

Heritage Impact Statement

Everglades House and Gardens

37- 49 Everglades Avenue Leura NSW 2780





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Cover image: *Everglades House and Courtyard c1936 by H. Cazneaux*



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1. Introduction

This Heritage Impact Statement (HIS) has been prepared by The National Trust of Australia (NSW) to accompany the Development Application for the proposed continued use of Everglades House and Garden (Everglades) for Temporary Activities including small and performance activities and Open Days.

The conservation of Everglades House and Garden has been guided by the 2010 Conservation Management Plan (CMP) for the site prepared by Anne Higham, Associate Professor Ian Jack and Colleen Morris in association with Rod Howard & Associates Pty Limited.

As part of this application, a heritage management document is required to be approved by Blue Mountains Council. The current Conservation Management Plan is very wide in its remit and many policies in that document are not applicable to this application which is focussed on the suitability of ongoing uses for the site.

This document has been prepared with reference to the CMP, and is focussed on:

- Conservation policies which apply to the proposed particular use of the site
- The heritage framework in which events can operate
- The capacity of the site to hold events
- Conservation and maintenance works in response to proposed uses

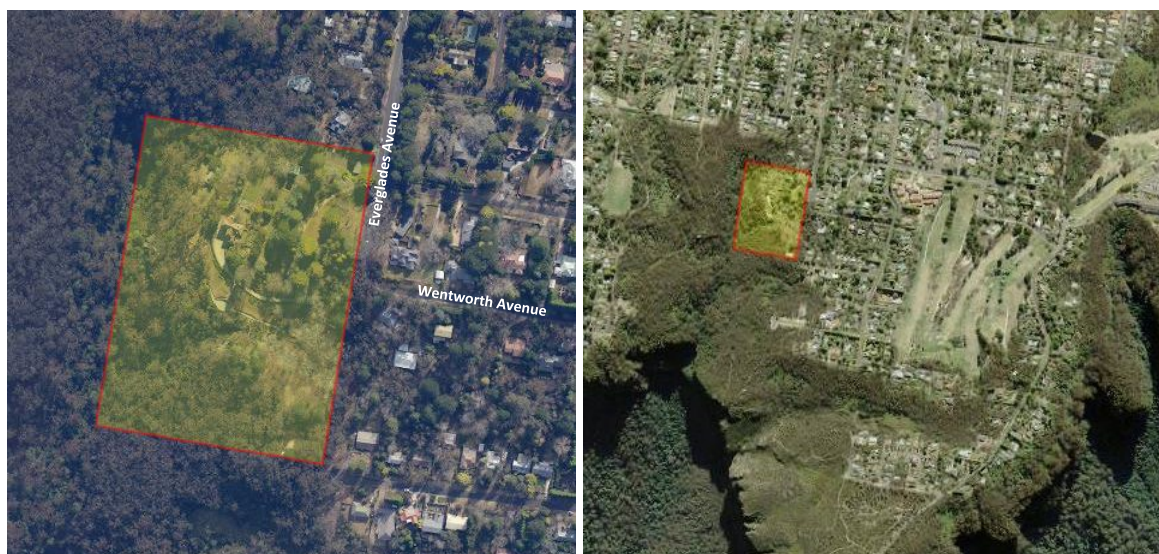
The heritage impact statement has also been prepared with the overall priorities for the site in mind. This may be best summarised in section 6.10 *A Vision for Everglades* from the CMP which states simply that Everglades be a showcase for interwar Australian garden design.

This document has been created to assess the heritage impact the proposed Temporary Activities will have upon the conservation values and significance of the property.

The National Trust takes its responsibility as custodians for this important community asset very seriously, and we trust that this document will provide sufficient information for Council and the community to understand the heritage impact of the proposed development application.

2. Property identification and boundaries

Everglades House and Gardens is located at 37-49 Everglades Avenue, Leura NSW 2780, and can be identified as Lot 1 DP 1167262. It is located within the Blue Mountains City Council, and falls under the Blue Mountains Local Environment Plan (LEP) 2015 and Blue Mountains Development Control Plan (DCP) 2015.



Figures 1 & 2: Everglades House and Gardens property boundaries



3. Property ownership

Everglades House and Gardens was acquired by the National Trust in 1962. The property was directly managed by the National Trust between 1962-70, and was then either fully or partially leased out for various purposes during the 1970s and 80s. This included tenancy by the Blue Mountains City Council between 1981-1987. In 1998, the property returned to direct management of the National Trust, and since this time has been used as a public house museum and garden.

4. Statutory and Non-statutory listings

Everglades falls under the following statutory listings:

- NSW State Heritage Register, Item #01498
- Blue Mountains Local Environment Plan, Heritage Item #LA005
- Located inside the Jamison Valley Heritage Conservation Area (Blue Mountains LEP 2015)
- Landscaped gardens zoned C3 Environment Management
- Bushland setting zoned C2 Environmental Conservation

Everglades falls under the following non-statutory listing:

- National Trust listing of the Everglades Group, comprising of the house, studio, log cabin, garden theatre, bacchus fountain, and brick shelter

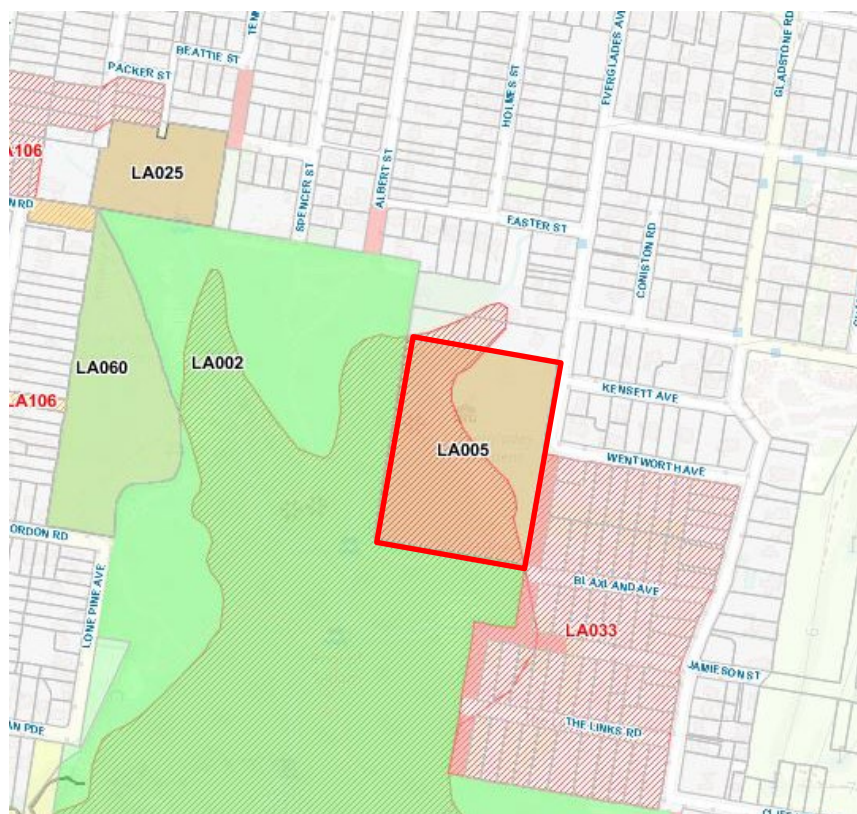


Figure 3: Everglades identified as item LA005 inside Jamison HCA Blue Mountains Council (red hatching)

5. Methodology

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' guidelines. The process of this assessment has been guided by the Australia ICOMOS Burra Charter 2013.



6. Authorship

This report has been prepared by David Burdon, Director of Conservation, and Charlotte Anlezark, Conservation Officer, at the National Trust of Australia (NSW).

7. Acknowledgements and references

The information for this report was sourced largely from the National Trust resources and archives, including the National Trust Register Listing for Everglades House and Gardens, as well as the Conservation Management Plan Volume 1 for Everglades House and Garden (2010).

Further information was provided by the State Heritage Register listing for Everglades House and Gardens, as well as geographical information and images from Sixmaps Spatial Imaging. All references can be found in the bibliography at the end of this document.

8. Development Application

This HIS was written to accompany a Development Application for Everglades House and Gardens. This document is considered to be the *Heritage Management Document* for the purpose of clause 5.10 (10) in the Blue Mountains Local Environmental Plan 2015, which requires that the consent authority is satisfied that:

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

This Development Application does not seek to undertake any physical works, only for the continued use of the site for Temporary Activities that can be run by the site's small team of staff and volunteers, while respecting heritage values. The proposed development relates only to the public parts of the Everglades gardens and will not impact or change current operations within the House, Studio or other buildings. Approval under the *Heritage Act, 1977* is required, making the proposal an Integrated Development.

In response to the issues and concerns raised in submissions in 2023 the proposed development has been reduced in frequency and capacity as described in the SEE that accompanies the DA.

The existing 2010 Conservation Management Plan for Everglades will continue to guide the conservation of the property by the National Trust, just as it has informed the most recent conservation works to the house (refer section 10). Relevant policies from that document relating to the operation and management of the site have also informed the basis of this document.



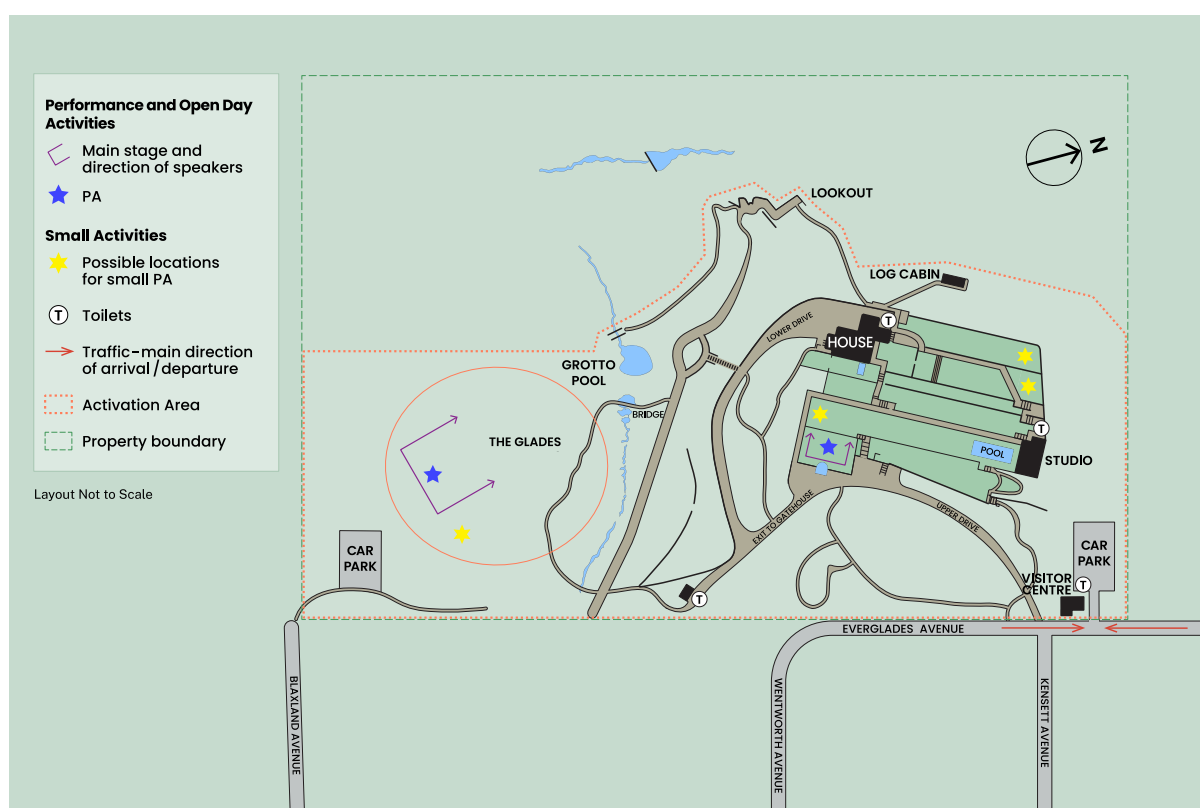
The proposed Temporary Activities are outlined below:

Description	Capacity	Frequency (maximum only)	Hours of operation
Small Activities	120	90 days per year	9am to 7pm (daylight hours)
Performance Activities	250	20 days per year	9 am – 10.30 pm (amplified sound to cease at 10pm)
Open Day Activity	600	2 days per year	9am to 7pm (daylight hours)

The proposed development also includes ancillary food and beverage operations (as per the 2023 DA) including:

- Extension of hours of operation for the café/tearooms for use during all Temporary Activities;
- Retail sale of pre-packaged refreshments for consumption on site at the Visitor Centre/Kiosk;
- Ancillary food and beverage offering such as occasional outdoor coffee cart, food truck and/or popup bar for Performance Activities and Open Days.

The locations for these Temporary Activities are illustrated in the Site Plan below:.





A similar range of 'Public Events and Functions' were approved by Council, as a temporary use, for 28 days annually, pursuant to Council consent X/534/2016 issued on 25 July 2016.

This Development Application seeks to permit continued use of the site for Temporary Activities. The change from temporary to continuous use will allow the property to run as it has for many years, but without consistently expending resources of both the Council and the National Trust to renew the temporary use of the property for public events.

This document assesses the heritage impact that the proposed Temporary Activities will have on Everglades. It proposes management and mitigation measures that are incorporated into the Operational Plan (OP) that accompanies the DA.

The OP adopts key conservation policies contained in the CMP and additional project specific conservation policies recommended by the HIS. The OP also adopts the key recommendations from the noise impact and traffic and parking and bushfire assessments which will help ensure activities meet appropriate environmental and amenity criteria.

Implementation of the OP will therefore help ensure that the proposed development meets the requirements of clause 5.10(10) and does not adversely affect:

- The site's heritage significance or its setting
- The site's capacity to accommodate ongoing public access through business-as-usual activities; or
- The amenity of the neighbourhood.



9. Site History

9.1 Establishment of the estate

The site of Everglades was originally a portion of the estate purchased by Captain Robert Henry Reynolds in the early 1880s (portion 91 of the Parish of Jamison). Reynolds sold the estate in 1887 after it was found unsuitable for his family's lifestyle, and the property was exchanged a few more times before its purchase by Ernest and Ellen Nardin in 1892, who named it the Gladstone Estate. When Ernest was made redundant two years later, he subdivided the estate for financial purposes. The Nardins portioned the property into both residential and recreational lots, with one of the allotments purchased by Georgina Stonier.

Stonier named her estate Everglades, cleared some of the bushland, erected a large house, tended to establishing significant gardens, and landscaped the sloping property with terraces, creating the foundations of the contemporary property. In 1926, her original house burned down in a fire, and she replaced it with a smaller weatherboard cottage (c 1927) on the northern side of the property, just above the current squash court. When she sold the estate to the Van der Velde family in 1933, they resided in the cottage until the current house was constructed.



Figure 4: Georgina Stonier's cottage (later occupied by the Van der Velde family)

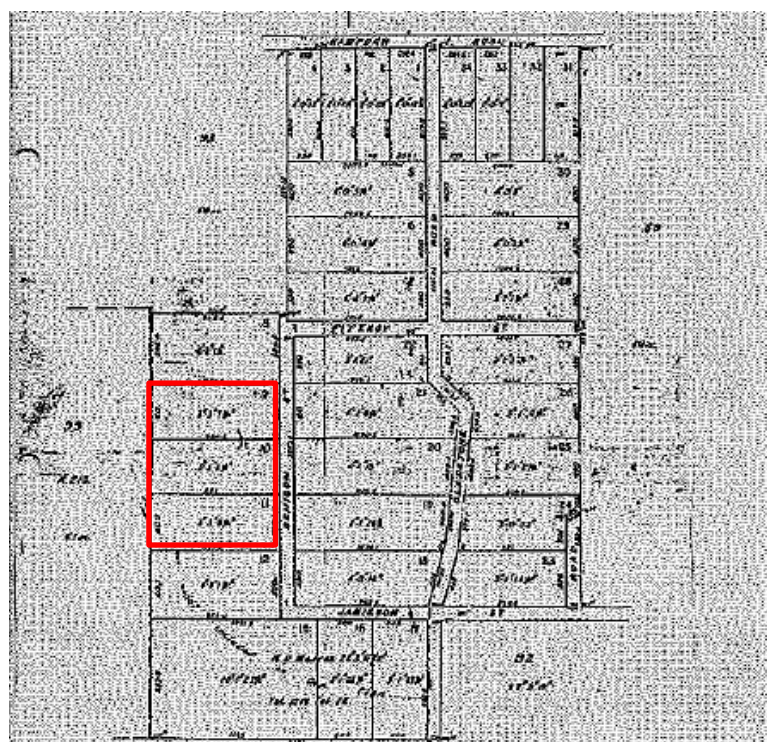


Figure 5: Gladstone Estate subdivision, red box indicating subject site



9.2 Van der Velde Purchase

Henri Van der Velde was a Belgian born businessman, who established the very successful wool product company known as Feltex. He was well known amongst the upper-class in Sydney, and it is thought he met Georgina Stonier at the Leura golf club, eventually leading to his purchase of her property in 1933. During this year, Van der Velde and his wife, Una, purchased two properties – the subject site in Leura as well as one in Manly, aspiring to a lifestyle between the sea and the mountains. The lots that make up the current estate were not purchased all at once, but by 1935, Van der Velde had bought the entire estate. The family initially resided in Stonier's 1927 cottage, as they established the main house and surrounding landscaping.

Upon their purchase of Everglades, the Van de Velde family hired Paul Sorensen to design their new estate, which was completed between 1933-1936. Sorenson's design of the estate contributes to a large amount of its cultural significance, as the Danish landscape designer is revered for his work creating modernist gardens in NSW and ACT throughout the 20th century. Everglades is one of his largest, most creative and well known projects, and remains substantially intact almost 90 years after its completion. During the construction of the estate, Van der Velde hired photographers to extensively document its creation and development. Esteemed photographer Harry Cazneau documented the property extensively, shortly after completion, circa 1936.



Figure 6: Van der Velde family in the garden at Everglades



Figure 7: Designer Paul Sorensen circa 1936

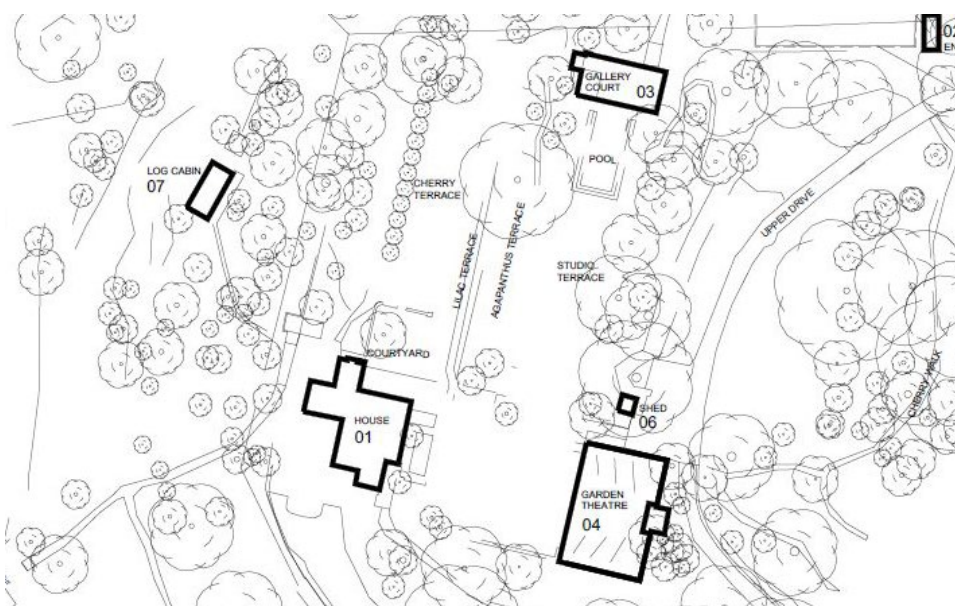


Figure 8: Partial Everglades site plan showing major site features



The estate consists of the following structures and areas:

Everglades house is thought to have been a joint effort by Sorensen, architects Arthur Wright and Eric Apperly (fellow golf friends of the family), as well as heavily instructed by Van der Velde himself. The house was indicative of an inter-war functionalist style, upper-class family home during the 1930s. It boasted three stories, a number of large bedrooms, multiple bespoke bathrooms, and luxurious furnishings and fittings. Notable design elements include large windows capturing the scenic vistas, custom Beale & Co joinery, oversized bathrooms, a centrepiece three storey art deco stair, individualized lighting and built in sculptural artwork to the dining room wall by Otto Steen.



Figure 9: Everglades House circa 1936

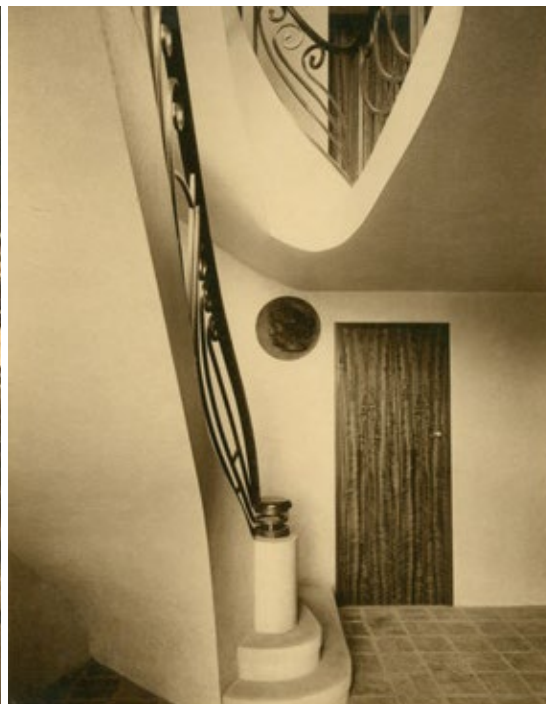


Figure 10: Everglades house interiors circa 1936

Everglades squash court and studio terrace, a modernist outbuilding designed for recreational activities, it is thought to be one of the earliest private exercise facilities in the country, and reflects the burgeoning interest in exercise, health and fitness during the early 20th century. The building itself boasts interesting architectural qualities, including a saw tooth roof for extensive lighting, court-adjacent mezzanine with large operable glazed doors, and accessible rooftop for further viewing. The swimming pool out the front remains (now as an ornamental pond).



Figure 11: Squash Court circa 1936



Figure 12: Terrace and pool circa 1936



The log cabin is a small two-room timber dwelling, located downhill and relatively out of site of the main house.

The garden store, which was created in association with the landscaping and terracing. Its original purpose remains unknown.

Landscaping and gardens, the estate's most significant and popular feature. Using terracing around the natural landscape as the main feature, Sorensen created a beautiful inter-war style garden, designed to frame the scenery of the valley below, moving slowly from an orderly plantings at the top into the native bushland below. A particularly important element of the garden is its theatre, designed with salvaged elements of the former London Chartered Bank building in George Street, Sydney, as its backdrop on one side, and framed view of the valley below on the other. The bushland portion of the estate includes further walking tracks towards the National Park, as well as a hidden grotto pool and waterfall, hewn into the rock for recreational bathing.



Figures 13 & 14: Everglades Gardens circa 1936

Artworks and design, including sculptures by Otto Steen, urns, signature art deco iron work, and extensive framing of the scenic vistas.



Figure 15: Courtyard and Urn



Figure 16: Courtyard and house

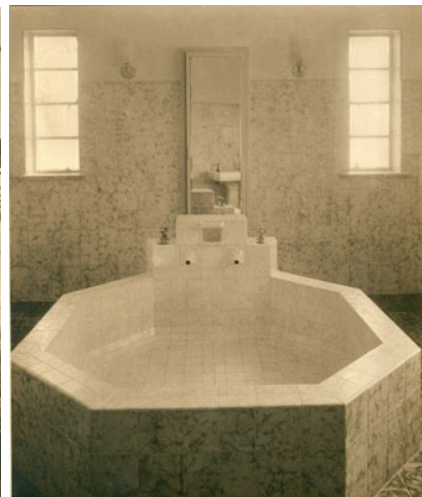


Figure 17: Bathroom



Figure 18: Historical Satellite Imagery – 1943. Approximate location of Everglades identified by red outline.

9.3 National Trust acquisition & tenancies

Following the death of Henri Van der Velde in 1947, the property was sold a number of times throughout the mid-century before eventually being acquired by the National Trust NSW in 1962.

From 1962-1970, the National Trust pursued a program of developing the gardens for public display, re-hiring Sorensen for its restoration. The relationship between Sorensen and the Trust became turbulent, with Sorensen attempting to alter the garden plans away from the original vision. Sorensen would later return to the property at various stages throughout the 1970s and 80s for further garden maintenance and development.

Throughout the 1970s, the Trust continued in the attempt to develop Everglades into a self-funding public property, leasing the squash court and house for various exhibitions, and hosting cultural events in the garden theatre. Between 1981-1987, the Trust leased the property to the Blue Mountains City Council, who helped establish Everglades as a creative arts precinct and outdoor recreational tourism hub, almost doubling the amount of yearly visitations during its tenancy.

After this tenancy, Everglades was leased initially to Albech Pty Ltd in 1987, and then Mawland Holdings Pty Ltd from 1994-1998.

In 1998, Everglades returned to the management of the National Trust, who have continued to run the property over the past 25 years. The National Trust have managed the property as a publically accessible house and garden museum, continuously hosting a range of cultural events, weddings, tours, and exhibitions over this period.



10. Current land use

The current use of the site for conservation, public access and enjoyment as well as performance and small activities and occasional Open Days has been established since the time that the National Trust took control of the property in the 1960s. The existing operations and conservation of the property is managed in accordance with the 2010 Conservation Management Plan (CMP) for Everglades House & Gardens.

The business-as-usual (BAU) operations on the site includes the day-to-day activities of the house museum and public garden including heritage interpretation and visitation, and small activities which encourage new audiences and provide new experiences for existing audiences and local residents (for example, sketching workshops, historical and horticultural tours and workshops). BAU is not part of the current Development Application but is subject to the presumption of regularity, having occurred on the site for many years.

BAU (Monday – Sundays including Public Holidays) includes the following activities:

- Back of House and Operations daily 7am to 7.00pm including management and operations gardening, maintenance, conservation and volunteer activities.
- General Admissions House & Garden daily 9am to 7pm (daylight hours) House and Gardens are open to the public and activation can include house and garden tours, as well as group bookings for up to 70 people and commercial photography and filming.
- Ancillary Food and Beverage includes operation of the approved tearoom and catering in accordance with Food Safety and Responsible Service of Alcohol requirements and other relevant standards.

11. Proposed uses

Everglades will continue to operate largely as it does at present. Business as usual activities will continue subject to the presumption of regularity and do not form part of this assessment or the DA.

The proposed development is detailed above and includes Temporary Activities with ancillary food and beverage which will occur at a frequency governed by the site's heritage significance and the staffing and volunteer capacity of Everglades.

This Development Application does not seek approval for any physical works, only for the continued use of the site for Temporary Activities that can be run by the site's small team of staff and volunteers, while respecting heritage values. The proposed development relates only to the public parts of the Everglades gardens and will not impact or change current operations within the House, Studio or other buildings.

The purpose of this report is to assess any perceived impacts from these activities to the heritage values of the property as assessed under the CMP. It also identifies management and mitigation measures for inclusion in the Operational Plan that accompanies the DA. These will help ensure the proposed development can operate without any adverse effects on:

- The site's heritage significance or its setting;
- The site's capacity to accommodate ongoing public access through business-as-usual activities; or
- The amenity of the neighbourhood.

It is also important to note that any larger scale changes to the site (for example, major heritage repair works, alterations, or new structures) will need to go through the regular, separate, approvals processes.



12. Current property condition

The estate remains predominantly in its original form, and the National Trust has continued to prioritise conserving the house, gardens and associated buildings throughout its ownership, funded by the public opening of the property.

The house remains in largely the same configuration as when it was built in the 1930s, featuring original bathrooms, and design features such as the staircase, windows, and interior fabric.

The squash court is one of the unique modernist structures on the site and is now used as an art gallery and exhibition space. Although some modifications have been made, it also remains largely in original form.

The landscaped garden is the major feature of the site, with the Studio Terrace (in front of the squash court) being one of the most important components of the site and of exceptional significance in terms of modernist garden design. The garden remains largely true to Sorensen's original design, with the terraces, garden theatre, general plantings remaining intact wherever possible. The bushland portion of the gardens, including the grotto, is also cared for by the National Trust and remains accessible.

12.1 Recent Conservation Work and Maintenance

Since the 2010 CMP for the site was prepared, a number of changes have occurred at the property, guided by that document. The largest identifiable change to the estate is the visitors centre (built 2011), at the main entrance to the site. It is used for admission, and also provides an accessible bathroom and the National Trust gift shop. Located on Everglades Avenue, it provides essential services to the ongoing function of the property.

Recent major conservation works (2023) have involved the full internal refurbishment of the house, including reinstatement of original joinery designs based on historic evidence.



Figure 22: View towards Everglades House from the Cherry Terrace.



Figure 23: New exhibition display area in former upstairs bedroom, with gallery quality lighting.



Figure 24: New permanent exhibition space in the former downstairs bedroom, with curated display relating to the property.



Figure 25: Curated main stair hall



Figure 26: Reinstatement of original furniture at main entrance



Figure 27: The upstairs guest bedroom has recently been entirely recreated using original documentation and photographs of the furniture and fittings for that space.

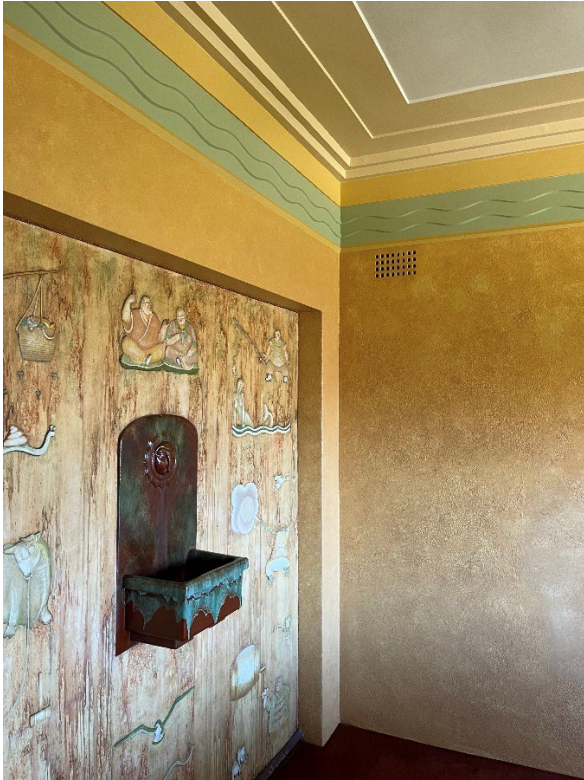


Figure 28: The restored Dining Room mural and fountain.



Figure 29: The interior of the house after painting works.



Figure 30: Squash Court



Figure 31: Pool and Studio Terrace



Figure 32: Decorative ironwork



Figure 33: Courtyard statue



Figure 34: Original bathroom



Figure 35: The Lilac Terrace in Spring



Figure 36: The Studio Terrace, with the Squash Court (gallery) in the background.



12.2 Future Conservation and Maintenance

Everglades is a property in constant need of repair and maintenance, and the National Trust takes its responsibility for this very seriously. While the CMP outlines a comprehensive list of conservation policies and recommendations/guidelines for all aspects of the property's conservation and future management, this document is focussed specifically on the areas of impact associated with this development application.

Immediate areas of focus for the National Trust over the next 1-10 years (dependent on funding from business as usual operations, donations and proposed Temporary Activities) will be on:

- The Studio Terrace, in terms of restoring its modernist landscaping features, plantings and views;
- The Cherry Terrace, in terms of its plantings;
- Repair and/or modification of handrails and barriers throughout the property to improve accessibility, compliance and safety;
- Irrigation and water management throughout the property;
- Repair works to the roof and rainwater systems of the house and studio;
- Improvements to driveways and pathways within the site to address current surface issues and to bring them up to a state where regular maintenance is then possible.

All of these areas relate to the improved public access and enjoyment of the property.

13. Potential heritage impacts

The main heritage impacts from the intended uses will be similar to those currently experienced at the property and will require regular maintenance to ensure the property is maintained to the standards expected of a National Trust property. In particular, the focus will be on regular maintenance and ongoing monitoring of conditions including but not limited to:

- Maintenance of buildings to ensure safe public access and protection of heritage values;
- Monitoring and ongoing maintenance of roof and rainwater systems and associated pipework and drainage throughout the property to limit water damage to buildings, pathways and gardens;
- Maintenance of grounds, including regular trimming, weeding, pruning and planting;
- Monitoring of the site for any signs of wear and tear or risk to visitors;
- A focus on early identification of issues requiring attention and remediation.

The specific heritage conservation incentives within the Blue Mountains LEP (Clause 5.10) and the relationship of this proposal to them is outlined below:

Blue Mountains LEP Clause 5.10(10) Conservation Incentive	Response
a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and	The ongoing successful operation and public opening of Everglades House and Garden is critical to its ongoing conservation and efforts to maintain its heritage significance as a noted house and garden of historic, social, technical and aesthetic significance. Without the property generating adequate funds, it would be impossible for the National Trust to maintain the necessary staffing and maintenance to maintain the property to the current high standard.
b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and	This HIS is the Heritage Management Document for the purpose of clause 5.10(10) and approved by the consent authority.



c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and	The ongoing management of Everglades House and Garden is a continuing task. Recent works (outlined in section 12) have focussed the main house and its repair, and works to the garden. Section 12.2 of this report outlines the areas of focus for the HIS.
d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and	As outlined in Section 8 of this HIS, this Development Application does not seek to undertake any physical works, only for the continued use of the site for Temporary Activities that can be run in accordance with the required heritage management policies outlined in this document, informed by the CMP.
e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.	As outlined in Section 8 of this HIS, this Development Application does not seek to undertake any physical works, only for the continued use of the site for Temporary Activities that can be run in accordance with the required heritage management policies outlined in this document, informed by the CMP.



14. Appropriate Uses and Opportunities

The Conservation Policies listed below are taken directly from the Conservation Management Plan. Section 6.9 of that document addresses a number of the *Appropriate Uses and Opportunities* for Everglades. This section of the HIS is based on those recommendations.

- Everglades and its site were developed and enjoyed by members of the van de Velde family for about sixteen years. After several changes of ownership it came into the possession of the National Trust of Australia (NSW) in 1962. The Trust has been custodian of the property for a longer period of time than any previous individual or company.
- Any proposed use must be compatible with the retention of the place's heritage significance. New uses should involve as little change as is practicable to culturally significant fabric and landscape elements. New uses should not result in damage to the built or landscape sections of the site.
- The buildings have been used in the past for museum and gallery purposes. The House is presently used as administrative office and café, as well as a National Trust house museum. The modern entrance building contains a shop and visitors centre. The former Squash Court is used as an exhibition space. Half of the Log Cabin is currently cleared for interpretation purposes.

14.1 Everglades House

Possible uses for Everglades House will need to make little impact on its fabric and ability to be interpreted as a family dwelling from the 1930s. The House is an integral and highly important component of the place and finding an appropriate use or uses for it will actively contribute to visitor enjoyment and beneficial management.

The 2010 CMP (Section 6.9, p.223) outlines the "Appropriate Uses and Opportunities" for Everglades House and makes clear that:

"Any proposed use must be compatible with the retention of the place's heritage significance. New uses should involve as little change as is practicable to culturally significant fabric and landscape elements. New uses should not result in damage to the built or landscape sections of the site."

Possible future uses for Everglades House (as outlined in the CMP) may include:

- *Continuing its present (partial) use as a café serving light refreshments. This use has the advantage of integrating the House into the visitor's experiences of the place, providing a focal point and a destination for those exploring the garden and grounds. This use may involve only minimal alterations to building fabric and none to spaces;*
- *The present administrative functions are not intrusive and do not require much space;*
- *The House has the potential to be used for temporary exhibitions of little known collections of artwork and artefacts from the interwar era;*
- *Either the House or the Squash Racquet Court could be utilised for short educational courses or seminars. This would be particularly appropriate for garden-related courses.*

14.2 Squash Racquet Court

The 2010 CMP (Section 6.9, p.224) also outlines the "Appropriate Uses and Opportunities" for the Squash Racquet Court and states:

"Any future use for the Squash Racquet Court will need to respect its high level of heritage significance and the intactness of its principal spaces. At the same time there is the opportunity to remove intrusive alterations and regain its original character."

Potential appropriate uses for the former Squash Racquet Court (as outlined in the CMP) could include:

- *Art gallery;*



- *Short educational courses or seminars.*

14.3 Garden

The 2010 CMP (Section 6.9, p.225) outlines the “Appropriate Uses and Opportunities” for Everglades Garden and makes clear that:

The garden at Everglades lends itself to a number of low impact uses:

- *Wedding ceremonies;*
- *Outdoor musical and dramatic performances;*
- *Garden-focussed events.*



15. Applicable Conservation Policies

Conservation policies are intended to balance the current and any future owner's requirements with the necessity of retaining and conserving significant spaces and fabric, and to facilitate appropriate reuse of the place.

Conservation policies result from an understanding of: owner's requirements; the cultural significance of the place as a whole; the relative significance of individual elements; condition of building fabric and landscape material; statutory constraints; and uses that are compatible with retaining heritage significance.

This section of the HIS has been prepared to specifically illustrate which management measures or conservation policies will need to be considered in order to ensure that the proposed development under Clause 5.10 (10) will not adversely affect the heritage significance of the item.

No new structures, major alterations to buildings or gardens, or significant changes to fabric are proposed as part of this proposal, which is focussed on operation and use of the site. The site is regularly maintained and specific policies on maintenance are not included below.

2010 CMP Policy	2024 HIS Policy Framework and Management Measures
Policy 10 An appropriate use (or uses) should be found for the place that does not compromise its heritage significance. Should any further changes of use take place in the future, then these should also be compatible with the retention of the character and significance of the place	Proposed uses should not compromise the heritage significance of the property and should, as far as possible, use the existing features and facilities.
Policy 11 Every effort should be made to preserve as much as possible of the components across the site that have been identified as having high and moderate significance, and no intervention should be initiated without careful consideration of the alternative procedures available to accomplish this end. <i>Guidelines</i> <ul style="list-style-type: none">• In general terms, no activity should occur that would remove or reduce evidence of important historical and aesthetic associations contained within the site, or reduce the intactness of items identified as having heritage significance;• Significant internal spaces within buildings and garden areas should be retained and sympathetically adapted to new uses where this will ensure the ongoing conservation and viability of the place;	 Any activity should consider the impact on historic landscape and/or building fabric and appropriate measures should be undertaken to minimise this impact. Where impact may be expected to occur (such as degrading of pathways, or damage to lawns) then protective measures are required to be put in place (such as the use of protection mats). Activities should not be undertaken that will cause permanent and irreversible damage to the heritage values of the property.



2010 CMP Policy	2024 HIS Policy Framework and Management Measures
<p>Policy 12</p> <p>Where new services are required, then these should be introduced discretely to avoid damage to significant fabric and avoid visual impact on significant spaces.</p> <p><i>Guidelines</i></p> <ul style="list-style-type: none">• The introduction of new services should be located unobtrusively and ideally confined to parts of the site and building fabric that have already been disturbed wherever this is practicable;• No significant trees or plantings, including their root systems, should be disturbed by the introduction of new services;	<p>New services will generally not be required for any of the anticipated activities on the site, as these have generally already been previously installed.</p> <p>Should any new services be required they should not impact the heritage values of the house or garden.</p>
<p>Policy 13</p> <p>Existing access to the site should be maintained.</p> <p><i>Guidelines</i></p> <ul style="list-style-type: none">• The principal pedestrian access to the garden should remain via the existing main entrance.• Existing vehicular access points should be retained;• A disability access plan should be developed and progressively implemented.	<p>Existing entry and exit arrangements to the site, in addition to existing internal pathways, should be used and retained.</p> <p>No new paths that would cause a heritage impact should be installed.</p> <p>All paths should be kept in good repair as far as is practicable to ensure safe access.</p>
<p>Policy 21</p> <p>Compliance with regulatory ordinances should not compromise the heritage significance of the place.</p> <p><i>Guidelines</i></p> <ul style="list-style-type: none">• Conservation and continuing use should not conform to regulations such as those contained in the Building Code of Australia at the expense of significant building fabric and significant garden elements;• Alternative approaches to achieving compliance, which may involve discussion and negotiation with the appropriate Council officers, should be considered and the least intrusive approach selected;	<p>Wherever required, measures should be undertaken to ensure safety and compliance throughout the property in a way that responds to the heritage values of the place.</p>



2010 CMP Policy	2024 HIS Policy Framework and Management Measures
<p>Policy 25</p> <p>Landscape design: Recognise the exceptional significance of the Studio Terrace (Squash Racquet Court and Terrace) for its position as the first example of Modernist garden design in Australia and the overall original design comprising the main terraces of Everglades with the natural landscape as a foil for its national importance as an example of inter-war garden design informed by garden design practices both from the Edwardian period and Modernist principles.</p> <p><i>Guidelines</i></p> <ul style="list-style-type: none">• Maintain structural elements and spatial planning of the original garden design;• The main terraces of Everglades, particularly the Studio Terrace, form the key element of the exceptional significance of the place and their conservation and long-term management should be given the highest priority in any master plan and maintenance plan formulated for the site.• Conserve and reinstate designed vistas from the Studio Terrace;• Conserve and reconstruct, where necessary, elements of the Studio Terrace from the van de Velde period;	<p>The Studio Terrace is a key heritage feature of the site and is of exceptional significance. Measures should be undertaken (particularly with regard to planting, views and vistas) that help to preserve or reinstate these heritage values.</p> <p>Activities on the Studio Terrace should respond to and utilise the existing features of the site (such as the elevated “theatre” and the defined “windows” to the valley) wherever possible.</p> <p>Activities that would cause permanent and irreversible damage to the Studio Terrace will not be permitted.</p> <p>As per Policy 11, appropriate measures (such as protection mats) should be implemented to protect the Studio Terrace.</p>
<p>Policy 28</p> <p>Views: conserve views and vistas to and from the house, main terraces and lookout including those once a feature and now blocked</p> <p><i>Guidelines</i></p> <p><u>Short term</u></p> <ul style="list-style-type: none">• This should particularly apply to: the vista from the Studio Terrace through the window frames and the views from the main southern windows of the house to the Jamison Valley;• Selectively prune and thin shrub or understorey planting (ongoing). <p><u>Long term</u></p> <ul style="list-style-type: none">• Careful placement of new or replacement trees;• Selective removal of trees.	<p>The ongoing management of the main terraces, in particular the Studio Terrace, should be guided by both the short and longer-term conservation guidelines for those spaces in the CMP in terms of conserving and restoring views.</p>



2010 CMP Policy	2024 HIS Policy Framework and Management Measures
<p>Policy 30</p> <p>Future uses should not affect interpretation of the buildings and the gardens and grounds</p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> Careful selection of furniture and design of displays is necessary to minimise clutter within the House other interiors and the grounds; Furnishings within the House and Squash Racquet Court should be sympathetic to the second half of the 1930s. Use archival photographs from the 1930s as the basis for selection of furniture design and layout; Garden furniture should be based on archival photographic evidence of the furniture of the van de Velde period; Allocate an area for storage of loose items used in functions away from the Terraces and Courtyards associated with the House; 	<p>Activities within the interiors or grounds should be undertaken in a way that seeks to maintain the heritage values of the place.</p> <p>Appropriate measures to minimise heritage impact need to be identified as part of any activity plan and may include:</p> <ul style="list-style-type: none"> Locating Temporary Activities in areas to minimise impact on other parts of the site as far as possible (refer plan on p.7); As per Policy 25, seeking wherever possible to respond to the heritage values of the place in the setting up or layout of an activity (ie: the activity itself should respond to the unique nature of the location, such as by responding to a view or utilising a change in level)
<p>8.7.2c Use</p> <ul style="list-style-type: none"> May be related to continuing use of Everglades as a National Trust garden open to the public, uses associated with the interpretation of the place or compatible new uses, For compatible uses, take action in a manner which follows the Conservation Policy Uses which are temporary (less than 6 months) may in some situations be considered compatible due to reversibility of actions and works. 	<p>The primary use of the site will continue as a National Trust house and garden which is open to the public.</p> <p>Any events or uses will be determined by the relevant council approvals in terms of capacity and frequency. In terms of heritage impact, the relevant measures should be undertaken to ensure the protection of the site in response to the number of patrons expected, areas of the property in use, weather conditions expected and duration of the activity.</p> <p>Any Temporary Activity or use of the property should have a fully reversible impact on the property, and result in no permanent actions or works.</p>
<p>8.7.5 Cultural Significance</p> <ul style="list-style-type: none"> Test proposed action against Statement of Cultural Significance, taking into account the interpretative potential of Everglades; Test proposed action against detailed individual rankings of relevant items 	<p>Refer to section 14 of this document.</p>



16. Heritage Significance Assessment

The following Assessment of Significance has been taken directly from Section 5.4 of the Conservation Management Plan for the site. A small commentary regarding the heritage impact of the proposal in relation to each criteria is provided below.

Significance by Historical Connection

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the area).

- Everglades is part of a "tradition" of mountain retreat estates developed in the Blue Mountains that was initiated by Sir Henry Parkes and continued by prominent and influential citizens in the nineteenth and early twentieth centuries.
- Everglades has been an important location for cultural activities and charitable events in the Blue Mountains, from the appearance of the Kirsova Ballet in 1941 to art shows in the 1970s and annual participation in the Leura Garden Festival.
- Everglades is significant as an early example of the transition and institutionalisation of a privately owned property into public ownership. It has significance as the first property acquired by the National Trust for the importance of its garden;
- The Studio Terrace, including the Squash Racquet Court, swimming pool, retaining walls and steps, is of historical significance at a national level as the earliest garden design directly influenced by European Modernism constructed in Australia.

The proposal will have a positive effect on the historical value of Everglades House and Garden which has, for the majority of its existence, been a National Trust property open to the public. The formalisation of approvals will allow the historic continuation of public access, in particular for the group visits to the gardens and the cultural and charitable activities that the estate has been long been associated with. Any future activities should aim to maintain the heritage significance and interpretation of the property, in particular the exceptionally significant areas of the garden including the Studio Terrace.

Significance by Historical Associations

An item has strong or special associations with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the area).

- The place has associations with Henry van de Velde. Although van de Velde was not of himself historically significant he was the chief instigator in the creation of Everglades, which is acknowledged as a place of high cultural and heritage significance;
- Everglades has special associations with the influential Danish émigré landscape gardener/designer and nurseryman Paul Sorensen, both in its original phase of construction and then after the property was acquired by the National Trust;
- The site has associations with the Swain family, most particularly Mick Swain. However, the property seems to have been owned by the Swain family company, and Mick Swain is important for his role in ensuring that the National Trust was able to acquire the place;
- Everglades has associations with the twentieth century sculptor Otto Steen, whose work adorns numerous architecturally significant buildings and public spaces across the state. The majority of the buildings in or on which his work is found are (and were) commercial or religious in nature. Everglades is an important repository of several of his early works as an independent sculptor and may be unique because the works were incorporated into a domestic context.

The proposal will have an ongoing positive effect on the acknowledgement of the historical associations of Everglades House and Gardens. The ongoing public access to the property will ensure the historical associations of the property, including with the National Trust, can continue to be maintained and promoted.



Aesthetic Significance

An item is important in demonstrating aesthetic characters and/or a high degree of creative or technical achievement in New South Wales (or local area).

- The garden is highly significant on a national level as an example of inter-war garden design. It demonstrates the work of Paul Sorensen as a relatively young man during the 1930s, then as a mature man during the 1960s, and is the most important garden in the context of Sorensen's career;
- The original design comprising the main terraces of Everglades with the natural landscape as a foil is of national importance as an example of inter-war garden design informed by both garden design practices from the Edwardian period and Modernist principles. The Studio Terrace is highly significant in its own right because it is the earliest example of Modernist Garden design in Australia and for its designed vista, despite diminishment through unsympathetic though reversible modifications;
- The garden is of aesthetic significance for the technical excellence in its construction, particularly in the design and execution of its stone and brick walling and for its original design, which contrasted an architectonic garden framework with the Australian bush setting;
- It has aesthetic significance for the spatial qualities within the garden particularly in the main terraces, for the views from the garden over the Jamison Valley and for its substantial framework of mature trees and plant collections that include a number of exotic species rare to the Blue Mountains;
- Built items, particularly the House, Squash Racquet Court and pools are highly important and fully integrated components of the garden composition.
- Individual original elements within Everglades House demonstrate a relatively high level of aesthetic significance. They include (but are not necessarily limited to) bathrooms, remaining original built-in furnishings and alcove in the living room, the stair and balustrade, metal framed windows with integrated insect screens, fireplaces, Otto Steen's fountain and relief sculptures in the dining room and light fixtures;
- The Squash Racquet Court achieves a high level of aesthetic significance. Its siting and relationship to the swimming pool and to the garden is highly important;
- Everglades is significant because of the integration of artworks into the fabric of the place, both in the House and the garden. This specifically includes the Otto Steen sculptures in the House and the Garden Theatre proscenium, wrought metal balustrades across the site and surviving van de Velde era sculptures;
- The Garden Theatre proscenium has aesthetic significance because of the fabric from John Frederick Hilly's London Chartered Bank that is incorporated into its fabric. Although Hilly is a very important nineteenth century architect, his associations with Everglades are in this case incidental.

The proposed development will not affect the aesthetic qualities or condition of the Everglades House and Garden. Temporary Activities rely on a range of moveable furniture and light/small temporary structures that are reversible with great consideration given to maintaining the heritage significance of the property during such activations.

The National Trust has sought to continually improve the property in line with the recommendations of the CMP, and ongoing efforts (such as the recent restoration of the house) to highlight the aesthetic significance and presentation of the property reflect this ambition.

In the shorter term, the National Trust is seeking to:

- reverse some of the unsympathetic modifications to the Studio Terrace in particular, and to restore the Modernist Garden design principles to this part of the site;
- focus on the pathways, driveway and handrails at the property, to improve visitor safety, deal with on-site water management, and increase the number of areas within the site that are open to the public to view and understand the heritage values and aesthetic significance of the property.



Social Significance

An item has strong or special associations with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons.

- Everglades is considered to have high social significance, as evidenced by the relatively large number of stakeholders such as the Blue Mountains Branch of the National Trust and the Friends of Everglades. In more general terms this significance is demonstrated by the popularity of the place as a venue for weddings and social functions and its contribution to the cultural life of the locality by inclusion in events such as the Leura Garden Festival;
- Everglades has been in the past and into recent times a focus of artistic life in the Blue Mountains. Evidence for this can be found in the sculpture of Geoff Bromilow and Fred Alwahan, which was executed on the site, and the ongoing presence of the Society of Mountain Artists in the Squash Racquet Court.

The proposal will allow the property to continue its important role within the Blue Mountains in terms of social significance, and with the wider community as a recognised tourism location. The very fact that the street on which the property is located was renamed Everglades Avenue (originally Denison Street) attests to the social significance of the property, as does the naming of the railway bridge over the Great Western Highway between Wentworth Falls and Leura to commemorate the landscape gardener and nurseryman, Paul Sorenson.

The site (as demonstrated in Section 9.4 of this document) has a long history of community use and public access, stemming right back to its original ownership and before the gardens were even finished. The use of the site as a place for weddings, social functions, group visits, open days and theatre performances is long established, and the proposal seeks to ensure such activations can continue to occur in a way that is guided by (and ensures ongoing funding for) the conservation of the property.

Technical or Scientific Significance

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the area).

- The garden at Everglades provides evidence of changing attitudes to the use and incorporation of indigenous plants in garden design during the twentieth century;
- The grounds of Everglades demonstrate the development of garden design and also the development of a distinctively Australian style in garden design during the twentieth century.
- The construction of stone walls and integration of walls into cliffs and naturally occurring features demonstrates an exceptional level of technical excellence.

The proposal does not include physical modifications that would affect the property's technical or scientific significance.

The continuing access and ongoing use of the property will ensure the technical significance of the place, in particular its series of terraces and stone walls, can remain visible to the public.

Rarity

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (or the cultural or natural history of the area).

- The Studio Tenace is a rare example of Modernist inter-war garden design in Australia;
- The scale and relative intactness of Everglades as an inter-war estate is rare at a State level, particularly for its original design that was a highly detailed composition of terraces of



outstanding stonework, integrating House, garden, Squash Racquet Court, Garden Theatre and artworks in a spectacular Blue Mountains setting;

- The Squash Racquet Court is a rare example of a private squash court in New South Wales that has additional significance because of its Modernist aesthetic;
- The House provides evidence of a relatively high level of technical innovation, such as the use of a central heating system, early use of bent glass, bathroom inclusions including the Turkish bath and extensive use of steel framed windows;
- The mature trees and shrubs constitute an excellent horticultural collection of cool climate exotics, many of which are rare or of high ornamental quality.

The National Trust seeks as an organisation to bring heritage to life for future generations, and a key way of achieving this is to welcome visitors to our properties and to share with them the unique and rare heritage aspects of our houses and gardens.

This proposal will have a positive effect on demonstrating the rarity of Everglades House and Garden, allowing the continuation of public viewing and engagement with the history and heritage of the property.

Proposed Temporary Activities of the property are compatible with the assessed heritage significance and values of the various components of the site, including but not limited to:

- The use of the Squash Court as an exhibition and gathering space;
- The use of the Garden Theatre and Studio Terrace for performance activities;
- The operation of a small café and areas for small exhibitions within Everglades House;
- The use of the gardens for social activities such as weddings and wakes;
- The operation of National Trust retail shop and visitor entry point in the main entrance building;
- The ongoing access to the house and gardens for various individual and group visits.

Representativeness

An item is important in demonstrating the principle characteristics of a class of New South Wales' (or the class of a local area's) cultural or natural places, or cultural or natural environments.

- The House is representative of larger dwellings erected during the inter-war period.
- The garden is significant because it demonstrates many of the characteristics of the work of Paul Sorensen such as the use of stone walls, designed but naturalistic rock and modified creek formations, and the use of a broad range of colourful foliated deciduous trees, flowering cherries, Japanese maples and conifers.

The proposal will allow the continuation of public access and engagement with the significant heritage values of Everglades House and Garden.

The gardens in particular demonstrate many of the unique characteristics of the work of Paul Sorensen, who has associations with many other gardens in the Blue Mountains – and Leura in particular – but the majority of which are in private ownership and with limited access. Everglades is therefore an important and accessible representative example of Modernist Garden design in Australia generally, and the work of Paul Sorensen in particular, and maintaining regular use and access to this property provides an important way to demonstrate the principle characteristics of this cultural landscape.



17. Statement of Significance

The following Statement of Significance has been taken directly from Section 5.5 of the CMP:

Everglades, including its cultural and natural landscape, built components and artistic embellishments, is a place of national cultural and heritage significance. This high level of heritage significance is a result of the place in its entirety – its scale, integration of garden and built elements and relative intactness as an inter-war estate. It is also the result of its original design, consisting of a highly detailed composition of terraces, supported by outstanding stonework, integrating the House, Squash Racquet Court, Garden Theatre and artworks within a spectacular Blue Mountains setting. These factors are rare at a State level. The Studio Terrace, which contrasted an architectonic garden framework with the Australian bush setting is the earliest garden design directly influenced by European Modernism constructed in Australia. It is a rare example of Modernist garden design at a national level despite its diminishment through unsympathetic modifications.

Everglades is part of a historical continuum of recreational estates initiated by Sir Henry Parkes and Sir James Martin in the mid-1870s that were developed in the Blue Mountains by prominent and influential citizens in the nineteenth and twentieth centuries and contributed significantly to the development of the region. The place has associations with several significant individuals. It is most importantly associated with businessman Henry van de Velde, who acquired the property for the purposes of a weekend retreat. Although not of historical significance, van de Velde was the primary motivator in the creation of Everglades. In this he was ably assisted by landscape designer Paul Sorensen, who occupied a crucial place in the original phase of construction and then played an important part in the ongoing design and care of the grounds after the property was acquired by the National Trust. Everglades has associations with the twentieth century sculptor Otto Steen, whose work adorns numerous architecturally significant buildings and public spaces across the state. The property is an important repository of several of his early works as an independent sculptor. The site also has minor associations with Swain family, most particularly Mick Swain, who is important for his role in ensuring that the National Trust of Australia (NSW) was able to acquire the place. In this context Everglades is significant as an early example of the transition and institutionalisation of a privately owned property into public ownership.

The garden at Everglades, which embraces a variety of components, is highly significant. It demonstrates the work of the important landscape designer Paul Sorensen as a relatively young man during the 1930s and then as a mature man during the 1960s. It thus provides evidence of changing attitudes to garden design and the development of a distinctively Australian style in garden allied to the use and incorporation of indigenous plants in garden design during the twentieth century. The Studio Terrace is highly significant in its own right because it is a rare early example of Modernist garden design in New South Wales, despite its diminishment through unsympathetic modifications. Built items, particularly the House and Squash Racquet Court, are highly important and fully integrated components of the garden composition. Artworks and decorative elements such as wrought metal balustrading are also integral components both in the garden as well as the House.

Built items at Everglades embody several layers of heritage significance. The House is representative of larger dwellings erected during the inter-war period and provides evidence of a relatively high level of technical innovation. Individual elements within Everglades House demonstrate a relatively high level of aesthetic significance.

The Squash Racquet Court is a rare example of a private squash court in New South Wales. It has additional significance because of its Modernist aesthetic, notwithstanding unsympathetic modifications. Its siting and relationship to the swimming pool and to the garden is a critical aspect of the Studio Terrace.

The Garden Theatre proscenium has aesthetic significance because of the fabric from John Frederick Hilly's London Chartered Bank that is incorporated into its fabric, the Otto Steen sculpture adorning parts of it and as a focal element within the garden.

Everglades is socially significant both in historical terms and at the present time. The place has been an important Blue Mountains location for cultural activities and charitable events in the Blue Mountains, from the appearance of the Kirsova Ballet in 1941 to art shows and events staged on behalf of the National Trust. Everglades is considered to be significant to the local community, as evidenced by the relatively large number of stakeholders such as the Blue Mountains Branch of the National Trust and the Friends of Everglades. In more general terms this significance is demonstrated



by the popularity of the place as a venue for weddings and social functions, its contribution to the cultural life of the locality by inclusion in events such as the Leura Garden Festival and the ongoing presence of the Society of Mountain Artists.

18. Statement of Heritage Impact

Everglades House and Gardens is a property of national heritage significance. Since 1962 the property has been in the ownership of the National Trust of Australia (NSW) and its heritage values have continued to be maintained and conserved by that organisation in tandem with the responsibilities of the organisation to open the property to the public.

As per the requirements of Clause 5.10(10) in the Blue Mountains Local Environmental Plan 2015, the proposed development facilitates conservation and public access to the site by providing the income stream required to facilitate the ongoing care and maintenance of the property.

Recent works to undertake extensive restoration works to Everglades House and Garden demonstrate the ongoing commitment of the National Trust to the heritage significance of the property and have included:

- Full internal repainting of the house, and the reinstatement of original furniture and lighting to the building based on historic evidence, restoration of existing furniture, installation of new interpretation, and removal of all intrusive elements;
- Installation of a permanent interpretation space within the house to highlight the heritage significance and history of the property;
- Installation of a new permanent exhibition space within the house to allow for a changing series of exhibitions, the first of which highlighted the photography of the site by renowned photographer Harold Cazneaux;
- Significant works within the garden to remove intrusive plantings and restore original features and views based on the recommendations of the CMP;
- Restoration and re-activation of all fountains within the property (ongoing);
- Installation of new gallery-quality lighting within the Squash Court.

Future conservation works, as outlined in this document and also guided by the CMP, will focus on improving the paths, driveways and public access to the site, and the restoration of the significant landscape values of the Studio Terrace.

The history of Everglades as a gathering space and tourism venue forms an important part of the property's identity and character, even prior to the National Trust acquiring the estate. This proposal seeks to continue Temporary Activities which are shown by this HIS to be suitable uses of the property, aimed at activating the place and providing the ongoing funding for its conservation. The proposed development would not adversely affect the heritage significance of Everglades House and Garden, including its setting, and acknowledges that the conservation of the heritage item and its significance is facilitated by the granting of consent through the activation and ongoing use of the property.

The proposed formalisation of these uses through the development application process can be found to have an overall positive heritage impact on the Everglades House and Gardens. The proposal does not involve any permanent physical alterations to the property, and proposed uses and ongoing conservation are to be guided by the relevant Conservation Policies outlined in this document.

Everglades has great social significance to both the Leura and Greater Blue Mountains community. It is a garden of national importance with a long history of public access and events held successfully within its unique heritage spaces.

On the basis of the assessment contained in this HIS it is evident that the proposed Temporary Activities, if managed in accordance with the Operational Plan can have a positive heritage impact on the property by ensuring that Everglades will continue its use as an active heritage site that allows visitors to experience the important heritage values of a unique and significant Blue Mountains property open to the public.



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