

# Project Brief

Tender for consultancy services

Cultural Heritage Projects - Wonnerup House,  
Wonnerup, on Wadandi Country

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**Submissions close 5pm WST, Wednesday 15 June 2022**

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### Authors:

This consultant brief was prepared by officers of the National Trust of Western Australia

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## Introduction

The National Trust of Western Australia (the Trust) aspires to awaken the community to the value of heritage. The Trust is a statutory authority that works under an Act of Parliament, and is also recognised as a not for profit, community based organisation and a registered charity. It works both for Government and for the community.

The National Trust of Western Australia is seeking a project team of experienced heritage professionals to undertake a series of significant research projects at Wonnerup House, Wonnerup north of Busselton on Wadandi Country. These important projects will guide policy and management planning for this exceptional heritage place.

The Trust acknowledges its properties are situated on Aboriginal land across the state and recognises Aboriginal people remain the cultural and spiritual custodians of their land and continue to practise their values, languages, beliefs and knowledge. The National Trust is committed to working with Aboriginal people to ensure these practices are recognised and included in the conservation and interpretation of its properties and Aboriginal people are consulted and involved in the development of its projects and programs.

## Background

Grant funding has been received from Lotterywest to undertake a series of four major projects aimed at reimagining the visitor experience of four National Trust places through the lens of their cultural landscapes. Regionally diverse, each is sited in a landscape of both cultural and natural significance and ideally placed for truth telling and reconciliation in the lead up to the bicentenary of colonisation of Western Australia: Peninsula Farm, Wu Rut Woorat on Whadjuk country in the Perth metropolitan area; Central Greenough on Yamatji country in the Mid-West; Wonnerup House, Wonnerup on Wadandi country in the South West; and Strawberry Hill/ Barmup on Menang country in the Great Southern region. This brief is focussed on Wonnerup House.

The National Trust's vision for Wonnerup House is that it will be a cherished local heritage asset that provides an optimal cultural heritage experience complementing other natural and cultural tourism experiences in the region. The place will support truth-telling, reconciliation and healing opportunities; reveal a narrative of colonial settlement in the south west; bring light to stories of women; and garner community support for a pathway to re-imagining the heritage experience at National Trust places in Western Australia.

The cultural landscape will be considered among the heritage values of the place and future interpretation and storytelling will be based on a thematic approach that links Wonnerup House with other National Trust heritage places and with broader histories both locally and globally.

Project outcomes will include paving a way for informed decision making around the future conservation and interpretation of the place; engaging the local community through consultation and place making; and increasing visitation including, but not limited to, attracting more discerning audiences with a particular interest in cultural heritage.

The property's name, Wonnerup, was adopted by George Layman in 1832 when he was granted 500 acres of land at this location. Nestled between the majestic Ludlow Tuart Forest and the Ramsar-listed Vasse-Wonnerup wetlands, this peaceful setting belies a 140 year history of perseverance and hardship, as well as mistrust and tragedy, following the colonisation of the greater Busselton area in the 1830s. Wonnerup House is also a powerful reminder of the

isolation, danger and struggles faced by the Layman family and others in the early years of the colony.



Wonnerup House in 1898 (Source: National Trust of Western Australia)

The area has always been home to the Wadandi Noongar people. The Wonnerup area was used as a camping ground for lore business, and the fertile estuary was an important resource. The rich lives of the Wadandi people were guided by the change of seasons and the associated access to food sources. They moved in harmony across the land according to a deep understanding that had been built across the millennia.

This way of life changed forever with the arrival of European colonists in the 1830s. Different cultures with different aspirations and different understandings of, and connections to, the world around them led to inevitable clashes and are part of our history.

Wonnerup House has also been home to three generations of the Layman family. Its members shared a range of agricultural, educational, creative, political, professional and social interests. The Layman family women are of particular interest. The moveable heritage collection associated with the place reflects the family's life at Wonnerup, as well as making connections to other colonial families and the broader social history of the Busselton area.

In 2020 the National Trust began a project to re-roof the two main houses at Wonnerup House. Consequently the movable heritage collections were packed and placed in storage both on site and in Perth. It provided an opportunity to begin the transition from an historic house presentation largely unchanged from when it opened to the public in November 1973, to a more contemporary and considered approach. On completion of the roofing works the small remaining budget was used to install interim interpretation and keep the place open to the public while the significant planning and research needed to determine the long-term future of Wonnerup House and its visitor experience was in progress.



Wadandi Traditional custodians with members of the Layman family and National Trust staff at the launch of the interim interpretation at Wonnerup House, November 2021 (Source: National Trust of Western Australia)

## Heritage Values

Wonnerup House is included on the State Register of Heritage Places (Place No. 00424) and the City of Busselton Municipal Inventory (Category 1), and is classified by the National Trust of Western Australia.

Wonnerup House is not a registered Aboriginal site, however there has been no archaeological or ethnographic survey of the place to date. A search for Aboriginal sites on Layman Rd, Wonnerup on the state's Aboriginal Sites Register identifies the following sites in the vicinity of Wonnerup House:

- Site ID 4402: Scarred Tree (Layman Rd)
- Site ID 17354: Abba River
- Site ID 38904 Busselton Wetlands

A report commissioned by the Department of Biodiversity, Conservation and Attractions, the *'Draft Vasse Wonnerup Operational Plan: guidance for managers 2019'*, includes a section on 'Managing cultural heritage'.<sup>1</sup> It references an ethnographic consultation conducted by Brad Goode and Associates held in February 2018 with representatives of the South West Boojarah and Harris Family native title claim groups "to understand the Aboriginal cultural heritage values and significance of the Vasse-Wonnerup wetlands."<sup>2</sup> This report concluded that:

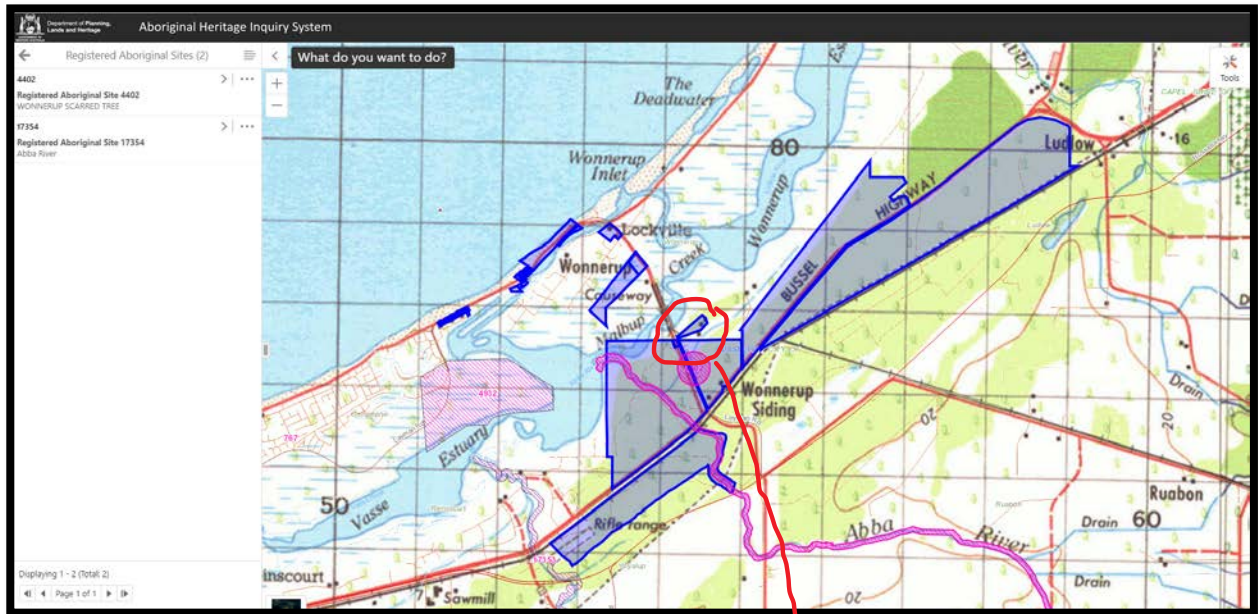
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<sup>1</sup> See <https://rgw.dwer.wa.gov.au/wp-content/uploads/2019/02/Draft-Vasse-Wonnerup-Operational-Plan.pdf> [Accessed 9 March 2021].

<sup>2</sup> See Brad Goode & Associates Pty Ltd (2018) *Report of an Aboriginal Heritage Survey for the Vasse Wonnerup Wetlands Operational Plan and the Lower Vasse River and Toby Inlet Water Management Plans in the City of*

*“The Noongar community consider the Vasse-Wonnerup wetlands contain immense spiritual, environmental, customary and social significance as part of the broader cultural landscape of the Geographe Waterways.”*

Wonnerup House is part of this cultural landscape.



Aboriginal Sites Register showing registered sites in the vicinity of Wonnerup House  
(Source: <https://espatial.dph.wa.gov.au/AHIS/index.html?viewer=AHIS>)

Location of Wonnerup House circled in red

The significance of Wonnerup House is encapsulated in the following Statement of Significance from the 1995 conservation plan:

*Wonnerup homestead is of considerable significance in demonstrating the principal characteristics of the homesteads associated with the spread of European settlement throughout the South-West of Western Australia.*

*The School Room and Teachers House are significant as illustrating Government involvement in education in the district between 1872 and 1912, and for reflecting the development of the local farming and timber industries;*

*Wonnerup is significant for its association with the opening of the Ballarat timber line in 1871 and the arrival of the railway link to Busselton in 1895, events which had great impact on the district;*

*Busselton, W.A.* An unpublished report prepared for the City of Busselton [as referred to in the 2019 Draft Vasse-Wonnerup Operational Plan,p50.

*The Wonnerup Homestead Precinct is significant as the site of the spearing of George Layman 1 in 1841, an event which underlines the mixed relationship and attitudes between the Aboriginal and European settlers at the time;*

*Wonnerup is significant for its close association with three generations of the Layman family, with Robert Heppingstone and with the Molloy family.*

*The nineteenth century buildings have aesthetic qualities valued by the community and the beauty imparted by the Tuart forest to the south and the belt of Melaleuca trees at the edge of the estuary flats, the cultivated gardens surrounding the Homestead and School Room precincts contribute to the aesthetic values of the setting;*

*The Homestead and the School Room Precincts have land mark qualities as viewed from Layman Road;*

*The Wonnerup precincts are significant through their association with the National Trust and the Busselton community for the high esteem in which they are held and for educational reasons;*

*Wonnerup is significant to the Aboriginal (Noongar) people owing to the repercussions resulting from the spearing of George Layman;*

*The introduced buildings, while not being associated with the history of Wonnerup, nevertheless have historical interest in their own right and are of some, although lesser, significance; and,*

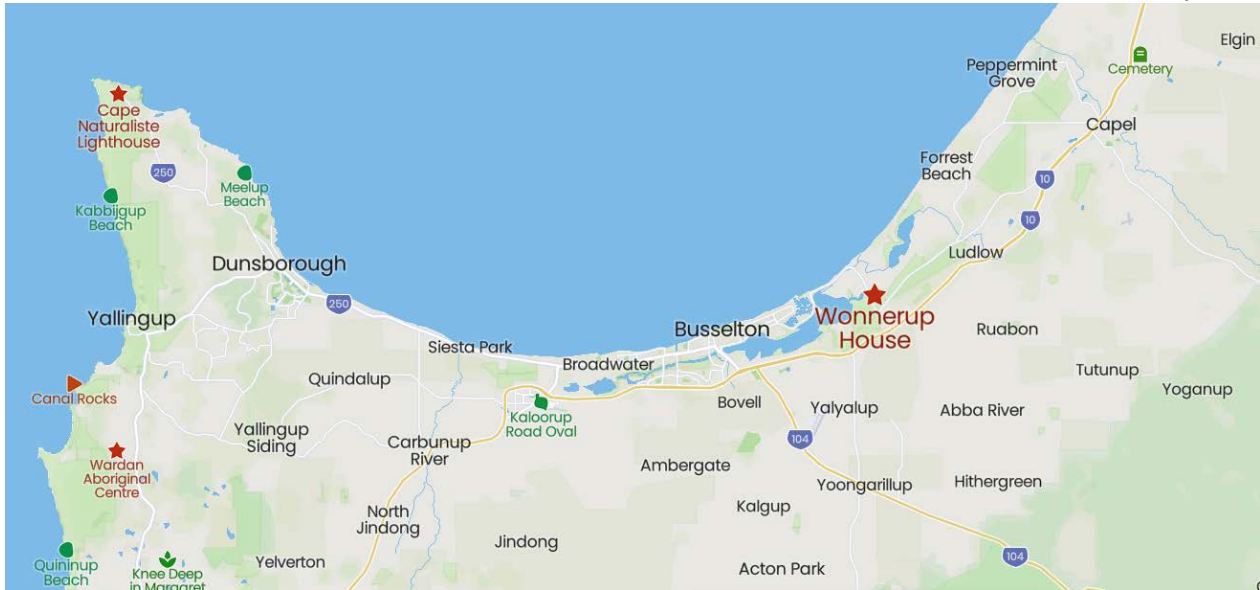
*The various aspects of the Wonnerup precincts, both landscape and built, collectively form a significant cultural environment.*

It should be noted that the conservation plan being commissioned as part of this project will be required to revisit this statement and enhance the description of Aboriginal and cultural landscape heritage values and incorporate the moveable heritage collections as part of its significance.

## Location

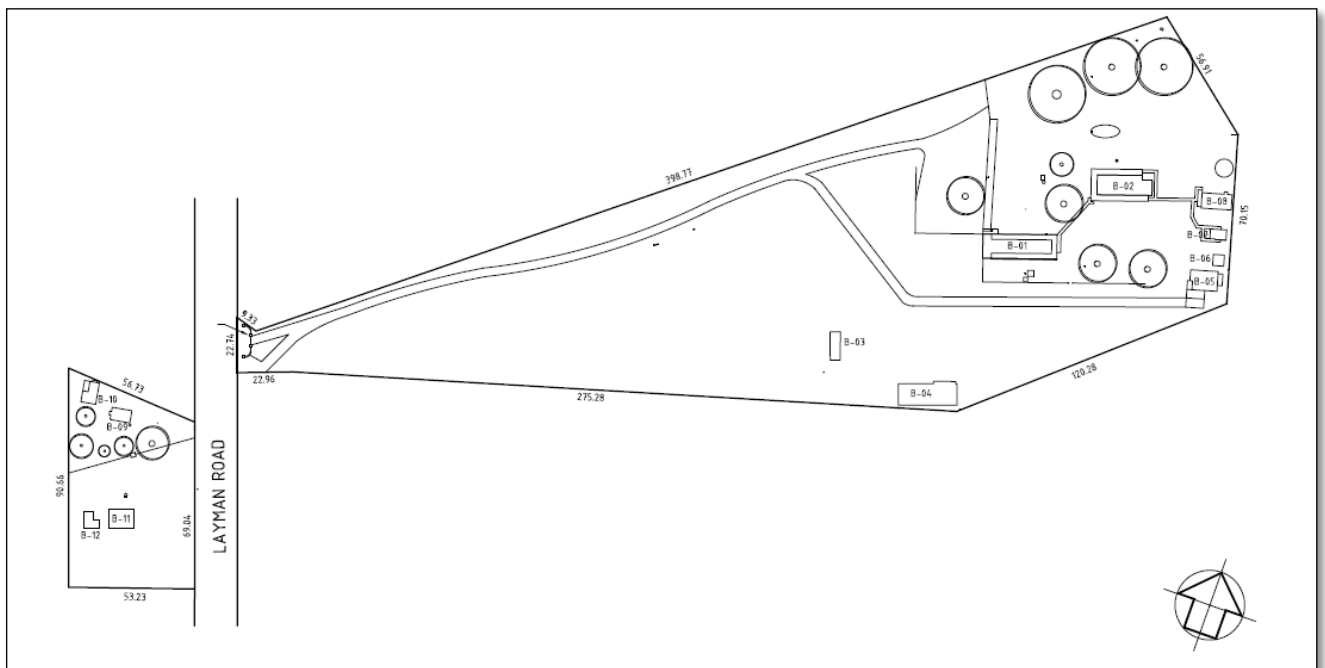
The site address is 935 Layman Road, Wonnerup WA 6280. Wonnerup House is approximately 12km north east of Busselton and 215km south west of Perth.

The Wonnerup area is situated at the entry point to the southwest tourism area that incorporates Busselton, the well-known Margaret River winery area, Dunsborough and Yallingup. It is an area that attracts local, interstate and international visitors and is widely promoted by tourism organisations.



Area map showing the location of Wonnerup House in relation to Busselton (Source: <https://mapcarta.com/W865246290/Map>)

The main site is east of Layman Road on Sussex Lot 1 Loc 4 and pt Loc 4 and 318. It includes two historic houses, B1 c1837 and B2 c1859; a blacksmith’s shop; and stables. There are also two buildings brought to the site in the 1970s, a warden’s residence and a small hall. To the west of Layman Road on Reserve 33859 are the 1873 school room; the 1885 teacher’s house; and a former warden’s quarters (brought to the site in 1983 and now a rental property).



Site plan showing National Trust managed land and building locations (Source: National Trust of Western Australia)

## Project Scope

There are several cultural heritage projects to be undertaken:

- An ethnographic survey of Wonnerup to better consider the Aboriginal heritage values associated with the place and to support future storytelling and engagement with Traditional Owners and the Wadandi Noongar community
- A comprehensive history inclusive of the role the place has in the colonisation of the state and south-west, and as a representation of the colonial frontier experience and its legacy
- An archaeological survey and management plan including due diligence investigations to assess the potential impact of future works on archaeologically significant deposits
- A conservation plan update including analysis of documentary and physical evidence leading to a revised assessment of significance that is inclusive of the natural and cultural values of the place
- Cultural landscape planning to identify, assess and manage the cultural landscape values including endemic and introduced species and the environmental significance of its setting (a feature survey and a vegetation survey and condition report are being separately commissioned to inform this project)

The projects listed above may be undertaken as stand-alone or integrated documents. In its submission the consultant team should propose an approach to undertake these projects.

The project team will be required to engage with the Wadandi Noongar community, descendants of the Layman and other settler families, City of Busselton and other relevant stakeholders to ensure all voices are heard and the approaches being undertaken are inclusive and appropriate.

The project lead will be required to manage the deliverables, budget and timeframe associated with the project, report regularly on progress, and ensure its delivery according to agreed deadlines.

A milestone based approach for key deliverables is expected. Performance and billing will be tied to these milestones. The project lead will be required to report regularly on progress and provide updates. The expected touch points for individual projects are 25% fee: interim report and key findings; 50% fee: first draft; 80% fee: second draft; 100% fee: final report.

## Background Documentation

Few reports and studies have been undertaken since the National Trust made its first purchase of land at Wonnerup House in 1971. The documents have been uploaded to this link: [Wonnerup Documents](#)

- Collard, L (1994) *A Nyungar Interpretation of Ellensbrook and Wonnerup Homesteads*
- Pidgeon, J and Burton, C (1995) *Conservation Plan for Wonnerup, Western Australia*
- Winton, V (2021) *Notes from a consultation between the National Trust and Wadandi people concerning the development of interpretation at Wonnerup House*

## The Project Team

The history of Wonnerup House is a complex one and in the context of current discussions regarding the colonisation of Western Australia and the resultant treatment and displacement of Aboriginal people this project is particularly timely. The National Trust is committed to ensuring both the Traditional Custodians and the Layman family have a voice in this project and to support building of co-operation, understanding and tolerance.

Priority for selection of the consultants for this project will be given to those who demonstrate considerable experience and a strong track record of working on cultural heritage projects with complex histories. The National Trust is open to a consortium approach in forming a project team to bring the depth of knowledge and expertise required to ensure project success.

There are many synergies between the cultural heritage projects listed above that, if separately commissioned, would result in duplication of effort and increase the potential for contradiction or omission. Consequently submissions are to provide a proposed strategic approach and methodology for carrying out this project including general concepts as to how it may best be achieved. Strong case study evidence of the team members' skills and experience is also to be provided.

The National Trust reserves the right to negotiate with the lead consultant over the team's final composition.

## Timeframe

The project will commence as soon as possible on appointment of the project team. It is expected the project will be completed no later than June 2023. This is to allow time for the preparation of the interpretation plan, visitor experience strategy and masterplan that will be commissioned in mid-2023 and completed in time to meet Lotterywest grant acquittal deadlines.

## Insurance Requirements

The project manager is expected to hold the following insurances:

Public liability	\$20,000,000
Professional indemnity	\$10,000,000

## Project Budget

This project is offered on the basis of a lump sum fee of \$157,800+gst which is to be invoiced on completion of agreed milestones. Allowances made for each major cost item and sub-consultancy, including travel and disbursements, should be clearly itemised.

Hourly rates are to be provided for agreed additional work that is outside the project scope if required.

## Copyright and Confidentiality

Copyright of all original material prepared during the course of these projects will remain with the National Trust of Western Australia. Use of already copyrighted material must be appropriately obtained and acknowledged. Sharing or distribution of any findings of the projects must receive prior written permission from the National Trust.

## Form of Contract

The National Trust short form contract for consultancy/ contract services. NOTE: Payment terms are 21 days from acceptable completion of work.

## Information Required for Lodging Submissions

Proponents are welcome to contact the project manager prior to submission.

Submissions will be evaluated against the following criteria:

1. Demonstrated relevant experience including credentials and expertise of key personnel **40%**
2. Understanding of the tasks and outcomes, response to the brief and proposed approach to the project including a high level timeline as part of this submission **40%**
3. Value for money **20%**

The following details must also be included within the submission:

- Name of the lead consultant and sub-consultants, business address and relevant contact details
- Details of services offered
- Itemised fee including travel and other disbursements
- Hourly rates for any additional work outside the agreed scope
- Names and contact details of three referees who have had recent dealings with the lead consultant
- Level of insurances and name of the company that holds the policies

## Submissions

All submissions should be clearly marked 'Wonnerup Cultural Heritage Projects' and submitted no later than 5pm WST on Wednesday 15 June 2022 at the following address:

Email: [trust@ntwa.com.au](mailto:trust@ntwa.com.au)

Proposals received by the nominated closing date and time will be accepted provided that they are completed, signed, legible and include all necessary information required to be submitted as part of the proposal.

## Project Manager

Ms Sarah Murphy  
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National Trust of Western Australia  
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WEST PERTH WA 6000

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E-mail: [sarah.murphy@ntwa.com.au](mailto:sarah.murphy@ntwa.com.au)

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