the type of working class housing built in the South Bathurst or 'Milltown' area of Bathurst between the 1880s and 1910s using mass-produced materials, such as brick and corrugated iron, on small lots in the vicinity of the main industrial and transport, especially railway, facilities in the town, still containing the furnishings and other contents associated with its residential use during the mid-twentieth century. (HO)</p> <p><b>Integrity / Intactness:</b> The house and contents are almost unaltered from the time of occupation of the Chifleys and Elizabeth Chifley's companion, Isabel Clark.</p>																													
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<b>Listings:</b>	<table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Name:</th> <th style="text-align: left;">Title:</th> <th style="text-align: left;">Number:</th> <th style="text-align: left;">Date:</th> </tr> </thead> <tbody> <tr> <td>Heritage Act - State Heritage Register</td> <td></td> <td>01657</td> <td>23/12/2002</td> </tr> </tbody> </table>		Name:	Title:	Number:	Date:	Heritage Act - State Heritage Register		01657	23/12/2002																			
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<b>Data Entry:</b>	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Date First Entered: 20/08/2001</td> <td style="width: 33%;">Date Updated: 10/07/2019</td> <td style="width: 33%;">Status: Completed</td> </tr> </table>		Date First Entered: 20/08/2001	Date Updated: 10/07/2019	Status: Completed																								
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Heritage Division, Office of Environment and Heritage
Date: 09/08/2019

Full Report

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This report was produced using State Heritage Inventory database software provided by the NSW Heritage Office.

<b>Heritage Database</b>		HOD Number 5051590
Heritage Division, Office of Environment and Heritage		SHR/IHO 01657
Item Name:	<b>Ben Chifley's House</b>	
Location:	<b>10 Busby Street, Bathurst</b>	

Image/s:



Caption: Front elevation from Busby Street.

Copyright: Heritage Office

Image by: B Baskerville

Image Date: 26/10/2002

Image Number:

Image Path: 505

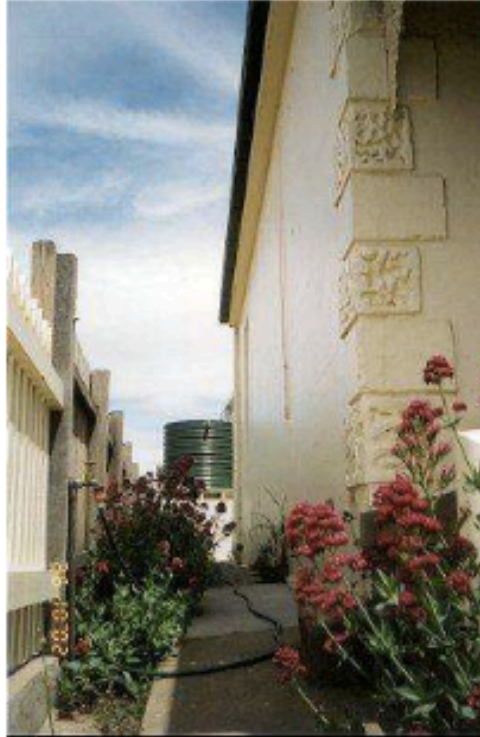
Image File: 5051590b1.jpg

Thumb Nail Path: 505

Thumb Nail File: 5051590t1.jpg

<b>Heritage Database</b>		HOD Number 5051590
Heritage Division, Office of Environment and Heritage		SHR/IHO 01657
Item Name:	<b>Ben Chifley's House</b>	
Location:	<b>10 Busby Street, Bathurst</b>	

Image/s:



**Caption:** East side of house; concrete path possibly laid by Chifley.

**Copyright:** Heritage Office

**Image by:** B Baskerville

**Image Date:** 26/10/2002

**Image Number:**

**Image Path:** 505

**Image File:** 5051590b2.jpg

**Thumb Nail Path:** 505

**Thumb Nail File:** 505159012.jpg



<b>Heritage Database</b>		HOD Number <b>5051590</b>
Heritage Division, Office of Environment and Heritage		SHR/IHO 01657
Item Name:	<b>Ben Chifley's House</b>	
Location:	<b>10 Busby Street, Bathurst</b>	

Image/s:



**Caption:** East side and rear from Logan Street showing surviving outbuildings.

**Copyright:** Heritage Office

**Image by:** B Baskerville

**Image Date:** 26/10/2002

**Image Number:**

**Image Path:** 505

**Image File:** 5051590b3.jpg

**Thumb Nail Path:** 505

**Thumb Nail File:** 5051590t3.jpg

<b>Heritage Database</b>		HOD Number 5051590
Heritage Division, Office of Environment and Heritage		SHR/IHO 01657
Item Name:	<b>Ben Chifley's House</b>	
Location:	<b>10 Busby Street, Bathurst</b>	

Image/s:



**Caption:** View from front verandah eastwards towards Bathurst Railway yards. (House in foreground is recent and not contemporary with Chifley's life).

**Copyright:** Heritage Office

**Image by:** B Baskerville

**Image Date:** 26/10/2002

**Image Number:**

**Image Path:** 505

**Image File:** 5051590b4.jpg

**Thumb Nail Path:** 505

**Thumb Nail File:** 505159014.jpg

<b>Heritage Database</b>		HOD Number <b>5051590</b>
Heritage Division, Office of Environment and Heritage		SHR/IHO 01657
Item Name:	<b>Ben Chifley's House</b>	
Location:	<b>10 Busby Street, Bathurst</b>	

Image/s:



**Caption:** Lounge Room - metal 'lighthouse' lamp (left) made by Chifley; Chinese scroll painting (right) gift from Chinese Embassy.

**Copyright:** Heritage Office

**Image by:** B Baskerville

**Image Date:** 26/10/2002

**Image Number:**

**Image Path:** 505

**Image File:** 5051590b5.jpg

**Thumb Nail Path:** 505

**Thumb Nail File:** 5051590t5.jpg

<b>Heritage Database</b>		HOD Number 5051590
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Item Name:	<b>Ben Chifley's House</b>	
Location:	<b>10 Busby Street, Bathurst</b>	

Image/s:



Caption: Looking through Dining Room towards study.

Copyright: Heritage Office

Image by: B Baskerville

Image Date: 26/10/2002

Image Number:

Image Path: 505

Image File: 5051590b6.jpg

Thumb Nail Path: 505

Thumb Nail File: 5051590t6.jpg



<b>Heritage Database</b>		HOD Number <b>5051590</b>
Heritage Division, Office of Environment and Heritage		SHR/IHO 01657
Item Name:	<b>Ben Chifley's House</b>	
Location:	<b>10 Busby Street, Bathurst</b>	

Image/s:



Caption: Kitchen.  
Copyright: Heritage Office  
Image by: B Baskerville  
Image Date: 26/10/2002  
Image Number:  
Image Path: 505  
Image File: 5051590b7.jpg  
Thumb Nail Path: 505  
Thumb Nail File: 5051590i7.jpg

<b>Heritage Database</b>		HOD Number <b>5051590</b>
Heritage Division, Office of Environment and Heritage		SHR/IHO 01657
Item Name:	<b>Ben Chifley's House</b>	
Location:	<b>10 Busby Street, Bathurst</b>	

Image/s:



Caption: Back yard and clothes line.

Copyright: Heritage Office

Image by: B Baskerville

Image Date: 26/10/2002

Image Number:

Image Path: 505

Image File: 5051590b8.jpg

Thumb Nail Path: 505

Thumb Nail File: 5051590t8.jpg

<b>Heritage Database</b>		HOD Number <b>5051590</b>
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Item Name:	<b>Ben Chifley's House</b>	
Location:	<b>10 Busby Street, Bathurst</b>	

Image/s:



Caption: SHR Plan 2076

Copyright: Heritage Council of NSW

Image by: Heritage Division

Image Date: 23/12/2002

Image Number:

Image Path: 505

Image File: 5051590b100.jpg

Thumb Nail Path: 505

Thumb Nail File: 5051590t100.jpg

Data Entry:

Date First Entered: 20/08/2001

Date Updated: 10/07/2019

Status: Completed