

What future uses and developments at Martindale Hall would be supported or not supported?

Please note that tables 1 and 2 show hypothetical future uses and development examples to demonstrate what would be supported or not.

Table 1: Future uses at Martindale Hall

	Heritage principle	Supported	Not supported
Hall	The external and internal layout, hierarchy and integrity of decoration, and historic uses of the rooms of heritage value of the Hall are able to be clearly understood, irrespective of future use.	<ul style="list-style-type: none"> • Historic house museum – in all of/ or part of the Hall • Gallery • Short-term visitor accommodation in rooms of lower historic integrity • Functions and events • Restaurant and/or shop • Office • Winery/ cellar door • Tourist information centre 	<ul style="list-style-type: none"> • Uses which prevent public access • Uses which result in irreversible modification of historic internal decoration and finishes of heritage value
Coach house & Stables/ yards	<p>The external and internal layout, finishes and historic uses of the rooms of heritage value of the Coach House are able to be clearly understood, irrespective of future use.</p> <p>The external/ internal layout of the stables building and exterior yards of heritage value are able to be clearly understood, irrespective of future use.</p>	<ul style="list-style-type: none"> • Museum/ display/ gallery space • Functions, events and ancillary uses such as kitchens • Restaurant • Winery/ cellar door • Office use • Tourist information centre • Retail • Accommodation • Community use 	<ul style="list-style-type: none"> • Uses which result in irreversible modification of internal finishes and external openings/ walls of heritage value within the coach house, stables and yards



	Heritage principle	Supported	Not supported
Manager's House	The exterior of the original section of the (now) Manager's House to be retained.	<ul style="list-style-type: none"> • Staff or visitor accommodation • Kitchen or ancillary uses • Store for 'material collection' of the Hall • Tourism centre • Office use 	<ul style="list-style-type: none"> • Uses which result in irreversible modification of the external form and openings of the original section of the building
Grounds	Retention of the pastoral, open space nature of the rural landscape, reflecting its historic use of heritage value – a pastoral station.	<ul style="list-style-type: none"> • Park, with open pasture, centred on Wakefield River watercourse • Low intensity agricultural activities • Low intensity recreational activities • Low scale, separate tourist accommodation and ancillary office and dwellings, outside the heritage curtilage • Low scale camping/pod style accommodation, outside heritage curtilage • Short-term activation and events with temporary infrastructure 	<ul style="list-style-type: none"> • Uses which change the pastoral, open space nature of the site • Uses which are inconsistent with heritage values, within the heritage curtilage



Table 2: Future development at Martindale Hall

	Heritage Principle	Supported	Not supported
New buildings (temporary – e.g. Marquees)	Maintain the open space nature of the rural site, with existing buildings of heritage value sited in isolation from each other within the landscape.	<ul style="list-style-type: none"> Temporary structures (short term erection – 30 days) sited within the heritage curtilage 	<ul style="list-style-type: none"> Temporary buildings physically abutting structures of heritage value Temporary buildings remaining after 30 days erection
New buildings (permanent)	Maintain the open space nature of the rural site, with existing buildings of heritage value sited in isolation from each other within the landscape.	<ul style="list-style-type: none"> Utilise existing buildings where possible New low-scale buildings erected outside the heritage curtilage Glasshouses, in original locations on the site 	<ul style="list-style-type: none"> New buildings erected within the heritage curtilage New buildings more than 2 storeys in height which visually dominate the landscape
Internal alterations - Hall	The internal layout, past room uses and historic decoration of all rooms of high integrity heritage value are able to be clearly understood, irrespective of future use, if altered.	<ul style="list-style-type: none"> Maintain room layout, historic decoration and allow the understanding of the identified heritage value of spaces Changes that are reversible in nature, to areas of identified heritage value within the Hall Wet area upgrades are possible to areas already altered for contemporary toilets/ bathrooms Lift – possible location to areas of lower integrity - heritage value Air conditioning upgrades – concealed infrastructure Spaces retained for display of furniture/ materials collection to have separate air quality and security management 	<ul style="list-style-type: none"> Changes that result in irreversible physical changes to building fabric or internal decoration of identified heritage value Walls between rooms of identified heritage value to remain intact Bathrooms to not be installed in rooms of identified heritage value
External additions - Hall	The external architectural features mirrored to all facades and the isolated, landmark status of the Hall, viewed from all directions, is of heritage value and is to be maintained.	<ul style="list-style-type: none"> Maintain arrangement of existing windows and doors of heritage value External entry stair to remain intact Concealment of services 	<ul style="list-style-type: none"> Changes that result in irreversible alteration of existing windows and doors to facades Building additions or verandahs attached to the exterior of the Hall Exposed services mounted to facades



	Heritage Principle	Supported	Not supported
		<ul style="list-style-type: none"> • Upgrade of 'fly porch' structure • Repair of concealed shutters to openings 	<ul style="list-style-type: none"> • Solar panels mounted on roof faces
Internal alterations - Coach House	The internal layout, past room uses and remnant finishes to rooms of heritage value are able to be clearly understood, irrespective of future use, if altered.	<ul style="list-style-type: none"> • Maintain room layout, historic finishes and allow the understanding of the identified heritage value of spaces • Changes that are reversible in nature, to areas of identified heritage value within coach house • Minor wall openings to rear façade, for door access only • False floor finishes over floor cobbles 	<ul style="list-style-type: none"> • Changes that result in irreversible physical changes to building fabric or internal finishes of identified heritage value • Removal of timber stall partitions • Removal of cobbles to floor
External additions - Coach House	The external architectural features and the isolated, landmark status of the coach house, viewed from identified directions, is of heritage value and is to be maintained.	<ul style="list-style-type: none"> • Maintain arrangement of existing coach house doors and windows of heritage value • Additions (buildings and verandahs) confined to the rear of the Coach House, matching width and scale of Coach House 	<ul style="list-style-type: none"> • Changes that result in irreversible alteration of existing windows and doors to facades • Building additions or verandahs to the side or front of the Coach House • Exposed services mounted to facades of heritage value • Solar panels on existing roof planes where visible
Internal alterations and external additions - Stables	The external architectural features, internal layout, remnant room finishes and past room/yard uses are of heritage value and are to be maintained.	<ul style="list-style-type: none"> • Maintain remaining stable yard and building stone walls, high integrity flagstone floor and roof form • Alterations/ additions of similar scale to stable building to rear of stable and between stable and coach house. New construction within footprint of stables/ yard that is visually transparent in design, to allow interpretation of original stables/ yards walls/ operations • Removal of part of yard walls, but extent of walling to remain evident • False floors over flagstone flooring 	<ul style="list-style-type: none"> • Irreversible alteration of elements of heritage value • Removal of original walls and floor treatments of heritage value to stable and yard • Additions which visually dominate stables and coach house views of heritage value – in scale or material use



	Heritage Principle	Supported	Not supported
External additions and internal alterations - Manager's Residence	The remaining original external walls and roof form of the original section of the manager's house are of heritage value and are to be maintained.	<ul style="list-style-type: none"> Maintain original external walls of heritage value Changes to later addition to building – alteration of/ removal of 	<ul style="list-style-type: none"> Changes which alter original openings in original external walls Extend footprint of current building Roof mounted solar panels where visible
Alterations - Pump House and Dairy/cellar Ruins	Retention of the ruin structures, to understand the past way of life of the State Heritage Place.	<ul style="list-style-type: none"> Stabilisation and interpretation of the ruinous structures 	<ul style="list-style-type: none"> Reconstruction or demolition of ruins
Demolition	The site and structures of heritage value are retained as a State Heritage Place.	<ul style="list-style-type: none"> Demolition of structures that are not of heritage value 	<ul style="list-style-type: none"> Demolition of site features and structures of heritage value for new uses
Land Division	Maintain the open space nature of the rural site, representing (in part) the scale of pastoral operations associated with Martindale Hall	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> Subdivision of the State Heritage Place and land parcel
Site – landscape context	Retain the pastoral, open space nature of the rural landscape, with existing buildings of heritage value sited in isolation from each other within the landscape.	<ul style="list-style-type: none"> Plantings in replacement of existing plantings of heritage value – orchard, existing tree copses and remnant native trees New driveways/ roads of minimum width, leading from the gates to the buildings of heritage value Hardstand carpark areas outside of heritage curtilage Gravel carpark areas within heritage curtilage – 2 bays wide maximum Fencing of boundary and paddocks, using post/ wire construction Above ground water tanks outside the heritage curtilage 	<ul style="list-style-type: none"> Earthworks which cut/ bench the current undulating profile of the pastoral landscape within the heritage curtilage Hardstand carpark areas within the heritage curtilage Overhead services across the site Solid panel fencing Directional or other signage over 1 m² in area per sign panel

