LOCAL

DRAFT CONSERVATION PLAN

VOLUME 2 - DETAILED COMMENTS ON EACH STRUCTURE

JULY 1987

PREPARED BY: Philip Cox, Richardson, Taylor & Partners

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

1. INTRODUCTION
2. BUILDING NO. 1 - HOMESTEAD
3. COVERED WAY BETWEEN THE KITCHEN AND THE MAIN HOMESTEAD
4. BUILDING NO. 2 - KITCHEN
5. BUILDING NO. 3 - STAFF QUARTERS
6. BUILDING NO. 4 - BARN & STABLES INCLUDING BUILDING NO. 11 - STORE
7. BUILDING NO. 5 - ORIGINAL HOMESTEAD AND STABLES
8. BUILDING NO. 6 - STABLES/STORE
9. BUILDING NO. 7 - STORE & LOOSE BOXES
10. BUILDING NO. 8 - HAYSHED NO. 1
11. BUILDING NO. 9 - BARN
12. BUILDING NO. 10 - CATTLE SHED
13. BUILDING NO. 12 - DAIRY
14. BUILDING NO. 13 - HAYSHED NO. 2
15. BUILDING NO. 14 - BARRACKS
16. BUILDING NO. 15 - BLACKSMITH'S & LOOSE BOXES
17. BUILDING NO. 16 - GARAGE & LOOSE BOXES
18. BUILDING NO. 17 - MAIN TANK STAND
19. BUILDING NO. 18 - OLD TANKSTAND
20. BUILDING NO. 19 - OPEN FEED SHED
21. BUILDING NO. 20 - MILK ROOM
22. BUILDING NO. 21 - FOWL Pens
23. BUILDING NO. 22 - SLAUGHTERHOUSE
24. FENCES
25. VEHICLE ACCESS
26. SERVICES
27. LANDSCAPE
1. INTRODUCTION

This volume discusses each building and the other elements in greater detail.

For each item there is a description, a general statement about the present condition, then detailed recommendations.

The detailed recommendations discuss the present condition and what work is required to the place. Further comments are provided as considered appropriate.

The statement of significance for each element is not included here. For the recommendations, the statement of significance (Vol. 1, Chapter 4), the conservation policy (Vol. 1, Chapter 5) and conservation action (Vol. 1, Chapter 6) have been considered.
2. BUILDING NO. 1 - HOMESTEAD

DESCRIPTION

Sandstock brick house on a sandstone foundation with sandstone quoins and a slate roof. A verandah on three sides with sandstone flagstones and timber columns.

Internally the walls are rendered.

Windows are timber as are the french doors. There are timber shutters on the ground floor windows and doors.

Internal joinery is stained, the floors are bare boards.

The building was built in 1839 by Wilson. It has had several modifications and alterations over the years but more recently conservation work has returned it much to its original charm.

Measured drawings do exist and they were prepared by Philip Cox and Partners in 1985.

PRESENT CONDITION

The building is in good condition except for some minor items of maintenance and repair required and some items of restoration necessary. These items are identified under Recommendations.

Internally the building has been recently refurbished and is in good condition.

RECOMMENDATIONS AND COMMENTS

Repair render on chimney and repaint chimneys, gutters, fascia, soffites and downpipes.

Restore missing shutters to french doors to the verandah. This applies particularly to the southern side.

Flagstone paving has sunken a little and is starting to exfoliate, but no action is recommended.

The northern door onto the verandah at the western end is a later addition, it should not have shutters but it should remain as is.

Window glass in the upstairs window on the western side, northern end has one cracked pane. The pane should be replaced.

Internally, wallpapers and curtains are probably not to the original detail, but seem in reasonable condition and quite appropriate to the house. It is recommended that they remain.
In the ground floor sitting room, curtains are required for the northern windows.

Dining Room, curtains required.

As a general note, light fittings throughout the house are generally inappropriate, particularly for the display areas. Something more appropriate for the house should be installed.

Upstairs, in the north west room, there is evidence of a water leak behind the chimney. This should be investigated to make sure that the flashings are sound.

There are several holes in the plastered ceiling to the study which need to be patch repaired and the whole room requires painting and wallpapering.

There appears to have been some leaks through the flashings on the southern side of the study but these appear to have been rectified as the flashing appears to be intact above.
3. COVERED WAY BETWEEN THE KITCHEN AND THE MAIN HOMESTEAD

A timber framed structure with vertical boarding up to about a metre and glazed above. A simple pitched roof with slates.

A timber floor exists adjacent to the homestead with concrete slab on the ground the rest of the way to the kitchen block.

The date of construction is unknown. Present condition could be best described as reasonable.

A number of items of maintenance are required, including renailing loose boards, replacement of rotten timbers, reputting of windows, repainting, refixing of some slates and replacement of slates where they have been removed or disappeared.

Internally the hardboard lining needs repainting as do the rest of the walls. The surface run conduit between the homestead and the kitchen is unfortunate and if possible should be replaced with a concealed conduit.

Flywire door on the northern side is rotten at the bottom and should be replaced.
4. BUILDING NO. 2 - KITCHEN

DESCRIPTION

A sandstock brick building, with a hipped slate roof. Brickwork is founded on sandstone blocks. It is rendered internally with bare boards in the main kitchen part and the two smaller rooms on the northern side.

Windows are timber framed and there are shutters on the southern window.

A galvanised iron skillion roofed building is on the northern side and is now used as a garden shed.

Some of the bricks have been painted at the same time as the main house but there are on the northern side, bricks that are unpainted.

PRESENT CONDITION

Present condition is generally quite satisfactory except for minor settlement in some areas which has resulted in minor cracking leaving render drummy and cracked on the inside.

Other details are included in the Recommendations and Comments.

RECOMMENDATIONS AND COMMENTS

Repaint gutters, fascias, windows, shutters and all joinery work external.

Over the windows on the northern and eastern side there has been some movement that has resulted in the brickwork in the arch over the top being cracked and some of the bricks dropped down. It is recommended that they be re-pointed.

The soffit needs re-nailing in parts as it is very old and weathered and sagged in many areas.

The flywire door has flywire loose and some of the timbers loose. It should be repaired.

The cracks in the walls internally will need to be cut out and patch repaired. The entire internal should be repainted.

The slow combustion stove is probably a more recent introduction. It is in reasonable condition and should remain.

Fittings are a collection of items from various periods and times. The red laminex should be replaced and preferably return the top of the units to solid timber.
Remains of an old hot water heating system exists in the kitchen with lagged pipe work running round numerous walls. It currently does not appear operational and could remain for display purposes. Alternatively it could be removed because it does not appear to be original.

Several of the high level vents have been altered and are either covered with flywire or are more recent vents. They should be replaced with vents to match the original ones.

In one of the smaller northern rooms there is a stone slab, with a small setdown draining off to one corner, supported on a brick pier at either end. Its original purpose is not clear. An architrave to the head of the door to the north west room needs patching.

The hardware to the door to the north east room is missing and handles should be added.

NOTE: It is recorded that a kitchen block was built in the 1880's but in the description that followed it includes sandstock brick on a sandstone foundation. It does mention four chimneys. Whether the building with the original description was wrong or whether another building was being referred to is not entirely clear. However the detail that does exist is certainly representative of an 1880's building.

The door on the western side is a later addition and was probably constructed to provide access to Building No. 3.
5. BUILDING NO. 3 - STAFF QUARTERS

DESCRIPTION

Timber framed structure with horizontal weatherboarding. A lean to verandah has been added to the western side.

It is suggested that the building was probably constructed about the turn of the century and that the western verandah was added at some later stage.

The verandah on the southern side is enclosed by lattice work.

Internal access was not possible so the number of rooms is unknown. It probably consists of two rooms, one with an external access to the northern side.

The building has corrugated galvanised iron roof in a gable form. The skillion roof is a continuation of the slope of the roof on the western side. Creepers are growing all over the verandah on the western side and gradually coming towards the main building.

PRESENT CONDITION

The present condition of the building appears to be reasonable although showing signs of deterioration and needing some work.

Detailed recommendations and comments are added below.

It is worth noting that the main power supply to the whole homestead complex comes into this building on the southern side and the main meter boards and switchboards are located in the external face of the southern verandah.

RECOMMENDATIONS AND COMMENTS

Galvanised iron is rusty and in a numbers of places there are holes evident through the roof and it should be replace.

A more detailed inspection inside the roof space would be desirable. Gutter is falling away on the western side and new brackets need to be added and the gutter replaced. It is probably due to the growth of the vine pulling the gutter off the building.

The vine on the western side should be cut back to a more manageable level.

Externally it needs a total repaint but most of the weatherboards appear to be in satisfactory condition and very little evidence of rot.
The soffit in the north west corner needs to be replaced as a number of the boards have fallen down.

There appears not to have been a soffit on the east and west side and two boards on the eastern side of the northern end should be removed.

The repainting should bring it back to an original colour scheme.

Foundations are brick on a sandstone pad and appear to be in reasonable condition. The verandah lining on the southern side has suffered from borers at some stage including eating parts of the verandah lining, the verandah structure, the lining of the cottage itself and the access way to the kitchen block. It requires substantial replacement.

Internal inspection was not carried out as access was not possible.
6. BUILDING NO. 4 - BARN & STABLE

INCLUDING NO. 11 - STORE

DESCRIPTION

This is a sandstone building built in 1830, with a brick extension to the western side which was constructed in a very early time.

The sandstone building consists of a butchers room with a store room or a shoemakers area above, and three larger rooms at ground level. The Loft extends for the full length at the higher level.

The brick gables appear at both ends and sit on top of the sandstone. This brickwork appears to be contemporary with the western extension.

There used to be some rising damp problems in the northern end and this has been treated by rendering on both sides of the wall up to about a metre. Unfortunately it has tended to force the rising damp problem up the wall in the sense that immediately above the concrete the wall is showing some signs of deterioration.

The bricks section along the western side consists of a number of stalls for cattle or horses.

Originally the roof had timber shingles on both the original and the western extension. This has been more recently covered with corrugated iron over the top of the shingles. The eastern extension is a timber framed structure with a hipped corrugated iron roof.

Most of the openings have timber doors with timber louvres to the loft area and a number of other openings.

The original finish internally appears to be limewash. The western extension has a loft along its entire length.

There appears to have been only one opening in the western wall of the sandstone building originally. This is possibly due to the prevailing weather which comes from the south west or north west.

An infill of sandstone on the middle of the western side of the original building appears curious. However exact reason is unknown. It could possibly have been a door or a window, similar to the window in the western side at the southern end, or in the centre of the eastern side.

A possible explanation of the building is that it was built in 1830, burnt out in 1835 and sometime shortly after probably, in the 1840's, the brick extension on the western side was added as was the gables. The gables may have been pulled down to the plate level and
reconstructed in brick to tie in with the extension to the western side.

**PRESENT CONDITION**

The building is generally in quite good condition except for some minor deterioration and evidence of some problems such as borers over the years.

The roof is slightly rusted in places but appears to be watertight at the moment. There has been some problem with rising damp in the north east corner, but that problem appears not to be too severe and the remedial work has not caused much further problem with the sandstone.

All the timbers internally, including the loft floors and the roof structure appears to be quite sound. Louvres and doors appear to be aged but quite sound. The paint is deteriorating a bit. There is a crack in the brickwork in the north west corner, and there has been some effort to repair it in the past. It doesn't appear to be a major problem but does require some work to the brickwork on the northern side. It is riddled with minor cracks. This appears as evidence of poor foundation or foundation movement at one time or another.

The loft to the brick section has not got any access to the northern side, although there is evidence of access stairs and a landing at some earlier stage.

Galvanised iron clad timber framed structure on the southern side (Building No. 11) appears to be in a fairly poor condition with much of the timber rotted at the ends, galvanised iron roof sheeting lifting, doors hardly able to be opened and generally in a poor state of repair.

The downpipe in the south east corner is not connected to the tank. There are a few sheets of iron on the main structure lifting in parts and need re-nailing.

The gutter on the western side is rusted out and needs replacement. Gutter to the eastern extension has also rusted out and needs replacement.

**RECOMMENDATIONS AND COMMENTS**

Renail loose and lifting roof sheets and ridge capping. Replace gutters on western side and to the eastern extension. Provide landing on the northern side and access steps. Remove concrete around sandstone, north east corner and repair sandstone as required.

Repaint timber louvres and all timberwork, fascias, columns and structure on the eastern side. Doors and doorframes.
Corrugated iron timber framed structure on the southern end (No. 11) has little or no heritage value, and it is recommended that it be removed to display the original stone and brick building in a much better way. It would require substantial reconstruction to retain the building because of its deteriorated state anyway.

The southern room has had some borer attacking lintels and laths but it has only caused a problem with the two openings, (the window and the door) where the render has fallen off on both the head and the reveals. The introduced timber verticals to the window should be replaced with louvres to match the original.

All new bars to match the original smaller windows on the western side of that room. The render needs repair around the openings and to the cracked areas of the southern wall. Originally the room had a lath and plaster ceiling, but we don't think keeping it in its current state is appropriate. Its use as a storeroom seems perfectly acceptable.

The two garage areas extended by the Alexander's to house their Rolls Royce illustrates a different phase in the development of the building, and should be retained. Both areas have a ripple iron ceiling underneath the original joists to the loft area.

It is particularly interesting to note the servicing record of the Rolls Royce written on the wall of one of the areas, including one servicing note on December 25 1930 when it was oiled in Sydney and had a mileage of 12,100. There has been some concrete repair to brickwork in the northernmost garage, which doesn't seem to be in too bad a condition.

The use of concrete for further repair work should not occur because it does tend to accentuate the deterioration of the original sandstone.

In the workshop area the concrete against the wall should be removed back to the original sandstone and repair work is necessary to the sandstone.

There has been some borer activity to the ceiling of the area underneath the mezzanine level but the only area that has significantly deteriorated has been stabilised by a joist beside it and the whole lot seems to be quite stable.

Flywire over the eastern window needs to be replaced and similarly for the northern window.

Garage doors are showing some deterioration at the base of them but are in acceptable condition.

Loft doors on the southern end are in a deteriorated state and should be replaced.
On the western side those openings that do not have louvres should be re-instated with louvres to match the original details.

The entire area is flagstone paved and all the pens seem to be in perfectly sound condition to be re-used. Although some of the posts have some borer in them, seem to be sound enough and can remain.

The saddle room was not inspected.

When the southern galvanised iron lean to (Building 11) is removed the openings in the southern wall should be reinstated back to their original detail. This will require some repair to deteriorated brickwork.
7. BUILDING NO. 5 - ORIGINAL HOMESTEAD & STABLES

DESCRIPTION

Constructed some time in the 1820's and survived the fire of 1835. Described in 1828 as part of the improvements on the property at that particular time.

A sandstock brick house and stable block, housing four separate stables for horses in the northern half of the building. The southern half of the building is the brick cottage.

The brick cottage is bed on sandstone and is on two levels, with the western part down about 900mm from the main building. The main building has a hipped roof originally shingled, but currently covered with corrugated iron. A verandah to the residence is on the eastern side. The western side the building steps down and for the full length of the building.

The main cottage has four rooms at the lower level and a further two rooms are separately accessed from the western side. The house has two rooms at the upper level on the eastern side.

A stepped house integrating stables is unusual for a building of this time. Doors to the house are timber as are the windows and the basic detailing is stained timber.

The stable area has a timber ceiling and the residence has a lath and plaster.

PRESENT CONDITION

The present condition of the house and stables is one of severe deterioration in just about every aspect except the roof structure.

Walls show signs of rising damp, timbers have had borers through a number of areas although they are inactive at the moment. Timber in windows and doors is substantially rotted. Internally the cottage walls are riddled with fine cracks and render is falling off them, ceilings are collapsing, floorboards are rotten and the whole lot a haven for swallows and other birds.

The floor at the lower level appears to be on the ground having no substantial substructure and what there is, is rotten.

The windows by and large are in reasonable condition.
ORIGINAL HOMESTEAD & STABLES
FROM NORTH EAST

ORIGINAL HOMESTEAD & STABLES
FROM SOUTH WEST
Although in a substantial and severe state of decay it is believed that the building is not in too much danger of collapse although the western wall has subsided and there are substantial cracks in the wall. These require some stablisation otherwise it is possible the western wall could collapse. In fact the western wall has bowed out in some areas particularly on the southern end.

Although the gutter is recently new it is sagged in many areas and some of the joints have opened up and the downpipe on the south west corner has broken.

The roof structure seems to be quite sound. The Verandah posts on the south east corner have rotted through at the bottom.

Ceilings in the stable area have come free from the ceilings joists in many areas partly due to borer activity and a number of them are loose and collapsed.

The new roof structure constructed to preserve the building is a totally new structure at the northern end. The southern end appears to be a new structure over an existing timber shingle structure.

The deterioration in the ceiling of the stables at the northern end is primarily due to collapse of the roof and exposure to the elements.

The roof iron is in good condition having been recently installed.

No power is provided to the building although there has been power in the past.

The building appears not to have been used for many many years.

RECOMMENDATIONS AND COMMENTS

Being the oldest building on the property, it is very significant and the basic recommendation is that it should be preserved. It is believed that with a substantial amount of work it should be able to be used effectively. The stables could be used for stables and the original residence being upgraded for accommodation, an office or other function associated with the rest of the college or the expansion of the college in this particular area.

It is suggested that the western wall needs some structural assessment and probably underpinning for its entire length so that it does not collapse. The wall needs stablisation so that the internal work can be executed with the knowledge that it is not going to have further problems in the future.
It is interesting that the two openings to the double sets of stables on the eastern side differ with one on the northern end not having a high level opening or window.

The Stable Area

Renail loose boards and fit new boards to the ceiling where there are gaps.

Replace joists which have been eaten out by borers, by running a new joist beside the existing.

Window type openings on the eastern side to each of the stables need new timber sills throughout and new boarding over.

Although the floors to the stables are quite uneven the flagstones can remain as is, however some means of drainage from the areas is essential as the area at the doorways is the lowest point. The alternative is to lift all the flagstones and refall them so they fall to outside.

Each of the access doors to the stable areas requires some work on them to make them operational. There needs to be new column supporting access doors in the northern section where it has rotted out at the bottom and dropped about 90mm.

The bricks at the back of the stable areas need repointing due to rising damp eating away at the mortar and some of the bricks.

The main division between the stable areas is supported by a top beam which needs to be refixed into the brick walls.

The Residence

Verandah posts need replacing. It appears that the south east corner to be the only original one and details should match that.

All verandah posts should be replaced.

A new flagstone verandah is required. Repointing of brickwork at the lower levels and wherever there are cracks is also required.

All external joinery needs to be repainted and windows need to be re-puttied.

Roof gutter needs to fall to the downpipes and downpipes need to be reconnected and fixed together.
ORIGINAL HOMESTEAD & STABLES
INTERIOR WEST SIDE

ORIGINAL HOMESTEAD & STABLES
CENTRAL CHIMNEY
The window on the west side has smashed glass, and glass needs to be replaced. The two windows on the western side at the northern end need total replacement.

Brickwork on the western wall at northern end needs rebuilding at the top course and a top plate reinstated to support the rafters. After this the removal of the temporary propping can occur.

Ceiling in the two northernmost rooms need total reboarding with some duplication of ceiling joists where there have been eaten out by borer. The small amount of ceiling remaining has been substantially borer ridden and needs to be replaced.

Floorboards are lifted in many areas with joists deteriorated and in many cases the floor collapsed. The whole of the floor needs relifting, new joists installed, provision of some sort of ventilation and floorboards reinstated.

New steps are required to the western door at the northern end. The central steps on the western side need replacement as they are rotten. Subfloor ventilation holes need new covers to them. Brick steps at the southern end of the western side need re-rendering.

The bricked up window at the southern end of the western facade need removal and reinstatement with a new timber framed window to match the original details.

All windows need to be serviced to ensure that they operate correctly. All ceilings to be removed and joists checked for soundness, duplicated where necessary and a new plasterboard ceiling installed with no cornice.

Render on the wall needs to be patched, cleaned and repainted. All electrical wiring and conduits to be totally removed. If power is required it can be re-installed.

Floors on the lower level to be totally removed, joists replaced, floorboards replaced ensuring adequate clearance and subfloor ventilation. Repointing of brickwork internally is necessary to many of the lower rooms.

Remove the timber windows from the eastern wall of the lower rooms, to get back to the original brickwork, and repoint the brickwork.

Patch repair render in lower rooms and repaint.

Check the joinery in the form of skirtings, architraves and doors. These are in acceptable condition but will need re-surfacing and repainting.
Colour scheme for the whole building to match the original.

The two central rooms on the western side have ceilings which are boarded and in reasonable condition. These can remain as is with some repair work to replace those removed boards.

Although the sandstock bricks may have been unpainted initially, they have been coated with a range of paints and surfaces over the years. It is recommended that the whole of the building be whitewashed.

The opening on the northern side to be reinstated with a window or louvres.

The stable area to be whitewashed internally as well.

The entire residence needs to be repainted.
8. BUILDING NO. 6 - STABLES/STORE

DESCRIPTION

A stable building of brick with a corrugated iron roof. The stable building has four rooms downstairs with flagstone floors and a loft for the full length above.

The two southern stable areas have been re-used for the electrical generation and switchboard metering circuitry for the whole homestead complex. It remains in its original condition and although probably not operational, is an important part of the homestead and is an extremely important archaeological and industrial archaeological piece of equipment and should remain.

Looking at the detailing of the building, it appears to have been built C 1870 and is a fine brick building. It has a very intricate wind ventilator at the top.

PRESENT CONDITION

The present condition of the building is good. Brickwork is sound, although there is some minor deterioration of lower coursing of brickwork. The roof is showing some signs of rusting but is perfectly waterproof.

Guttering has been recently replaced and is in good condition. Doors and shutters are also in good condition except some of the doors are showing some deterioration and rot at the bottom.

A Climber on the north side is encompassing the whole of the wall and is also penetrating underneath the roof sheeting and causing problems.

Timber on the southern gable is weathered.

Ceiling to the generator room has sagged and dropped down in part.

Ceilings to the stable areas are showing signs of some borer attack and has collapsed in certain sections. The generator section is in fair condition although sagging.

RECOMMENDATIONS

Repaint externally. Replace sagged ceiling in the generator room and the deteriorated ceiling in the stable areas. Repoint the lower levels of brickwork where brick courses have been eroded out. Repaint gutters and downpipes.
Building is in such good condition it could be re-used for two bays of stables or storage. It is essential that electrical generation equipment and batteries be retained for their historical significance.

The loft area was not inspected because access was not possible but the roof structure appeared to be quite sound.
9. BUILDING NO. 7: STORE & LOOSE BOXES

DESCRIPTION

This consists of two separate structures. Both have barked poles as their main structural frame, including roof structure, and vertical slab walls.

The western building has a skillion roof, whereas the eastern building has a gabled roof. Roofs in both cases are corrugated iron.

The eastern structure has no floor, whereas the western structure has a timber floor throughout, except the extreme eastern end. Originally they had dividing walls throughout, breaking them up into small stalls. However, the only intermediate wall that remains is in the eastern building at the eastern end.

The current floor structure in the eastern building is not original.

It is probable that the entire structure was used to accommodate animals at some stage during its life.

PRESENT CONDITION

The present condition of the buildings could only be described as fair. With the roofing iron rusted and, particularly in the western section, lifting and quite loose generally.

While the structures are structurally sound, they do have minor leans on them and all the slabs are weathered and deteriorating at the base. Most of the doors are not able to be operated due to settlement and movement of the buildings.

Part of the high level boarding, which is horizontal to the southern side of the eastern building, has been removed or is falling off. This is probably due to deterioration of the building. Part of the boarding is covered with corrugated iron, although the iron is severely rusted.

A number of the roofing battens have rotted out and are unsupported. This only applies to the western section.

The enclosed room at the extreme eastern end has been extended to the south. The reason for this is unknown.

As the buildings are so close together it is believed that the eastern section was constructed first.
RECOMMENDATIONS

A. Western Section

Replace the roof, including battens, downpipes and gutters.

Remove rotten boards from the south side at high level and the corrugated iron and replace with horizontal weather boards.

The rubbish on the southern side such as tanks and creepers should be removed to afford better protection to the vertical slabs.

Although the base of the slabs have all rotted and some slabs are fairly rotten throughout their entire length, particularly on the western end, no replacement slabs are suggested at this stage. However, should a more active use be determined for the building then a more extensive slab replacement and replacement of the base plate will be necessary to ensure the continued survival of the building.

It is recommended that earth around the base of the building particularly on the northern side, be regraded so that there is better protection of the bottom of the boards.

B. Eastern Section

Replace the roof, including gutters and downpipes. The boarding on the western gable is heavily deteriorated and rotten. It is recommended that the entire gable boarding be replaced.

Once again the base of the slabs have rotted throughout and in many cases are not well supported at the bottom. However they appear to be satisfactorily supported by the mid rail and stabilised by the housing at the top. No replacement of slabs is recommended at this stage.

The eastern end of the northern wall has one whole door jamb which is unsupported at the bottom and requires replacement at the base and letting into the base plate to stabilise the wall and the door frame. Replacement of the battens stabilising the base of the slabs in that section of wall should also occur.

It is recommended that the soil on the northern side be regraded to minimise the retention of earth against the building which is accelerating deterioration of the structure.

Although all doors have sagged due to movement to the structure they appear to operate satisfactorily and no further action is necessary.
NOTE: Neither of the two sections of the building have every been painted and should remain in their unpainted condition.

The southern side of the building has a small enclosed area which is in reasonable condition although there is a lot of debris stacked around it that should be removed.
HAYSHED NO. 1 - FROM SOUTH EAST

HAYSHED NO. 1 - FROM SOUTH WEST
10. BUILDING NO. 8 - HAYSHED NO. 1

DESCRIPTION

This building is rectangular in plan and basically a gabled building although the roof is longer and therefore lower on the eastern side.

The structure of the building uses logs with barked round logs supporting the roof structure which was originally timber shingles but has currently had corrugated galvanised iron placed over the top of the original shingles.

Wall cladding is a mixture of weatherboards, vertical slabs and corrugated galvanised iron. The southern and western side and the lower section of the northern side is currently corrugated galvanised iron. The main gable on the northern side has horizontal weatherboards on it but the extension on the east has vertical slabs on the northern side of the corrugated iron. The eastern wall is all vertical slab.

A large opening is in the western side which currently has a gate across. It is possible that the building may have been symmetrical with a further section on the western side although it is difficult to determine from existing evidence without archaeological excavation.

PRESENT CONDITION

The present condition of the building is best described as fair with the roofing iron heavily rusted, gutters virtually non-existent and a number of the slabs heavily rotten at the base. In some cases slabs are totally unsupported at the bottom.

However the main structure is in good condition although poles are rotting slightly at the bottom and show signs of some movement.

Corrugated wall cladding is also rusted although probably in a better condition than the roof.

RECOMMENDATIONS

Re-roof the building including replacement of all gutters and downpipes. Replace bottom rail along the entire eastern side. This will require some excavation where dirt has piled up against the slabs at the bottom and pushed them out so that the slabs can be brought back to the bottom rail.

At the northern end of the eastern wall the collapsed slabs should be re-erected and all slabs re-fixed to the bottom rail.
HAYSHED NO. 1 - INTERIOR CORNER

HAYSHED NO. 1 - INTERIOR ROOF
Although two bays have dropped and have been subsequently propped up with blocks on top of the columns they appear to be quite adequately supported and stable at the present time and no further action is recommended.

In the very near future the corrugated iron wall cladding will need to be replaced, however it is satisfactory at this point in time.

Top rails on the northern side require refixing to the column on the north east corner and the bottom rail needs refixing to the column in the centre.

It is recommended that some archaeological excavation or excavation occur on the western side to confirm or otherwise that there was a further bay originally constructed on that side.

The weatherboard lining on the northern side is heavily weathered although it appears weathertight. It is recommended that the loose and lifting boards be renailed and the whole lot left as it is. However sometime in the future it will probably require replacement.

The dirt floor has been built up and is higher than the surrounding areas, this is more desirable than detrimental.

It is worth noting that this building currently houses quite a collection of old farm implements which have some industrial archaeological interest and should generally be retained.
11. BUILDING 9 - BARN

DESCRIPTION

Very large structure consisting of a central space with smaller rooms around the southern, eastern and western sides.

The main space consists of treetrunk poles supporting king post trusses in a hipped form.

The roof has been extended down on the southern, eastern and western sides to enclose the smaller rooms.

The roof structure itself has sawn rafters supporting a timber shingled roof which has currently been overclad with corrugated iron. There is one small section, the access point on the southern side which has no shingles on it at the moment and is just clad in the corrugated iron. All the walls have split vertical slabs. Timber framed gates close off the main access through the centre.

The smaller perimeter rooms are stalls and are all accessed externally with doors constructed from split slabs in a ledged form. However there is one door on the southern side which is lined internally and is probably a later modification.

It appears that the roofing timbers, although sawn are pit sawn timbers and therefore original.

PRESENT CONDITION

The building is in quite good condition having been re-roofed about 1980.

The timber slabs and structure is showing signs of weathering and except for some minor rot and decay at ground level it is generally in quite good condition.

Although the building has settled in some parts, it structurally quite sound. Probably the access doors are in the worse state of decay. There are however, internally the occasional slab that has either been removed or dropped out of its position.

The floor is dirt in the central space with battened and floorboarded floors in the perimeter rooms. The floors generally that are timber are in a poor state, with substructure frequently rotten, and many of the slats and floorboards loose.
The dirt floor section is quite uneven at the present time with some excavation around the perimeter. This appears to enable lifting the base plate to stabilize it and therefore provide some subfloor ventilation to the outer rooms.

The lifting of the base plate appears to have been quite successful as all the slabs are now quite stable, except at the eastern end where the base is still unsupported. However the slabs are stable because of the fixings to other rails.

**RECOMMENDATIONS**

Although the main pole on the eastern side of the northern entrance has dropped, it is recommended that it be left as it is. However the panel of slabs on the eastern side of that is unsupported at the base and a rail should be added at the bottom and the slabs fixed to the rail to stabilize that section of wall.

The base plate at the eastern end of the central space should be lifted to once again support the bottom of the slabs.

The bottom of the main poles, particularly the corner ones on the east side of the central space are fairly heavily decayed at their base and should be carefully monitored. Advice from a Structural Engineer should be sought but it is probable that some protection at the bases or even possible replacement of the bases may be necessary in the long term to ensure they remain structurally sound.

An alternative could be to bury the bases in epoxy to stabilize the existing and protect the original material.

Where slabs have fallen out, they should be stood up again then stabilized.

On the southern side of the western end the slabs have dropped and shifted due to the bottom plate rotting and falling away. However they are reasonably stable at the moment by the introduction of a rail near the bottom. However the section of wall should be repaired to the extent of the slabs being put back into their housing at the top and an additional slab added on the western side.

In fact the whole building should be carefully gone over and any loose slab refixed in position. There are numerous ones not fully supported.

Some of the internal walls between rooms have similarly had their slabs drop out but have since been stabilized by the addition of rails. It is also interesting to note that some of the internal walls originally went full height but are currently only to door head height.
Loose slats throughout the whole should be refixed into position. In due course the deteriorated bearers underneath the floors will need replacement. Except for some lifting of the joists, this should be able to be done from either end. No further action is required except for the one room on the western side of the central access on the southern side of the building, where the total floor needs to be lifted, floor joists replaced as required and the battens refixed in position. The door to this room also needs to be rebuilt including refixing of the bottom hinge. The central part of the eastern wall is unsupported and should be refixed at the bottom.

There is one section of the eastern wall at the northern end which has no slabs externally, these having been removed at some stage. It is recommended that slabs be found from the site and new base plates provided and slabs re-erected as the internal structure is, and will continue to deteriorate due to the exposure of this part of the building.

There is half a dividing wall on the eastern side which has had two slabs collapse and is in a delicate state. These should be immediately attended to.

Externally the timbers, particularly posts, at ground level are very heavily weathered but appear to be structurally sound, but require an on-going monitoring process to see that they do remain structurally sound.
NORTH ELEVATION

SOUTH ELEVATION

Tocal Homestead Main Hayshed

Building No. 9 - Barn - Elevation
(Courtesy of Newcastle University)
WEST ELEVATION

EAST ELEVATION

SECTION A-A

BUILDING NO. 9 - BARN - ELEVATION SECTION DETAILS

(COURTESY OF NEWCASTLE UNIVERSITY)
CATTLE SHED - FROM SOUTH EAST

CATTLE SHED - FROM NORTH EAST
12. BUILDING NO. 10 - CATTLE SHED

DESCRIPTION

A simple rectangular building consisting of central corridor with five cattle pens either side. Each pen has an internal access door and an external window.

The building is constructed from poles supporting barked timbers and a timber shingled roof which has been roofed over with corrugated iron. The roof is gabled with weatherboarding on the gable ends. Walls and pen dividers are split vertical slabs.

The pens themselves have timber slats floors and the central corridor a board floor. The building is elevated from the ground but this is due to the fall of the ground and level access on the northern end. The base of the northern end has since been stabilized with concrete.

PRESENT CONDITION

The building is in quite good condition although a number of the floors are loose and the external timbers are heavily weathered.

The roof has been recently clad and therefore in good condition (c 1980).

A number of the slabs have dropped slightly but most are quite stable. The main support poles on the southern end have deteriorated and two central ones have been replaced and the eastern and western ones are currently stabilized.

The main support bearing pole around the perimeter is very heavily weathered and in some cases its juction with the poles is not very good due to heavy decay and rot. In the south west corner it is currently stabilized but throughout it is showing signs of very heavy weathering and in some areas some settlement.

The gable timbers are weatherboards which again are very heavily weathered but still weatherproof. The shutters over windows are generally weathered but most appear to be intact.

RECOMMENDATIONS

The boards down the centre aisle should be renailed, the chickenwire enclosure to the two northernmost pens on the eastern side should be removed and the additions to the top of the doors also removed. These appear to have added at a later stage and are totally out of character to the rest of the building.
The floors and pens vary in condition.

On the western side the two northernmost pens have been renewed but all the others on the western side are in a poor state with slats very heavily weathered and in some cases rotten. They are in no danger of falling apart but if it is intended to re-use the building the floors would need to be reconstructed.

On the eastern side the southernmost pen appears to be in reasonable condition, the two central ones are very heavily weathered and probably need replacement if they are going to be used. The two northern ones have been partly replaced with wood, but many slats are missing and it should be totally replaced with slats. Some levelling out or building up of the floor structure is required before any renewal of slats occurs.

Although a number of the poles are not firmly connected to the ridge plate they are stabilized by the supports either side of the corridor which occurs about 800mm from the ridge.

Weatherboards to the pens are very heavily weathered with some holes through them. However at this stage no replacement is recommended but they will require replacement in the future.

Vertical slabs around the perimeter should be stabilized and shutters left as they are except where the hinges are not firmly fixed to them and then additional screws should be provided to ensure that the shutters are firmly supported. The floor at the northern end of the central corridor has a severe fault across it. The end two metres of the floor should be lifted and the bearers on the eastern side raised or bearers on both sides adjusted to make the floor more horizontal and at the level of the rest of the floor.

All the slabs should be inspected for their stability, although it is thought that only one on the eastern side needs to be stabilized by the addition of props underneath the main bottom log.

The bottom log on the western side should be re-supported as it has dropped from its original position up to 100mm in the centre.

One access door to the pens is missing and ideally this should be reconstructed. Also there have been introduced two external accesses into the pens on the western side of the northern end and these should be ideally removed and split slabs as originally provided reinstated.
Dairy - from North East

Dairy - from North West
13. BUILDING 12 - DAIRY

DESCRIPTION

This building consists of four milking bays and a section for storage. Probably originally housing milking cans and other milking apparatus.

The building is a pole supported structure with a roof of sawn timbers in a gable form. Most of the walls are slab except that the enclosed southern part of the wall has been sheeted over with corrugated galvanised iron.

The roofing material is corrugated galvanised iron.

It appears a much more recent structure than many of the other buildings on the property, both because of the use of cut timber and also because of its refinement in the structure such as scissor type truss in the storage area. Floors throughout are concrete.

Slabs on the northern side only rise to a height which stops about 300mm short of the roof and top plate thereby providing additional ventilation.

PRESENT CONDITION

The building is in reasonable condition although the roofing iron is rusted and has holes in parts of it and all exposed timbers are showing signs of deterioration. Poles and posts in the concrete area have rotted away usually leaving a larger than normal hole.

The door on the eastern end has collapsed and fallen in. Concrete slabs throughout are cracked and uneven.

Gable cladding of corrugated galvanized iron is also rusted and holed. However the structure is stable.

RECOMMENDATIONS

Re-roof the building in corrugated iron and reclad the gable ends in corrugated iron.

Fill in holes in concrete slab with epoxy to stabilize base of all posts. Re-erect door in eastern end. Restand sections of vertical slab on the eastern end where they have fallen over, and replace those which are severely rotted.

Although the concrete slab is cracked and uneven, no replacement is recommended.

Corrugated iron wall cladding on the southern side should be removed. The existing slabs appear to be in satisfactory condition to remain exposed.
Install new gutters and downpipes.

Much of the detail associated with the milking bay area has been altered. No change is recommended unless reuse as a dairy is proposed.
DESCRIPTION

A large shed supported on holes with a barked pole, roofed structure supporting a gabled corrugated iron roof.

Wall cladding is corrugated iron on three sides but it is open on the north. All wall cladding is raised about 900 mm off the ground.

PRESENT CONDITION

The structure is in quite good condition although the roofing iron is rusting in parts. The wall sheeting at the gable ends, at the higher sections is also rusting and has numerous holes through it.

The timber poles are showing some signs of deterioration at ground level but generally the total structure is quite sound and in reasonable condition.

It is interesting to note that over the northern entrance instead of poles supporting the roofing battens there are cut timbers.

RECOMMENDATIONS

Re-roof the building. Reclad the higher sections of both gable ends as part of the re-roofing exercise.

Several of the wall sheeting sheets are lifting in parts and these should be refixed.
BARRACKS - FROM NORTH EAST

BARRACKS - FROM WEST
15. BUILDING NO. 14 - BARRACKS

DESCRIPTION

A brick building divided into four equal sections, each section consists of two ground floor rooms and one first floor room.

The building has a verandah along the northern side.

The roof structure is currently machined timber rafters supporting corrugated galvanized iron. The brick gable ends have since been rendered over which includes the filling in of the windows that were on the west side.

At some stage, and for many years, the building appears not to have had a roof which has led to the severe deterioration of the internal structure. This meant that first floors are very heavily decayed and in one room all the floorboards have gone, making the first floor structurally unsafe. There is no access stairway to the upper floor, although there is evidence where they originally were.

There is no ground floor timbers in place, although the odd piece of timber remains. Fireplaces are provided in the main ground floor rooms throughout but only one fireplace surround remains intact.

The doors and windows that do remain along the north side and eastern side are in reasonable condition. They do not appear to be original. All the southern windows have their perimeter frames intact but the windows have been totally removed and the whole lot sheeted over sheet metal.

The verandah on the northern side is also a more recent reconstruction.

PRESENT CONDITION

The present condition of the building is actually quite good for what remains, except for the first floor structures which are structurally unsound.

This is mainly due to the extent of reconstruction over the years, and more particularly the recent work that provided a new roof, new roof structure and new verandah which enabled the full protection of the building.
Windows and doors that do remain are in fair condition but the paintwork is weathered. As previously stated the southern windows have no glazing members but the frames themselves are in acceptable condition. Fireplaces generally are showing signs of deterioration and decay with bricks loose and fallen down and mortar around the fireplace missing in most cases. This is probably due to exposure to the elements and bricks dropping down the chimney over the years.

The sandstone base foundation to the building appears to be stable although there are a few cracks in the brickwork above. However none of the cracks present any structural problems and appear nothing more than minor movement cracks.

Most of the brickwork is showing some signs of deterioration at a lower level, principally due to rising damp. However, the deterioration is not extensive but does appear to be ongoing with recent powdering evident around the perimeter of the walls. This could also be due to a drying out of the walls since the roof was placed on it and is the evidence of the last few years.

One downpipe on the north east corner has fallen off.

RECOMMENDATIONS

Recommendations for this building depend heavily on what future use may be put to it and what internal reconstruction may be desired for its effective use.

However set out below are those recommendations for the preservation of the building and any recommendations for future use will be separately considered.

The building should be repainted to enable the adequate preservation of the structure. This will include the verandah, windows and doors.

The rising damp problem should be carefully monitored to ensure that the building does not deteriorate excessively.

The downpipe on the north east corner should be re-erected. The gable barge capping on the western side should be re-fixed. It is unfortunate that when the repair work was instigated, one vent was not put back in the reconstruction of the brickwork on the western end of the southern side to match the detail provided to each of the other units. There is also one vent cover missing from the northern side. If one similar to the original ones can be found, it should be re-inserted in the opening.

The sheet over the upper window on the northern side at the eastern side should be removed and the cracked glass in the window frame replaced.
The remaining fireplace surround should be refixed to the wall and the components of it fixed together so that the evidence in this only remaining element is preserved.

In the second unit from the eastern end, the fireplace surround, or that part that remains, should be refixed to the wall. The internal door should be re-assembled from the parts that are still hinged to the door frame and on the ground and put back in its original place.

In the third unit from the east, the internal door frame and the brickwork at the lower level should be rebuilt and stabilized. There remains throughout the building elements of the original stairs, ground floor floor structure and other joinery elements. It is recommended that an archaeologist and architect be commissioned to accurately record the internal detailing that does remain of the building before those elements and timbers which do remain are removed from the building and the evidence lost. This would provide invaluable record of the building should any further work be proposed to it.

One window on the eastern has a top sash loose and should be stabilized by fixing a timber between the two sashes to the frame.
16. BUILDING NO. 15 - BLACKSMITHS & LOOSE BOXES

DESCRIPTION

The building consists of two sections, one a blacksmiths shop and one a stable building.

Both buildings are constructed from vertical split slabs, barked timber framed roof supporting timber shingles which have since been covered with corrugated iron.

Both buildings are in a gable form. The blacksmiths shop has stone flagstones as a floor and the stable area has a dirt floor.

PRESENT CONDITION

Both buildings are in a fairly poor state particularly the stable area.

They are showing severe signs of rot in the timbers and the stable building has collapsed sideways and is structurally unsound although it is standing up reasonably well. The louvres are rusted, the gutters are rusted out, the downpipes are not connected and roof sheeting is lifting.

Both buildings have had some borer attack in the past although they currently appear to be inactive.

RECOMMENDATIONS

A. Blacksmiths Shop

Re-roof the building, install new gutters and downpipes.

Cut back the climber on southern end and provide new corrugated iron sheeting to the gable.

A number of the original shingle battens have been totally eaten out by borers but these do not appear to be affecting the stability of the roof and can remain in their current condition.

Some of the rafters have been attacked by borers in the past and although remarkably thin appear to be satisfactory to support the roof. They should remain as they are.

The bottom end of the slabs, particularly on the eastern side where earth has piled above them have rotted out and several of them have dropped away from the top plate.

In addition a number of the slabs have been eaten out by borers in the past. The buildings is leaning a little to the west.
A number of the boards on the north gable end are very heavily decayed and rotten and three or four boards are missing. The missing boards should be replaced to protect the original structure.

It is believed that the southern gable was originally timber boarded as well and should be reinstated with timber boarding including replacement of studs where they have been rotted out and eaten away.

The total structure of the blacksmiths shop is structurally sound although not in very good condition. However except for re-roofing it is believed the best action is to leave the rest of the structure as it is. It will decay as the timbers are exposed to the weather but this is believed to be a better conservation action than replacement of those decayed timbers. This is due to the extent of work that would be necessary and the total loss of significance if replacement of all those deteriorated elements did occur.

The flagstone paving is uneven and in some areas relatively loose, however this should remain as it is.

There exists the original forge and very old drill and vice, grinding stone and other pieces of equipment. It is recommended that these remain as they are and the whole building to be used for its interpretive value.

It has very little possibility for re-use except for some minor forging activities. However the flue of the forge is rusted out and dropped and if the forge was ever to be re-used the flue would have to be reconstructed.

The structure should be carefully monitored so that if it becomes unsound or structural elements deteriorate further then adequate propping and stabilisation would have to occur.

B. The Stable Block

It is recommended that the roof sheeting and the gutters be replaced. The rest of the structure is very heavily weathered, columns dropped, slabs at the back rotted out at base and totally dropped out of the head detail. The whole building has a severe lean on it. However to do anything with the structure, to try and stabilise it more and correct its lean would mean substantial if not total reconstruction using the existing elements.

There appears to be little borer activity in any of the timbers. Once again the suggested conservation action is to do nothing, due to the possible extent of work if anything was proposed.
However, as this structure could collapse if any of the pins and wire stays come loose or rust out, it is recommended that props be provided on the western side at the two end posts and the centre post. This will help stabilise the structure and prevent its immediate collapse.

The building is currently used for adhoc storage and it can quite viably continue to operate in this way.

Though the fascia was originally painted, it is suggested that no painting of any of the elements occur.

BLACKSMITH & LOOSE BOXES - FROM WEST

BLACKSMITH & LOOSE BOXES - FROM NORTH WEST
DESCRIPTION

A timber framed structure with a gabled roof supported on barked timbers and a corrugated iron roof.

The building consists of two discreet sections, one a garage on the northern half, and the southern half for cattle pens.

The main structural elements are barked logs set into the ground supporting other barked timbers. The walls have vertical slabs throughout.

The garage itself has corrugated iron on the northern side and it has a ceiling lining throughout and a concrete floor. Stalls have dirt floors.

The only part of the whole structure which is currently painted is the ledged and braced doors to the garage.

PRESENT CONDITION

The building is in quite good condition except that the roofing iron is heavily rusted and rusted right through in sections. Timbers are weathered but are showing very little evidence of rot and decay.

Gutters are rusted through particularly on the southern side.

RECOMMENDATIONS

Replace the entire corrugated iron roof, including gutters and downpipes.

Repaint the garage doors.

Provide new base plates to the east and west sides of the stalls as the current base plates have rotted away. The slabs have dropped down and although temporarily braced are inadequately supported at the bottom.

No painting of unpainted timbers is recommended. However it is pointed out that these will deteriorate further and ultimately need replacement.

Renail the loose ceiling board in the garage. Although the concrete slab in the garage section is cracked, no action is recommend.
DESCRIPTION

This is a very large structure which originally supported four tanks on top of eight tree trunk poles supporting a large platform.

PRESENT CONDITION

It is currently heavily deteriorated with most of the members rotting away and certain elements totally missing such as supports for the ladder. The base of all the poles have rotted and the central one on the western side has just about rotted through. The platform itself is quite dangerous with the extensive rotting in the boarding and a number of boards totally rotted away.

RECOMMENDATIONS

Although the structure does not appear to be in such a deteriorated state to herald immediate collapse, it is certainly structurally deficient in many areas and is likely to lead to its ultimate collapse which would be most unfortunate as it would probably fall on some adjacent structures.

It is currently unsafe to use the ladder or the access deck and it is probably unsafe to be too close to.

It is recommended that the tanks be removed as they add an unnecessary load to the structure and could assist in its collapse. It is also recommended that signs or a sign be erected to indicate that the ladder is unsafe. It is recommended also that a structural engineer be asked to carefully analyse the structure and provide a report. It is likely that in the near future the demolition or partial demolition of the structure will be necessary so that it does not pose a threat to the adjoining buildings.
All that remains of this structure is the pole supports diagonal bracing and main top beams. All timber is in a very deteriorated condition however they are not in any immediate state of collapse, and should remain as they are.

However, there is a lot of building material debris lying around underneath the tankstand which should be cleaned up as it is suitable building material for the house or the outbuildings and should be adequately stored and protected. It includes bricks, stones and timbers. In addition the creepers and other vegetation nestled among the pole supports should be removed including the old tank as they are not assisting the stabilization and protection of the original structures.
20. BUILDING 19 - OPEN FEED SHED

DESCRIPTION

The building is a small structure supported by poles and barked roofing members which support the gabled corrugated iron roof.

There are two sections to the building and though it is currently used, or was used as a feed shed it is probable that it was used as a dairy originally with only two bails.

There is no cladding in either side. The northern side is totally open and on the southern side there are several vertical slabs and some framing members. The western side is currently clad in flat sheet metal and the eastern side is unclad.

PRESENT CONDITION

The building is in rather poor condition although structurally sound.

The wall cladding is substantially gone including the gable ends. The roofing iron is rusted and lifting in many sections. Several of the drop slab sections are missing and unsupported at ground level.

Due to the exposure of the gable ends some of the structural elements of the walls have been exposed to the weather and are showing severe signs of deterioration.

RECOMMENDATIONS

The building should be re-roofed. The gable ends should have new timber boarding installed which will require some refixing of the support structure. Generally, although heavily weathered the structure is considered adequate to fix the boarding to. The boarding should match the original few members that remain.

It appears that there was no enclosure of the walls on the east and west but instead post and rail fences are placed just outside the structure.

It is recommended that the current enclosure on the western side including the framing and the sheeting, and the temporary rails on the eastern side be removed. New post and rail fences should be constructed in the original alignment which is just outside the two side walls.
In recladding the gables the top plate to the western wall which forms the bottom of the enclosed gable end should be replaced as it is totally rotten. The column on the eastern side near the south east corner should be re-aligned so that it is vertical, and the original timber dowel removed and a new timber dowel placed through to stabilise the top.

The existing feed troughs can remain and those slabs that remain behind them should be retained. However the base of the framing members on the western half should be replaced and stabilized to the base plate. The centre column towards the south should have dirt placed against it to stabilise the base.
21. BUILDING NO. 20 - MILK ROOM

DESCRIPTION

A single roomed building with a hipped roof. It appears to be contemporary with the main house. The verandah on the western side which is now enclosed may have been part of the original structure, but was more probably added later.

The building has a hipped roof which was originally timber shingled. It has been re-sheeted over the shingles with corrugated galvanised iron.

The verandah was similarly treated with timber shingles which have been covered with corrugated iron. The verandah has weatherboard lining.

PRESENT CONDITION

The building is in quite good condition, except for the weatherboards which have decayed and rotted particularly at ground level.

There are several minor problems such as rising damp to a small extent, some rotting of ends of timber shingles where they are exposed and minor cracking. None of these problems appear to be having any adverse affect on the structure.

There is a sag in the verandah in the centre of the western side which is due to sinking of the verandah posts.

Cracking internally has caused some render to fall off and in the south west corner of the ceiling it is quite unstable.

RECOMMENDATIONS

Replace the lower weatherboards on the western side and replace the base of the verandah posts. In doing so the dip in the verandah roof should be rectified.

Although roofing iron is showing some signs of rust, it is quite sound at the moment, and no immediate replacement is necessary. In the long term it will require replacement.

Internally drummy plaster around cracks should be stabilised involving the minimum amount of render replacement. This will primarily include repointing of cracks.

In two corners where the ceiling has come loose from the laths the ceiling should be rescrewed and the plaster patch repaired.
Some stabilisation of plaster round the door is also required.

Timbers around all openings, the iron bars, the doors and the verandah internally and externally should be repainted. Most of it appears to have been originally limewashed and should be limewashed once again.

Electricity fittings appear quite old and unless required for some functional use, which is most unlikely, they should be totally removed.

The rising damp is probably caused by the concrete slab floor internally but as the deterioration is very very small compared with the suggested 150 year old structure no action is recommended.

There does not appear to have been any eaves lining originally although some sheet metal has been added in the north east corner.
22. BUILDING 21 - FOWL PENS

DESCRIPTION

The fowl pens consist of five structures. Three of the structures are timber framed with birdwire on walls and a corrugated iron roof, one is an open timber structure with corrugated iron roof and the other is a fowl run.

PRESENT CONDITION

The present condition of all structures is that the timber is showing signs of deterioration and the corrugated iron is being rusty on several of the buildings. The birdwire throughout is generally in reasonable condition.

RECOMMENDATIONS

Lifting corrugated iron should be re-nailed. Debris from the roof should be removed and one rusted sheet should be replaced.

The timbers which are exposed, particularly at ground level, are heavily deteriorate. No replacement of timbers is recommended.

The fences around the building are in a poor state generally and require a fair amount of repair work.

If it is at possible the structure should be re-used so that the grass around them can be kept down and the adhoc and necessary maintenance would occur as well.
A very small simple structure with poles supporting a gabled roof. The walls were probably slabs, although the only slabs that currently remain are those above an entrance gateway.

The eastern wall is clad in corrugated iron but no other walls, roof structure or framing exists except for the top plate, the poles and a concrete slab.

In photographs taken as recently as fifteen years ago, a lot more of the structure remained. However today very little in any substance remains, except for the main structural elements which illustrates the rate of deterioration which will occur to these building if the external fabric, particularly the roof, is not maintained in reasonable condition.

The building has advanced to such a state of deterioration at this point of time that no action is recommended because the extent of reconstruction that would be necessary is extensive. It should remain as an identifiable element in the homestead complex and be left to decay the way it has over the last few decades.

It is unfortunate that part of the original complex such as the Slaughterhouse will be lost because of this but there seems no practical alternative given its present condition.
The type of fence and their location is indicated on the site plan.

Generally speaking, the original fences were split post and rail. Three rail were used for the normal farm fences, about 1350 high, with higher fences around the stockyards having four or five rails.

Those original post and rail fences are generally advanced state of deterioration but are certainly part of the original character of the farm.

Repair to the fences is generally quite difficult and if the fences were to be used for effective stock control most would have to be rebuilt.

In addition there are some more recent post and rail fences using sawn rails and some fences with strands of wire varying from one or two barbs, one or two plains or something similar. Some of the fences have chicken wire or wire netting on them for additional stock control.

There appears to be very few original gates. What early gates that do remain are simple timber framed gates with one diagonal brace. Most of the gates are galvanised pipe with wire on them.

It is strongly suggested that the post and rail fences be reconstructed if the area around the homestead is going to be more effectively used.

The use of modern gates is certainly more efficient and will last longer probably their continued use is acceptable.
25 VEHICLE ACCESS

ACCESS ROAD TO COLLEGE

There is a requirement for internal access from the College down to the homestead complex rather than the current difficult route via the main road. This is supported.

Because of normal control of visitors the main road gate is padlocked at all times which makes it very difficult for farm management without an internal access road.

There appears to be some evidence of an access road leading off to the east and therefore to the college. It is suggested that a simple gravel type track be constructed following the original track wherever possible.

It is usual practice for a network of fences, gates and access paths to be provided throughout the farm. However, because the farm has not been used over the last twenty years or even longer, the evidence of such tracks has substantially gone.

ACCESS/PARKING

Access to the homestead is via a gate from the Main Road, and gravel track up the homestead. As an initial recommendation, the line marking on the Tocal road should be modified to formally permit vehicles exiting the property to the right or entering the property from Patterson to cross the current double yellow lines. An approach should be made to the Department of Main Roads to achieve this. The gravel track is in good condition up to the homestead having been recently resurfaced with gravel and the sides of it cleaned away. This form of access track is recommended to be retained and maintained. The gravel track should be extended from the current upgrading works to the rear of the house.

It is recommended that even though greater usage of the farm will occur in the future, the existing road network be retained as it is and that no extension of parking areas be provided. It should be perfectly reasonable to have any additional traffic parking in the grassed areas off the gravel access tracks to satisfy the potential demand for parking. This would be far less obtrusive to the homestead and surrounds.

It is expected that up to 40 cars could be accommodated on site which should be adequate for small-medium sized groups. However, if there are large groups the recommended method for parking is to park them at the Campus and have a shuttle bus service run between the Campus and Tocal to accommodate the visitors.

Vehicular access must be reasonably controlled which would be part of the general management policy for the public access to the homestead.
26. SERVICES

POWER SUPPLY

Electricity power is provided to the homestead and some of the adjoining buildings. An overhead supply enters the end of building No. 3.

The power supply is perfectly adequate but it would make less visual impact on the homestead and surrounding buildings if it was laid underground from at least the pole between the main homestead and the dam. Reticulation of power to other buildings to remain as it exists. This means only to buildings 4 and 6. Although supply was provided to buildings 5 and Building 20 at an earlier stage the power is inadequate and unsafe at this present time. Any further extension of the power will depend on the future use of the buildings and any future extensions to power should also be underground.
WATER SUPPLY

The water supplied to the house is town water with numerous tanks spotted around the homestead outbuildings. Most of the tanks have holes in them and are not widely used at all.

The general recommendation is that tanks be removed from the site as they become unuseful, but the major tank stand structures be retained as evidence of an earlier period, where reliance on tank water was more important.

More recent tank stands which are pipeframed structures should be removed. The current water supply system extends to three fire hose reels located around the homestead and these two provide an extra degree of safety for the ongoing protection of the house.

STORMWATER

The stormwater system generally from the buildings is via downpipes discharged to the ground. It is important that downpipes discharge away from any timber elements to minimise the rate of decay and rot that would occur IF water is discharged on to the timber at ground level.

SEWERAGE

Sewerage system is provided to the main house only. It appears to be a septic system which currently works satisfactorily. The system should be retained.
VIEW FROM HOMESTEAD
27. LANDSCAPE

LANDSCAPE

Landscape around the main homestead consists of gravel paths, large neatly mown lawns with limited garden beds around the perimeter fence and along part of the access road. There is a small fishpond in the lawn to the north of the house. Large Morton Bay Figs dominate the garden and flank the view to the house.

Early this century there was a tennis court in the front yard and a ardourous use of roses around the perimeter fence and verandah. Reinstatement of these is not recommended.

A small garden bed exists on the northern side of the house against the verandah.

The southern garden is far more intense. It is a little bit overgrown but does provide an adequate screening of a fowl yard fence.

It is recommended that the current planting, gravel access and lawn be retained and continued to be maintained. The main access has been recently regravelled and is in good condition.

To the rear of the house there are trees scattered around the tankstands and outbuildings providing some degree of screening and enhancement of the area. It is recommended that the current planting arrangement be retained and maintained.

It is essential that the circular drying yard (or horse exercise yard) be retained as it is. This particularly applies to no regrading or excavation as the significance of the track worn by the horses in their exercise is very important.

Shrubs that are adjacent to buildings have been recommended for cutting back or pruning back as part of the building recommendations.

A special garden area (the valley garden) on the west side of the main drive opposite the main entrance to the homestead area should be fully weeded and more intensely developed along the lines of the original planting and detail. This is a very important part of the complex which unfortunately has been let to go and is substantially overgrown. It needs to be rationalized and improved. The fence around this area also requires some maintenance work. The flagstone access should remain. More research into this particular garden and the plant species should be undertaken by a suitable landscape architect.
There is some evidence of the remains of Webber's original garden west of the original homestead. However, it is heavily overgrown. A more detailed study of this area should be undertaken. The dominant element in this area is the large and impressive Morton Bay Fig tree.

Another key element in the landscape are the lagoon and wetlands to the east of the homestead. These have been part of the rural property since the earliest days and have in the past continued to encourage a wild variety of flora and fauna around them including a variety of ducks, pelicans, water hens and similar type birds. It is essential this area be retained and maintained to encourage native flora and fauna to use the facility and add an extra dimension to the cultural landscape.

The rest of the landscape is one substantially of river flats and undulating fields illustrating a very rich agricultural area and a very strong cultural landscape. The backdrop of native forest on the hills and ridges that are visible from the homestead reinforces the agricultural impact and the cultural landscapes associated with the homestead.

The cultural landscapes are scattered by Eucalypts and other trees along the river flats.

The original College is visible from the homestead but is fairly heavily screened and fits comfortably into the distant landscape. The unfortunate part of the landscape in some ways is the railway line which crosses the property and is strongly visible in the landscape and is strongly evidenced by the constant rail traffic and noise that it generates. A similar noise generation which is unfortunate is the road traffic. However, the rail line was established in 1909 and is probably part of the historical development of the area. Neither the road nor the rail can be relocated. It is worth acknowledging that they are unfortunate parts particularly from the noise and the visual impact in a true appreciation of the nineteenth century rural setting of the homestead.