TOCAL

DRAFT CONSERVATION PLAN

VOLUME 1 - CONSERVATION PLAN

JULY 1987

PREPARED BY: Philip Cox, Richardson, Taylor & Partners

FOR: C.B. Alexander Foundation
      N.S.W. Department of Agriculture
TOC AL

DRAFT CONSERVATION PLAN

VOLUME 1 - CONSERVATION PLAN

JULY 1987

PREPARED BY: Philip Cox, Richardson, Taylor & Partners

FOR: C.B. Alexander Foundation
     N.S.W. Department of Agriculture
ACKNOWLEDGEMENTS

The assistance in the preparation of this report has been greatly appreciated especially:

Judy White - who permitted the direct use of her book "Tocal - The Changing Moods of a Rural Estate", provided access to her historical research files and offered helpful information.

Dr John Drinan and Cameron Archer of the C.B. Alexander Agricultural College for advice on, and assistance in accessing information from College records.

Nancy Reynolds for her recollections of Tocal from the 1920's.

Bob Donaldson of the University of Newcastle who provided the measured drawings of many of the buildings and granted permission to use them in the report.
LIST OF ILLUSTRATIONS

LOCATION PLAN

THE TOCAL FARM MAP

PLAN OF TOCAL SITE (FOR CONSERVATION ORDER)

CHARLES REYNOLDS (PERMISSION TO USE BEING SOUGHT)

FRANK REYNOLDS (PERMISSION TO USE BEING SOUGHT)

KNIGHTLIGHT - STALLION AT TOCAL (PERMISSION TO USE BEING SOUGHT)

GOVERNORS VISIT TO TOCAL 1926 (PERMISSION TO USE BEING SOUGHT)

CHARLES BOYD ALEXANDER C 1940

C.B. ALEXANDER IN HIS 1934 ROLLS ROYCE SITE PLAN

BLACKETT BARN C 1865 PLAN (COURTESY OF MITCHELL LIBRARY)

BLACKETT BARN C 1865 ELEVATION & SECTIONS (COURTESY OF MITCHELL LIBRARY)

TOCAL STONE BARN (PERMISSION TO USE BEING SOUGHT)

BUILDING NO. 1 - HOMESTEAD

BUILDING NO. 9 - BARN - PLAN (COURTESY OF NEWCASTLE UNIVERSITY)

BUILDING NO. 9 - BARN - ELEVATION (COURTESY OF NEWCASTLE UNIVERSITY)

BUILDING NO. 9 - BARN - ELEVATION & DETAILS (COURTESY OF NEWCASTLE UNIVERSITY)
1.0 INTRODUCTION

1.1 INTRODUCTION

Tocal Homestead is a fine homestead and farm complex dating back to the 1820's. It is located on the Paterson River in the Lower Hunter Valley of N.S.W. It is now associated with the C.B. Alexander Agricultural College but managed by the C.B. Alexander Foundation.

The homestead and adjoining land has a permanent conservation order placed on it by the Heritage Council of New South Wales. This Conservation Plan has been instigated by the Foundation from a National Estate Grant administered through the Heritage Council of N.S.W. which is part of the Department of Planning and Environment.

1.2 BRIEF

The brief simply requested the preparation of a Conservation Plan. However discussions with Mr G. Bartlett, Secretary of the Foundation, and Dr J. Drinan, Principal of the College, in early 1987, clarified some of the issues to be considered. These included:

- occupation of the homestead in the short and long term, bearing in mind that C.B. Alexander's Will requires the homestead be available for display.

- integration of the homestead complex into the life of the College.

- offer guidelines for the use of the property and buildings.

- determine a conservation policy and the conservation work required to each element.

Other aspects that could be considered were the development of the wet lands to encourage the return of native species of fauna and flora, and public access to the property.

1.3 THE C.B. ALEXANDER FOUNDATION

The foundation was established to implement the wishes of C.B. Alexander as provided for in his will and as since interpreted.

The objects of the foundation are:

a) to promote and advance, either alone or in conjunction with the Minister, agricultural education at the C.B. Alexander Agricultural College or at any other agricultural college or agricultural institution;
b) to advise and assist, as far as is practicable, the Minister in the operation and maintenance of the C.B. Alexander Agricultural College;

c) to take or accept any gift, subsidy or endowment, whether subject to any special trust or not, for all or any of the objects of the Foundation and to carry out any special trust to which such gift, subsidy or endowment may be subject according to the terms thereof;

d) to effect improvements to the C.B. Alexander Agricultural College or other agricultural colleges or agricultural institutions;

e) to grant scholarships or financial assistance to students attending the C.B. Alexander Agricultural College.

f) to support with or without grant of financial aid and whether or not initiated by the Foundation any scheme or activity which in the opinion of the Foundation is capable of assisting in the advancement of agricultural education in the State of New South Wales; and

g) to do such supplemental, incidental and consequential acts as may be necessary or expedient for the exercise or discharge of its powers, duties and functions under this Act.

1.4 THE COLLEGE

The C.B. Alexander Agricultural College is run on the 2200 hectare Tocal property at Paterson, near Maitland. This attractive area of the Lower Hunter Valley is a production centre for beef and dairy cattle, milk, broiler chickens, horses, fruit, vegetables and flowers.

Tocal is run by the Department of Agriculture, New South Wales, offering practical courses in agriculture and dairying for people interested in careers on the land.

The courses offered are:

Certificate in Agriculture

Advanced Certificate in Agriculture

Certificate in Dairying.

The College is also the base for the production and administration of the Department of Agriculture's Home Study courses in:

Farm Management

Farm Office Management
Tocal is also actively involved in the provision of short courses throughout the year and is the site of field days and conferences.

Tocal has some 1200 beef cattle, 400 ewes, 200 dairy cattle, 50 horses, and 72,000 broiler chickens. There are also small areas of cropping and horticulture.

Tocal's buildings are renowned for their architectural beauty and won the Sulman and Blacket Prizes for Australian architecture in 1965, the year the college accepted its first student intake.

The Tocal property was originally granted to J.P. Webber in 1821. Under Charles Reynolds, Tocal became one of colonial Australia's best known Hereford and horse breeding properties. C.B. Alexander bought Tocal in 1926 and ran it as a cattle property until his death in 1947.

The Presbyterian Church was granted his estate in 1963 to establish an agricultural college. In 1970 it was transferred to the Department of Agriculture.

The College has the following goals:

. to help people prepare for careers on the land.
. to help people on the land to improve their situation.
. to work with other services of the Department of Agriculture to meet the Department's goals.
. to help others in agriculture to meet their educational needs.
. to help others in the community in all appropriate ways.

The College underpins these goals with:

. staff who are strongly committed to education and agriculture.
. a practical, hands-on approach in all course.
. care for the well-being of all students and clients.
. a willingness to change to meet the changing needs of agriculture and the community.

Tocal's farms exist primarily for the education of students. They are run as commercially as possible but, in the end, educational requirements are the prime consideration in determining farm policy.
Heritage Council of New South Wales

PLAN

Under the Heritage Act, 1977

Description Lot 1 in D.P. 231538, being the whole of the land contained in C.T. Vol. 10479 Fol. 250 ("TOCAL")

County of Durham

Parish of Houghton

Locality, Tocal

Scale 1:8000

Compiled from information in Search & D.P. 231538

FILE REFERENCE

HC 32010

PLAN NUMBER

H.C. 412

Plan approved for Secretary, Heritage Council, on 25.3.1981

This is the Plan referred to in Interim/Permanent Conservation Order No 147
1.5 THE TOCAL PROPERTY

Tocal Homestead and environs is part of our heritage and is:

- classified by the National Trust of Australia (N.S.W.)
- in the register of the National Estate as established by the Australian Heritage Commission.
- subject to a permanent conservation order from the Heritage Council of New South Wales.

It is this latter situation which is most relevant as it is subject to the controls of the Department of Planning and Environment.

The permanent conservation order was published in Government Gazette No. 170 dated 6 November 1981 and includes "the building known as "Tocal" together with its outbuildings and its site" being Lot 1 in Deposit Plan 231538. The effect of the order is to control the demolition or alteration of buildings or works; damaging or despoiling a relic, place or land; excavating to expose or move a relic; development of land; displaying any notice advertisement; and destroying, damaging or removing any tree; except in pursuance of an approval granted by the Heritage Council.

1.6 STATUS OF TOCAL

The land on which the Tocal Homestead stands in bounded on three sides by the C.B. Alexander Agricultural College. The land is vested in the Foundation in terms of the C.B. Alexander Foundation Incorporation Act of 1969, on behalf of the Crown, through the Department of Agriculture in perpetuity.

In addition the wills of the Curtis sisters (heirs of C.B. Alexander) each provide:

a) a bequest of all furniture, jewellery, collected coins, silver, pictures, plate and personal effects upon trust to the Foundation for use and display in Tocal Homestead.

b) an individed quarter share of the residuary estates "for the care, maintenance and upkeep of 'Tocal' Homestead".
CHARLES REYNOLDS (Permission to use being sought from Sid Reynolds Jr.)
2.0 HISTORICAL DEVELOPMENT

2.1 HISTORY OF TOCAL

The history of Tocal is well documented and detailed by Judy White in her book 'Tocal - the Changing Moods of a Rural Estate'.

A summary of parts of the book are reproduced here.

How the name Tocal came into being is not exactly known but it has been said that it is derived from an aboriginal word meaning 'duck-a-plenty'. In 1801 Lieutenant Governor Paterson was sent to explore the Hunter River area. In his hournal there is frequent praise for the potential of the region.

However, there was little development for 20 years although settlers were working their way inland. In 1822 James Phillips Webber occupied a grant of land comprising 1500 acres and the adjacent 460 acres which were in the heart of the Tocal lands. Although initially named Markham, it reverted to Tocal by 1834. Webber was one of the first settlers in the Hunter Valley to plant vineyards. He also improved and cultivated his land and raised sheep and grew tobacco.

The census of 1828 records that Webber had a well established farm and 38 assigned servants. Webber had built a sandstock brick house and stables, brick barracks and crude ironbark barns for his cattle and sheep. However due to urgent requests of his aged father Webber sold the property in 1834 and returned to England. In the 12 years Webber had built up a quality herd of cattle and sheep.

The Tocal lands were bought by Sydney hardware merchants Caleb and Flex Wilson for £2,500 then offered for lease. Webber stayed on at Tocal for a further 5 months; then Ralph Clarke, a tenant farmer of James Webber, was appointed Superintendent.

In September 1835, Tocal was ravaged by fire. Webber's stone cottage and stables survived but the wooden outbuildings were destroyed.

Felix Wilson set to and rebuilt the outbuildings and in 1839 built the 2 storey Georgian Homestead.

In 1844 Charles Reynolds became the lessee of Tocal who directed his energies into the establishment of Hereford stud stock. The stud was set up by buying good colonial-bred cattle and importing sires from England.
FRANK REYNOLDS  

KNIGHTLIGHT - STALLION AT TOCAL

(Permission to use these photographs is being sought from the Reynolds family)

PARADING THE CHAMPION HEREFORD BULL BEFORE THE GOVERNOR
To assist Reynolds in the housing of the stud stock Felix Wilson approached Edmund Blacket to design a new barn at Tocal. The barn was completed in 1850. Reynolds was instrumental in establishing the Hunter River Agricultural Association and was elected to their first committee in 1844. Reynolds established himself as one of the leading cattle men in the area.

Although gold was discovered in the area in 1851, Wilson resisted subdivision and held his Tocal holding.

In 1851, the Maitland to Newcastle railway saw an end to the river trade and in 1861, the Robertson Land Act saw an influx of new settlers into the area.

Felix Wilson died in 1865 and left the property to his eldest grandchild David, by entail, which meant that Tocal was tied down for a generation. The trustees renewed the lease with Charles Reynolds.

In 1870 Reynolds was appointed to a committee formed by the Agricultural Society of N.S.W. to formulate a Stud Book in N.S.W. for horses and cattle.

To accommodate the expanding needs for the stud cattle Reynolds purchased more land in the area. Many of Reynolds studs were accepted for registration.

In 1871 Reynolds was thrown from a horse and died. The running of the estate was left to Charles' son Frank Reynolds.

Frank continued the interest in stud cattle and thoroughbred horses with the results of winning races and many prizes. The house had a kitchen added in 1880. Frank helped to evolve the Figure System in racehorse breeding.

After the death of Charles' wife Frances Seaton Reynolds in 1900, the sons decided to establish studs in their own right and to disperse the Tocal stud. However, most of the best cattle was retained by the Reynolds.

In 1907 David Wilson (grandson of Felix Wilson) decided to sell Tocal to Frank Reynolds.

In 1911 the railway went from Maitland to Dungog passing through the Tocal property.

In 1920 Frank died and divided his estate equally between his eight children. Two sons Darcie and Arthur struggled on with the Tocal tradition until 1926 when the only solution was to sell the stud and estate.

At the ensuing auction the property was purchased by the Alexander family with the eldest son being Charles Boyd Alexander. In addition the Alexanders purchased 101
C.B. ALEXANDER IN HIS 1934 ROLLS ROYCE

CHARLES BOYD ALEXANDER c1940
head of stud cattle. However, the cattle management at Tocal changed to a fat cattle commercial enterprise.

The homestead and outbuildings were also altered.

C.B. Alexander's wish was that Tocal become the Alexander Training Home for Destitute, Homeless and Orphan Boys. He prepared his will with this in mind and when he died in 1947 the homestead was left to two nieces, Misses Myrtle and Marguerita Curtis.

The future of the estate however, was fixed by the terms of C.B. Alexander's will. The will was complex and it took years for the trustees to try and find an acceptable solution. 15 years passed until 1962 when Edward Allan Hunt, Law Agent of the Presbyterian Church suggested turning Tocal into an Agricultural College. Hunt threw himself into the establishment of the College which was finally realized in the opening of the C.B. Alexander Presbyterian Agricultural College in 1965 by Sir Robert Menzies.

Due to financial difficulties and the interest of the N.S.W. Government to establish new Agricultural Colleges, Tocal transferred to the State in 1969 under the control of the Department of Agriculture. The homestead and surrounding 136 acres was incorporated into the C.B. Alexander Foundation.

In 1985 the two Curtis sisters died and it was resolved that Tocal Homestead would become part of the Agricultural College. Once again the surrounding lands and buildings would then return to agricultural pursuits.
2.2 OUTLINE HISTORY

1822 - 1834
James Phillips Webber
by 1828 there existed a sandstock brick house and stables, a brick barracks and ironbark barns.

1834 - 1844
Caleb & Felix Wilson
1835 fire burnt out all but the brick buildings.

1844 - 1871
Charles Reynolds leased farm from Wilson.
1850 Barn by Blackett (Rebuilt in 1865 & 1867)
Establishment of Hereford stud cattle.

1871 - 1920
Frank Reynolds leased from Wilson until 1907 when he purchased the property.
1880's Brick kitchen
Continuation of stud cattle and thoroughbred horses.

1920 - 1926
Darcie and Arthur Reynolds

1926 - 1947
Charles Boyd Alexander
End of stud cattle and horses and change to fat cattle.
Homestead and outbuildings altered including the barn to accommodate his Rolls Royce.

1947 - 1985
Myrtle and Marguerita Curtis
1965 C.B. Alexander Presbyterian Agricultural College opened.
1969 C.B. Alexander Agricultural College - Tocal
2.3 A BRIEF HISTORY OF THE STRUCTURES

This section outlines the history of individual buildings where it is known. Unfortunately as with most rural estates documentation on the farm buildings is scarce. Once again most of the information in this section has been provided by Judy White either in her book or from her research notes.

Only documented evidence is presented in this section. The following section gives an assessment of buildings not mentioned in this section.

Buildings would have commenced immediately on settlement by James Webber in 1822. By 1828 the census records a sandstock brick house and stables (Building 5), brick barracks (Building 14) and crude ironbark barns. There appears no evidence of the barns which is not surprising given their crude timber construction and the fact that Tocal was ravaged by fire in 1835, leaving only the brick buildings surviving.

The stone barn (Building 4) has the date 1830 carved in a lintel. The brick extension to the west of the stone section was probably constructed in the 1830's or 1840's.

From 1834 there were new owners in Felix Wilson. Felix Wilson saw Tocal as a retreat from the additional worries and problems of his Sydney business enterprises. He intended building a two storey Colonial Georgian homestead at Tocal on the rise overlooking the 'duck-a-plenty' lagoons. Felix Wilson himself certainly had an appreciation of fine architecture. He admired the work of both colonial architects John Verge and later Edmund Blacket; yet it is not known whom he engaged as the architect, no plans have, as yet been discovered. The Tocal homestead bears the simplicity of line to be found in Verge's buildings and ten years after the completion of the homestead, Blacket was engaged by Wilson to draw the plans for the replacement of the burnt-out barn.

Set in sandstone foundations the homestead was a plain building of sandstock brick with a slate roof. In simple Georgian style it is four rooms square with French doors opening out onto a three-sided verandah. Inside, the joinery at Tocal is cedar and the floor brushbox. The two fireplaces are of particular note and reveal the quality of metal casting probably obtained from the C and F Wilson store. It is salutary to realise that this building complex at Tocal, built by Webber and Wilson, has changed little over time.

Felix Wilson was aware of the particular beauty to be gained when a building, through its design and its setting, formed a harmony with the landscape. As a natural frame to his new house, he planted Moreton Bay Fig trees and a Banyan tree to complement the architecture.
BLACKET BARN c1865 (Courtesy of Mitchell Library)
To house stud stock Felix Wilson approached Edmund Blacket to design a new barn (Building 9). The barn was completed in 1850. However the story of the barns is quite interesting and confusing as there appears to have been at least three of similar design.

The Hunter River General Advertiser, on Saturday June 24 1865 records:

TO BUILDERS

TENDERS ARE INVITED FOR A BUILDING 93 feet x 40 feet, on Tocal Estate, Paterson River.

Plans and specifications to be seen on applica­
at Tocal House; at Messrs. Penders', West Maitland; or to Mr E.T. Blacket, Architect, Pitt Street, Sydney, to which latter party tenders are to be sent on or before the 10th day of July 1865.

The proprietor does not bind himself to accept the lowest or any tender.

Drawings exist of the Blacket Design referred to in the tender notice.

Why there was need to construct a new barn to replace one constructed some fifteen years earlier is unknown unless the initial one was burnt down.

Two years later on 10 August 1867 in the Maitland Mercury there is a report dated 8 August 1867 on a "Destructive Fire at Tocal". It records that "Yesterday (Wednesday) the splendid barn recently erected on the Tocal Estate, with all its contents, was totally destroyed by fire." The reports refers to grain being stored in the barn. It also refers to "means were then taken to prevent the fire spreading to the other buildings; once or twice the adjoining cow-shed caught fire but was at once put out..... The building was a large one, being about 100 feet in length and 40 feet in width, and was a very substantial building, it having been completed only about twelve months ago".

The cow shed referred to is probably a predecessor of the existing Building 12. It is possible that parts of the existing building date from the 1860's.

A few days later the Maitland Mail includes a letter of thanks from C. Reynolds which reads:

"Relative to the fire which took place at Tocal on Wednesday the 7th inst., and consumed to ashes a large barn recently erected thereon, I BEG TO RETURN GRATUFEFUL THANKS to all my neighbours and friends who so kindly and promptly rendered assistance on the
occasion, by means of which the spread of the fire was prevented, and a great deal of valuable property was saved."

Tocal, 12 August 1867.

Two days later, on Thursday 15 August 1867 there is a report of an inquest on the Tocal fire. "The enquiry was held by Mr Reynolds' wish and he in his evidence stated he had not the slightest suspicion that any person would do him any harm, and that he was of the opinion the fire originated in the spontaneous combustion of a quantity of straw. This had been stored originally in a perfectly dry state, but the wet in times of heavy rain, leaked into the centre of the barn (40 feet wide) through the guttering running along the valley between the two roofs, and also drove in through an upper space of four feet left open for giving air to a part of the barn". The description here is of a barn with a roof shape different to the present. It is probable that the current barn was erected shortly after this 1867 fire with the single roof pitch to overcome possible water leaks. There is every chance that Blacket was again commissioned as Architect but no evidence has been found to confirm this.

Another interesting aspect is that Joan Kerr in her book "Our Great Victorian Architect Edmund Thomas Blacket (1817 - 1883)" states that "even with such an immense range and variety of work, Blacket never repeated a design. Every building was different". The barns at Tocal are all very similar and whether the total loss of a building by fire meant a replacement to match the original was not seen as contradictory to Blacket's philosophy is unknown.

In the 1880's the trustees of the Felix Wilson estate decided to erect a new kitchen annex at a cost of two hundred and fifty-three pounds, ten shillings for the Reynolds family. With an eye for architectural detail and to ensure continuity of style and materials, the specifications left nothing to chance. For example, it was stipulated that:

The stonework for the foundation to be sixteen inches wide - the windows to have three stone window sills.....fireplace to be flagged with stone flagging - not less than five inches in thickness - and to extend four feet beyond.

BRICKWORK. The bricks to be good, hard, well burnt bricks of uniform size and to be laid in level courses, set in mortar composed of one half lime, the other half clean, sharp sand - the brickwork to be nine inch brickwork throughout - four fireplaces to have iron chimney bars in them.
TOCAL STONE BARN

(Permission to use being sought from Darcie Reynolds jnr.)
Further details covered the carpentry, plastering and painting. The trustees waived the necessary restrictions of the lease to give:

permission to cut all timber that may be required, and all stone that may be required to be procured on the Tocal estate - free of charge. Throughout the erection of this building it is to be understood that Mr Reynolds is to do carting requested in bringing materials to the site of the building.

The building referred to is Building 2. The only confusing item is the reference to four fireplaces which do not exist today and it is difficult to confirm that there were four.

From the 1930's changes occurred at Tocal. Not only did the Alexander family impose their own philosophy of land use and cattle management on the Tocal landscape, they also set about altering the Tocal homestead and the outbuildings. Where once the grandchildren of Frank Reynolds had kept their dress-up clothes and toys, now the space was altered to house the Alexanders' biblical library. Hoods were put over the upstairs windows to protect the elderly people from the glare and the sandstock brickwork was painted a deep magenta colour. In the stone barn the Rolls Royce of C.B. Alexander was housed. Webber's stone barn, built in 1830, lacked length to cover the Rolls Royce. Guided by Scottosh utilitarianism, C.B. Alexander altered the historic building so as to accommodate his machines. His specifications to his Maitland architect, Walter H. Pender, revealed a mind that revelled in detail:

"The concrete floor to extend 20 feet long and 15 feet wide to have the top dressing chipped off clean and the under portion picked to give a rough surface and key for the new top dressings, the work to be swept clean with stiff brush and then to be hosed down clean and the whole regraded and finished off with cement mortar composed of two parts of clean sharp to approval and one part of Portland cement, so laid that no water will lay inside the garage and that the concrete under the open roof to have a fall of two inches.

Equally detailed instructions were drawn up for the doors, roof and pointing. C.B. also outlined, with the precision of an Engineer, his plans for a tank stand, pipes and windmill construction:

"Posts to be ironbark having diameter at smallest end of 12 inches and to be free from all defects and straight and where placed underground to have sapwood sized off and timber given a good coat of tar. The posts to be sunk down to natural rock approximately five feet below surface and to have a bed on top of the rock of three feet x 15 inches x
## 2.4 Summary Table of Structures

The following summary table identifies each building currently on the site and provides the initial date of construction where known. If the date is not known an assessment has been provided from a general on site analysis.

<table>
<thead>
<tr>
<th>BUILDING NO. &amp; NAME</th>
<th>CONSTRUCTION DATE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Homestead</td>
<td>1839</td>
<td></td>
</tr>
<tr>
<td>2. Kitchen</td>
<td>1880's</td>
<td></td>
</tr>
<tr>
<td>3. Staff Quarters</td>
<td></td>
<td>C 1910 with west verandah added later.</td>
</tr>
<tr>
<td>4. Barn &amp; Stables</td>
<td>1830</td>
<td>C 1840 for brick section. Extended C 1930</td>
</tr>
<tr>
<td>5. Original Homestead &amp; Stables</td>
<td>C 1822</td>
<td></td>
</tr>
<tr>
<td>6. Stables/Store</td>
<td></td>
<td>C 1870</td>
</tr>
<tr>
<td>7. Store &amp; Loose Boxes</td>
<td></td>
<td>C 1860</td>
</tr>
<tr>
<td>8. Hayshed 1</td>
<td></td>
<td>C 1860</td>
</tr>
<tr>
<td>9. Barn</td>
<td>C 1868</td>
<td></td>
</tr>
<tr>
<td>10. Cattle Shed</td>
<td></td>
<td>C 1860</td>
</tr>
<tr>
<td>11. Store</td>
<td></td>
<td>Constructed this century.</td>
</tr>
<tr>
<td>12. Dairy</td>
<td></td>
<td>C 1860 Original dairy existed in 1867 but western half of dairy is newer than the rest.</td>
</tr>
<tr>
<td>13. Hay Shed 2</td>
<td></td>
<td>The most recent building.</td>
</tr>
<tr>
<td>14. Barracks</td>
<td>C 1822</td>
<td></td>
</tr>
<tr>
<td>17. Main tank stand</td>
<td>C 1930</td>
<td></td>
</tr>
</tbody>
</table>
18. Old tank stand
19. Open feed shed
20. Milk Room 1839
21. Fowl Pens
22. Slaughter House
2.5 OTHER ELEMENTS

There are many more essential elements of the property other than the structures listed in previous sections. These include fences, dams, access road, landscape and gardens.

The fences are a very dominant element which are an essential part of the operating property. The first fences were split slab fences generally with 3 rails and 4 around the cattle yards. Many of the fences are very old but whether they are original or not is difficult to say. However, due to the age of any first fences it is probable that few fences are original. The early fences have been supplemented with more recent post and rail and post and wire fences.

The lagoon and wetlands located east of the homestead is another single dominant feature of the site. It has always existed and has suffered numerous floods during its life. It provides a foreground for the homestead. The abundance of native flora and fauna especially the numerous water birds (ducks, pelicans, water hens, crebes etc) and native grasses is always a pleasant scene.

A gravel access road follows the original route to Paterson. Although upgraded to suit modern requirements it is a very important historical element. Other stock routes existed within the property with one leading towards the current college more frequently used as it was a short cut to the south.

Landscape falls into two categories, the cultural landscape with affords the overall setting and the gardens or more intensely developed landscape particularly around the homestead. The cultural landscape has all the elements of one of significance and probably the reason for the selection of the site. Undulating open grazing land with scattered trees, a meandering river and a backdrop of more heavily timbered hills is indeed a pleasant setting. The railway is a modern intrusion but in other ways is a significant element in our history itself.

The gardens are uncluttered open lawns with some strong elements in the form of large morton bay figs. The small flower beds and shrub areas offer protection and a backdrop to the gardens. Key elements in the gardens are the horse exercising area and the valley garden north of the entry road. The exercise yard is worn down with the stamp of numerous hooves over the years. The valley garden appears as an early cultivated area including flowers and fruit trees. It could have been developed as part of the original Webber house precinct to which it relates better.
There is some evidence of Webber's original garden but little remains. More detailed investigation is required.

2.6 THE PEOPLE

The key people associated with Tocal are:

- James Phillips Webber
- Felix Wilson
- Charles Reynolds
- Frank Reynolds
- Charles Boyd Alexander
- Misses Myrtle & Marguerita Curtis

The history of each person is well illustrated in Judy White's book on Tocal but an outline is provided below.

Webber was one of the first settlers in the area and a keen farmer experimenting with new crops.

Wilson was a Sydney hardware merchant and although he owned Tocal for nearly fifty years, he spent little time on the property leaving it largely up to Charles and later Frank Reynolds. Both Reynolds were significant contributors to stud cattle (Herefords) and horse breeding in Australia. They were keen supporters, competitors and judges at local and Sydney Agricultural Shows and assisted in the development of a Stud Book and the Figure System in racehorse breeding.

Alexander grew up in Victoria and N.S.W. Country and established considerable wealth. The purchase of Tocal was when he was 63. A major contribution of Alexander was what he was to provide through his Will which enabled the formulation of the foundation and establishment of the Agricultural College.

Although the Curtis sisters did little to continue the Agricultural pursuits at Tocal, the fact that they did little has greatly assisted the retention of the original structures and not have them altered. Both are buried in the grounds of Tocal.

2.7 PRESENT CONDITION

A description of each structure and element is more fully provided in volume two of this report. Also provided is statement about the present condition of each item.

The condition varies extensively with the homestead being in good condition having recently had extensive conservation work undertaken to many of the timber structures suffering badly from exposure, decay and rot.
However, it is pleasing to note that all the structures remain and have had little alteration in at least the last fifty years which provides a rare example of a working property of yesteryear. A general summary table of the present condition of each item is provided below.

<table>
<thead>
<tr>
<th>BUILDING NO. &amp; NAME</th>
<th>PRESENT CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Homestead</td>
<td>Very good having had extensive conservation work over the last few years.</td>
</tr>
<tr>
<td>2. Kitchen</td>
<td>Good. Remained an operating kitchen until quite recently.</td>
</tr>
<tr>
<td>3. Staff Quarters</td>
<td>Satisfactory although not fully inspected.</td>
</tr>
<tr>
<td>4. Barn &amp; Stables</td>
<td>Good.</td>
</tr>
<tr>
<td>5. Original Homestead and Stables</td>
<td>Poor. Suffering from lack of use and attention although roof is new.</td>
</tr>
<tr>
<td>7. Store &amp; Loose Boxes</td>
<td>Poor.</td>
</tr>
<tr>
<td>8. Hayshed 1</td>
<td>Structurally reasonable but roof is poor condition. Roof being replaced in 1987.</td>
</tr>
<tr>
<td>9. Barn</td>
<td>Satisfactory, although several problems at ground level. Roof is new.</td>
</tr>
<tr>
<td>10. Cattle Shed</td>
<td>Satisfactory.</td>
</tr>
<tr>
<td>11. Store</td>
<td>Poor.</td>
</tr>
<tr>
<td>12. Dairy</td>
<td>Satisfactory, although the eastern section is in worse condition.</td>
</tr>
<tr>
<td>13. Hayshed 2</td>
<td>Reasonable, although parts of the roof are rusted.</td>
</tr>
<tr>
<td>14. Barracks</td>
<td>Satisfactory, having recently had a new roof. Little internal timber remains.</td>
</tr>
<tr>
<td>15. Blacksmith &amp; Loose Boxes</td>
<td>Poor, especially the loose boxes which could collapse.</td>
</tr>
</tbody>
</table>
17. Main Tank Stand  Poor and could collapse.
18. Old Tank Stand  Little remains today.
19. Open Feed Shed  Poor.
20. Milk Room  Good.
21. Fowl Pens  Satisfactory, although beginning to deteriorate rapidly.
22. Slaughter House  Decayed extensively over the past 10 - 20 years and little remains.

Fences - Split Rail  Poor.
Remainder  Satisfactory

Landscape  Satisfactory

Gardens  Homestead garden is in good condition, but the valley garden is in need of attention. Little evidence of Webber's original garden remains.

Road  Good, having been recently upgraded.

Services  All services (water, power, sewer) operate satisfactorily.
SOUTH ELEVATION

NORTH ELEVATION

TOCAL HOMESTEAD  MAIN HAYSHED
3.0 ANALYSIS

3.1 INTRODUCTION

The analysis is to provide a comparative base to assess the significance of Tocal. As the Hunter River area was one that was opened up relatively early and settled fairly intensively, there was a vast stock of homesteads and properties similar to Tocal. Unfortunately few have survived the ravages of time and changing needs.

As the comparative stock is extensive and the scope of the commission did not permit extensive research and investigation, the analysis is largely based on the Master of Architecture thesis by Ross M. Deamer in 1971. The work is a very extensive study into the early development of the Hunter area and includes the historical development of agriculture, the influences on development and an extensive description of the homesteads that existed in the area. It is this description of the homesteads that provide an interesting base to compare Tocal.

The other aspect of the analysis is a study of the existing structures at Tocal in an endeavour to understand the historical development.

3.2 COMPARATIVE STUDY

Of the sixty houses mentioned in Deamer's thesis, thirty five are either demolished or in a ruinous state. Many of the remaining are substantially altered so as to lose their original charm and significance.

The first houses on these newly settled properties tended to be more temporary structures such as slab huts and it wasn't until the second phase from 1830 that the homesteads became more architecturally noteworthy such as Dunmore House (1831-34) and Stradbroke (1850-55).

The Webber house of the 1820's being a substantial brick house with attached stables and the separate barracks building are among the earliest examples of more substantial homesteads in the area.

Many of the houses were rendered brickwork such as New Osterley (1832-40) and roofs were usually timber shingled. Few houses used slate roofs.

The main homestead at Tocal is a fine residence and one of the best from the period. This is not only supported by the selection of materials such as brick walls and slate roof but by comparison with its contemporaries. Of those houses remaining today, many are single storey such as Tomago (C 1843), Kinrose (C 1840) and Dalwood (1830-1838). It is unfortunate that many of the houses
that were researched by Deamer few survive and even fewer survive in reasonable condition.

There were houses that were similar such as Closeburn (C 1828) but they have been so substantially altered that extensive work would be necessary to recover the original form. Others such as Aberglasslyn House (1842-55) are rapidly deteriorating and little of Neotsfield (C 1830) remains. Stradbroke (C 1850-55) is a different style of house having been built some fifteen years after Tocal. Gastwyck (1831) is of similar design although rendered in C 1900. Dunmore House (1831-34) is also similar and appears in reasonable condition and could be considered equal to Tocal.

What Deamer's thesis has provided is the fact that few homesteads of the Hunter area from the early part of the nineteenth century survive. Of those that survive there are few in good condition and fewer that are of the size and quality as Tocal. A further factor with Tocal is that it has always been well maintained and although altered over the years, recent conservation work has enabled the restoration of the homestead returning much of its original grandeur. The final product is a building of rare quality not only in the Hunter area.

3.3 THE PROPERTY

The other significant factor in the comparative analysis is the total property including outbuildings, fences and the like. The reduced rural activity of Tocal over the past fifty years when there have been significant changes in rural management, has enabled the preservation of a rare collection of farm structures.

It is believed that the total collection of farm structures, many dating from the 1850's, is equal to any other comparative collection in Australia.

3.4 THE STRUCTURES

An analysis of the structures on site is made in an endeavour to better understand the development on the site.

The initial phase of Webber saw the construction of the original homestead and stables (No. 5) and barracks (No. 14) (C 1823) and shortly followed by the stone barn (No. 4) (1830). Records show that the remaining structures were ironbark and burnt out in 1835. It is probably that this was the extent of Webbers development except for fences and the gardens around the original homestead of which little survives except for the magnificent Morton Bay Fig.
The next phase in the development is the work of Felix Wilson who had constructed the homestead (No. 1) in 1839. The milk room (No. 20) adjacent appears a contemporary building. It is also probable that the brick stables (No. 4) were constructed about the same time providing additional accommodation for the horses in the area which became the working part of the homestead. The 1840's saw a depressed economy and further expansion of the facilities was unlikely.

However, when Charles Reynolds took over as lessee in 1844 and directed his energies toward stud stock, a new demand was created. The establishment of the stud is not something that occurs quickly and it is likely that the existing accommodation was adequate until the late 1840's. The first Blacket Barn (C 1850) was part of this development. Over the next fifteen years further structures were probable, although only the Dairy (No. 12) is mentioned. Other structures that could date from this period include Blacksmiths and Loose Boxes (No. 15) and Hayshed (No. 8).

Reynolds intensified his involvement with stud cattle and horses with the development of the Stud Book in 1870 and structures such as the Cattle Shed (No. 10) and Store and Loose Boxes (No. 7) could have been constructed at this time. After the death of Charles in 1871, Frank Reynolds took over the property and put more emphasis on thoroughbred horses. It is probable that, about this time, the stables/store (No. 6) was constructed to provide better accommodation for the best horses. The expansion of the house to provide a new kitchen C 1880 was probably due to a need to upgrade the forty year original one.

The Garage and Loose Boxes (No. 16), Old Tank Stand (No. 18) and Open Feed Shed (No. 19) could have been constructed anytime during late nineteenth century or early twentieth century.

The Staff Quarters appears to be early twentieth century. Whether it was constructed to fill a need resulting from the sale of Tocal to Frank Reynolds in 1907 is unknown.

The last phase of Tocal development was with C.B. Alexander in 1926. Alterations to the Barn (No. 4) and Homestead (No. 1) took place together with the construction of the main Tank Stand (No. 17). It is probable that the Slaughter House (No. 22) was constructed at this time as Alexander preferred a fat cattle commercial enterprise. The Hayshed No. 2 (No. 13) and even small Store (No. 11), Fowl Pens (No. 21) are probably from early this century.
Another interesting part of the development is the installation of a generator in the Store (Building 6). Today the original installations, fuses, batteries etc. remain as a very important part of industrial archaeology. This installation was undertaken in C 1930.

As far as the fences go the slab ones date from last century with the wire and sawn timber ones this century.

The above analysis must be appreciated as an endeavour to understand the development based on historical evidence and site analysis. However it requires much more extensive research and archaeological advice to assist in a more accurate analysis.
4.0 STATEMENT OF SIGNIFICANCE

4.1 INTRODUCTION

In line with the detailed approach of Dr J.S. Kerr in his book 'Goat Island' the significance of each element of Tocal has been assessed and a statement of significance prepared.

4.2 ASSESSMENT TABLE

In the terms of Jim Kerr, a scale of values has been chosen for assessing the degree of significance. This is:

4 : of exceptional significance
3 : of considerable significance
2 : of some significance
1 : of slight significance
- : not relevant or not assessed

INT : intrusive element
Neg : impairs heritage value

Also in the terms of Jim Kerr, the following criteria for assessment has been adopted:

Ability to demonstrate
Associational links
Formal or aesthetic qualities
Assessed heritage value
<table>
<thead>
<tr>
<th></th>
<th>Ability to Demonstrate</th>
<th>Associated Links</th>
<th>Formal &amp; Aesthetic Quality</th>
<th>Assessed Heritage Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Homestead</td>
<td>4</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>2.</td>
<td>Kitchen</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3.</td>
<td>Staff Quarters</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>4.</td>
<td>Barn &amp; Stables</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>5.</td>
<td>Original Homestead and Stables</td>
<td>4</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>6.</td>
<td>Stables/Store</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>7.</td>
<td>Store &amp; Loose Boxes</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>8.</td>
<td>Hayshed 1</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>9.</td>
<td>Barn</td>
<td>3</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>10.</td>
<td>Cattle Shed</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>11.</td>
<td>Store</td>
<td>1</td>
<td>-</td>
<td>INT</td>
</tr>
<tr>
<td>12.</td>
<td>Dairy</td>
<td>3</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>13.</td>
<td>Hayshed 2</td>
<td>1</td>
<td>-</td>
<td>1</td>
</tr>
<tr>
<td>14.</td>
<td>Barracks</td>
<td>4</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>15.</td>
<td>Blacksmiths &amp; Loose Boxes</td>
<td>3</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>16.</td>
<td>Garage &amp; Loose Boxes</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>17.</td>
<td>Main Tank Stand</td>
<td>2</td>
<td>-</td>
<td>2</td>
</tr>
<tr>
<td>18.</td>
<td>Old Tank Stand</td>
<td>1</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>19.</td>
<td>Open Feed Shed</td>
<td>1</td>
<td>-</td>
<td>1</td>
</tr>
<tr>
<td>20.</td>
<td>Milk Room</td>
<td>3</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Description</td>
<td>Ability to Demonstrate</td>
<td>Associated Links</td>
<td>Formal &amp; Aesthetic Quality</td>
<td>Assessed Heritage Value</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>------------------------</td>
<td>-----------------</td>
<td>---------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>21. Fowl Pens</td>
<td>2</td>
<td>-</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>22. Slaughter House</td>
<td>2</td>
<td>1</td>
<td>-</td>
<td>1</td>
</tr>
<tr>
<td>Fences - Split Rail</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Remainder</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Gardens - Homestead</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Valley</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Webber's Cultural Landscape</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Access Road</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Generator and Associated Equipment</td>
<td>4</td>
<td>1</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Graves</td>
<td>-</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>
4.3 STATEMENT OF SIGNIFICANCE

The main significance of Tocal is the entire precinct which represents a stud horse and cattle agricultural property from the nineteenth century. It is extremely rare to find such a complete complex of largely unaltered buildings. The fact that many are typical timber structures also demonstrates various construction technologies.

The key element within this important precinct is the Homestead representing a very fine residence of which few of equal age and quality remain today.

Also of exceptional significance is the original Webber's Homestead and Stables plus the Barracks. The design of the Homestead with the house, staff quarters and stables all part of one building but separately accessed plus the two storey town house type of accommodation (Barracks) for farm workers are very rare examples, if not unique.

The Blackett Barn is a finely detailed building by one of Australia's prominent architects of the nineteenth century.

There are many more elements of considerable significance including the cattle shed which represents a rare and special building to accommodate cattle.

The other significant element is the generator and associated equipment. Although not old, compared with Tocal its completeness is an extremely valuable heritage asset.

Most of the remaining elements have some significance in their own right.

The association of the Reynolds is also a very important one. They were pioneers in stud cattle and horses, who contributed greatly to stud breeding and recognition. Reynolds was a name synonymous with Herefords in N.S.W. for nearly a century and the property that remains is largely as it was when they operated it.
5.0 CONSERVATION POLICY

5.1 INTRODUCTION

The policy must respond to the significance of the asset and the brief as developed in discussions with the College.

The key aspect with any heritage property is how best to preserve it in the best possible means. This is not always easy.

The other items to be considered are the legal requirements under the wills of C.B. Alexander and the Curtis sisters.

5.2 CONSERVATION POLICY

This sets out how the conservation of the place may best be achieved. Initially the broad policies are set out with more detailed ones provided in the next section. More detailed conservation action and recommendations are provided in later chapters.

5.2.1 Requirement arising from the Statement of Significance

The principal requirement arising from the statement of significance is one to retain all structures and ensure that any development or use does not adversely affect them.

5.2.2 Use

The continued use as a rural property is essential. A more active use is desirable as it will reinforce the significance. However, a more active use must be considered in light of potential damage to any original fabric. The introduction of stud Hereford cattle and horses is desirable. Integration of the homestead complex into a more active part of the life of the College is desirable.

One factor influencing the future use is the future of agriculture. Although it is decreasing in importance socially, economically and politically there is perceived a continuing need. The need is one of educating the farmers for tomorrow and educating those who no longer have the opportunity to relate to and come into contact with rural Australia. This latter need is the case with most urban Australians.
It is considered the greater use of Tocal will be suitable for both the College and the public.

5.2.3 Public Access/Interpretation

Public access to the property is desirable and a requirement under C.B. Alexander's will. However, with a more active use this access must always remain a controlled public access restricting the number of visits, the means of access, parking and the areas seen. An opportunity should be provided during visits to appreciate the total collection of buildings rather than just the homestead. If controlled, no conflict with normal rural and private use is anticipated.

There should be information provided to visitors to enable the best appreciation and interpretation of the property.

Another important ingredient of this aspect is the potential for Tocal to become a very important educational centre. This could be expanded beyond the local community. This could include school visits, hands on short term agricultural activities and even involve short term accommodation. This could be fully developed to compliment the greater integration with the College.

5.2.4 Security

Preservation of the structures and site generally is essential. With the expected greater access to the site it is essential that security is maintained to prevent wanton damage and unauthorised access. This is probably best achieved by having the property permanently occupied, well managed and an active presence.

Security against natural disasters, principally fire, which have ravaged Tocal in the past is another factor. Once again occupation and the recent fire hydrants offer the best protection.

5.2.5 Controls of Future Development and Change

Possible changes to the various elements are discussed later in this chapter.

To enable a more active use of the property, some changes will be inevitable.

Changes should be permitted but a rigid interpretation of the controls of the Department of Planning and Environment as per the requirements of the Permanent Conservation Order is essential. All proposals must be carefully developed and submitted for approval before any action occurs on site.
5.2.6 New Structures

New structures should not be permitted as they will impinge on the appreciation and interpretation of the property. However, conservation action (including preservation, reconstruction, adaption and restoration) should continue which will mean some changes.

5.2.7 Integration into College Life

As stated above this is desirable and a more active use should be developed. To achieve this will not be easy as the demands on nineteenth century structures to accommodate modern farm management practices can be excessive.

Any policy will need full discussion with the College in respect to suitability and practicability. However, the following is offered as a possible scenario.

The homestead to be permanently occupied.

A policy that horses be stabled and managed as far as possible in structures around the homestead.

No housing of stud cattle occur within the structures although grazing to be actively encouraged.

A more extensive use of the yards be made. This will involve conservation of fences and some reconstruction.

The main reason behind this policy is that the structures that have stables are considerably more robust, e.g. brick, than those timber ones originally for cattle.

Storage structures should be used as far as possible for storage of feed and machinery.

This will mean that some structures, e.g. Cattle Shed, Dairy may have no use and the only action will be preservation.

The use of remaining structures (original homestead, barracks) should be encouraged. A range of use options that could be considered include accommodation, teaching, administrative and the like.
5.2.8 Review

As the conservation policy is for greater use it is essential that there be a regular review of the conservation policy and action. It is suggested that in the formative years it should be in the 1-2 year interval but after establishment less frequent review would be adequate.

5.3 DETAILED CONSERVATION POLICY

Set out below is the detailed policy for each structure and element. More detailed recommendations are provided in Volume 2.

The Site

The site is defined as that area within the permanent conservation order.

The Tocal property to be preserved as a rural property. There is no need for restrictions to the use of the property provided other aspects of the conservation policy are not affected. The cultural landscape should be preserved.

Homestead (No. 1)

The homestead must be occupied in the short and long term. The tenant should be someone who appreciates the heritage value of the house and enjoys living in it. Desirably the tenant should be from the College and be the Principal. However, this should not be rigidly enforced as it is more important to find a sympathetic tenant. The terms of the lease and the responsibilities for maintenance and care would have to be carefully worked out.

Curtis's will bequests furniture etc for use and display at the Homestead and C.B. Alexander's will requires public access. These do not and should not restrict the total use of the homestead. However, restricted and controlled public access will occur and it is perfectly feasible to achieve the dual function of residence and display house. This approach has been arranged with other heritage properties. It will mean that certain rooms are more for public display (e.g. sitting room, dining room) and other areas are private with no public access.

This will mean the private use of the key display areas which is desirable. It will show that the place is a living museum and still performing a vital part in the management of the property. Some of the fabrics will wear and may need ultimate replacement but this is not a problem.
Kitchen (No. 2)

This should be preserved. With the new kitchen in the main homestead, the use of this room will not be great. Some modification or upgrading especially with free standing benches could be possible.

Staff Quarters (No. 3)

This should be preserved. Adaptation could be considered.

Barn and Stables (No. 4)

Preservation is essential. Demolition of the store on the south (No. 11) is desirable to restore the early building.

Footnote: The Burra Charter defines Preservation as "maintaining the fabric of a place in its existing state and retarding deterioration."
An active use is feasible including stabling horses. Preservation of C.B. Alexander's service record of the Rolls Royce is essential.

**Original Homestead and Stables (No. 5)**

Preservation is essential. The building requires immediate attention to arrest decay. This will involve some restoration and reconstruction. With some adjustment of levels (after archaeological advice) re-use of the stables may be considered. The residence could be adapted and re-used. (Refer Clause 5.2.7)

**Stables/Store (No. 6)**

Preservation is essential including the original generator and associated equipment. Use of the horse stalls is appropriate.

**Store & Loose Boxes (No. 7)**

These should be preserved. A light use could be contemplated such as storage for small equipment and light objects.

**Hayshed No. 1 (No. 8)**

This should be preserved. Use as a hayshed or equipment store is feasible.

**Barn (No. 9)**

Preservation is essential. Use as a grain store or hayshed for the central space is feasible. The perimeter cattle pens would only be suitable for light uses.

**Cattle Shed (No. 10)**

Preservation is essential. Restoration of part by removal of fowl pen is desirable. Future use is restricted as the building would not survive if cattle were housed in it. A lighter use or retention for interpretation is possible.

**Dairy (No. 12)**

This should be preserved. Use as a dairy is not feasible due to current health requirements unless it was for an house cow. The equipment shed section could be developed as a saddle room or other light usage.

**Hayshed No. 2 (No. 13)**

This should be preserved. Continue use as a hayshed.
Barracks (No. 14)

Preservation essential. Reconstruction could be considered in some of the units.

Archaeological investigation should be undertaken immediately to record the building before further intervention destroys it. Reconstruction of various details desirable. Adaptation to alternative use feasible. (Refer Clause 5.2.7)

Blacksmith & Loose Boxes (No. 15)

Preservation essential. Structural stability questionable and stabilization required. Only light usage is possible in the loose boxes. The blacksmith's shop could be made operational again.

Garage & Loose Boxes (No. 16)

This should be preserved. Continued current use is suitable.

Main Tank Stand (No. 17)

Preservation is unlikely. Structural stability is questionable and without substantial stabilization it will ultimately collapse and could destroy adjoining buildings. Careful monitoring is essential and ultimate dismantling should occur.

Old Tank Stand (No. 18)

Preservation of the few remains should continue as long as possible.

Open Feed Shed (No. 19)

This should be preserved. Some reconstruction is desirable for stabilization.

Milk Room (No. 20)

Preservation essential. Light usage would be suitable.

Fowl Pens (No. 21)

This should be preserved. Re-use as fowl pens is encouraged.

Slaughter House (No. 22)

Preservation of the few remains should continue as long as possible.
Fences

The sound split rail fences should be preserved. Demolition of more modern fences should be undertaken with reconstruction of split rail fences throughout.

Gardens

Further study should be undertaken. Preservation is essential at this stage, especially for the major features such as the garden areas, large trees, exercise yard, access paths, fences and the like.

It is essential that the valley garden has further detailed studies undertaken and appropriate conservation action undertaken. It is an important part of Tocal which is sadly in need of attention.

Cultural Landscape

Preservation essential especially the lagoon and wetlands. An effort to expand the fauna and flora is desirable.

Access Road

Continued use and maintenance desirable.

Parking

Parking for small to medium sized groups can be accommodated by parking at the rear of the main homestead, off the access road. The maximum number of cars would be about 40. For medium to large groups, parking should be at the campus and a shuttle bus provided to the Homestead.

Internal Access Road

There is evidence of a track from the homestead leading toward the area of the College. The re-introduction of a track for internal farm use is considered appropriate. Further site investigation may determine the exact route.

5.4 FURTHER STUDY

Unfortunately, within the terms of the commission, it has not been possible to implement all the studies required for a detailed report.

As part of the ongoing conservation policy it is desirable to pursue the following:

Archaeological Studies of the homestead complex, especially Webbers Original Homestead and Stables (No. 5) and the Barracks (No. 14). More extensive investigation could assist in the better understanding of the historical development.
Historical Research: There are gaps in the historical development of the buildings on the site. If it is possible to bridge the gaps with further research it would be desirable.

A landscape conservation report for both the gardens and the cultural landscape is required to supplement this report.

A structural report is required on several of the structures including the main tank stand, the original homestead and the barn.

A detailed interpretative plan should be provided for visitors. This will need to be prepared.
6.0 CONSERVATION ACTION

6.1 INTRODUCTION

This section includes recommendations for the conservation action arising from the conservation policy. They are outlined in general terms below with details comments provided in the second volume of this report.

The key items requiring attention or the main structures affected are mentioned. The list is not meant to be mutually inclusive.

The future proposals depend on the acceptance of a policy regarding the greater usage of the complex. However, in the meantime urgent repairs and maintenance work is required.

It is essential that a detailed annual inspection occur which will add items to the repairs and maintenance listing.

6.2 URGENT WORK

The following work should be programmed and implemented as soon as possible otherwise deterioration of original fabric will occur.

Ensure all buildings are weatherproof. Roofs to be well fixed down and watertight including gutters and downpipes to discharge water away from the building.

Structures requiring attention include:

No. 7, 8, 13, 15, 16 and 19.

Ensure all walls are stable. This is not the case in several areas where sections have collapsed or are loose.

Structures requiring attention included:

No. 7, 8, 9, 10, 12, 15, 16 and 19.

6.3 FUTURE WORK

This includes work that should be programmed for execution in the next few years and includes stabilization and upgrading of interiors and reblocking/repair of rotten timbers.

This includes: No. 5, 7, 9, 10, 12, 15, 17 and valley garden.

A separate element of the future work is the research and reporting outlined under the conservation policy - further study. (Clause 5.4)
6.4 **MORE ACTIVE USE**

Careful consideration of the policies outlined in the previous section is required before detailed recommendations can be prepared for the integration of the homestead complex into the life of the College and the re-use of the existing buildings. Development of the complex as an educational centre is also feasible.

Interpretative guidelines should be prepared as part of the more active exposure of the complex to the public. This will greatly assist in the understanding of the property, its history and significance.

6.5 **ESTIMATES**

These have not been undertaken. For forward budgeting this report can provide the base for estimates to be prepared. As the work is likely to be implemented over several years, estimates closer to the programmed implementation time are likely to be more realistic than ones prepared now which become outdated.

6.6 **CONCLUSION**

Tocal is a very significant part of our heritage and must be conserved. The main significance is the total complex of nineteenth century farm buildings with many individual structures very significant in their own right. The associations with the Reynolds who were leading stud breeders is also significant.

A greater active use is strongly suggested. This should be integrated into the College life and expand the education value of this significant property. The house should be occupied. Development of many structures for uses associated with horses is seen as the most suitable and appropriate use. There is scope for some adaptation of the structures to enable a wider use which will assist in the preservation of the structures.

As many structures have been gradually deteriorating for many years there is a need for immediate work to preserve and stabilize the external fabric, followed by the internal fabric.

To compliment this report archaeological landscape and possibly further historical research should be undertaken.

It has been a welcome opportunity to study this part of Australia's heritage and hopefully there can be an adoption and implementation of this conservation plan.
REFERENCES

SELECT BIBLIOGRAPHY


2. Cox, Philip and Stacey, W., "Rude Timber Buildings in Australia".


10. Simpson's Antiques; "Catalogue and Valuation of the Furniture at 'Tocal'", Patterson, N.S.W., October 1985.


INTERVIEWS

John Drinan - Principal (early 1987)
Cameron Archer - Deputy Principal 1987
Judy White
Nancy Reynolds