

Godden Mackay Logan

Heritage Consultants



Wambo Homestead Complex

Conservation Management Plan Review

Report prepared for Wambo Coal Pty Ltd
July 2012

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Wambo State Heritage Register (SHR) listing, NSW Heritage Office

Appendix B

History of Wambo Estate, by Professor Ian Jack, University of Sydney (2012)

Appendix C

The Burra Charter—The Australia ICOMOS Charter for Places of Cultural Significance (1999)

Appendix D

European Settlement of the Hunter Region up to 1850, by Professor Ian Jack, University of Sydney (October 2011)

1.0 Introduction

1.1 Preamble

Godden Mackay Logan Pty Ltd (GML) has been commissioned by Wambo Coal Pty Ltd (WCPL) to review and update the 2006 Conservation Management Plan (CMP) for Wambo Homestead, Jerrys Plain Road, Warkworth, prepared by EJE Heritage (the 2006 CMP). This CMP review has been prepared as part of planning by WCPL for the ongoing conservation and management of the Wambo Homestead Complex and to meet the requirements of the relevant statutory authorities (the NSW Department of Planning and Infrastructure [DOPI]).

The focus of this CMP review is to provide appropriate conservation policies for managing the significant heritage components and values of the place within a wider site that is changing dramatically as part of mining activities. As part of this task, the report examines current conditions and future management options to identify the relevant 'opportunities and constraints' facing the owners/managers of the site as well as other relevant stakeholders. As input into this process, the history of the place and its development has been reviewed and revised, and the assessment of its significance updated to reflect additional historical insights and evaluation of comparative sites. The condition and integrity of the physical fabric of the place has also been re-examined and reviewed, recording changes due to both the passage of time and recent programs of maintenance, stabilisation and repair works.

1.2 Study Area

The Wambo Homestead Complex is located within the larger WCPL mine site, located on Jerrys Plain Road, at Warkworth in the Hunter Valley of New South Wales (Figure 1.1).

The extent of the Wambo Homestead Complex, as defined by the State Heritage Register (SHR) listing, is identified as Lot 82 of Deposited Plan 548749. The boundaries of this area are shown in Figure 1.2 together with the location of the main group of structures and their immediate setting which comprises the study area for both the 2006 CMP and this CMP review.

Key components of the study area are shown in the aerial photograph included as Figure 1.3, together with the boundaries of the precincts referred to as part of the site analysis (as first used in the 2006 CMP).

Further detail of the layout and components of the study area is shown in the survey plan prepared by Horizon Surveying Pty Ltd for WCPL and included as Figure 1.4. The key components of the study area include the New House (main homestead) and attached two-story Kitchen Wing (which includes the original residence), a one and half storey Servants' Block to the rear, a large Carriage (or Coach) House with Stables and Granary, Stud Master's Cottage, various timber slab service buildings (including Horse Boxes and Butcher's Hut), a circular Mounting Yard and numerous fences (to precinct boundaries and former stock yards). Key landscape features are also shown in the survey plan including mature trees (indigenous and exotic species), established hedges, roads and paths.

1.3 Background

1.3.1 Ownership and Heritage Background

Wambo was established by emancipist entrepreneur James Hale and the eight buildings of the homestead complex were constructed c1833–1900. The homestead ceased pastoral activities in the 1970s and is underlaid by working coal seams and in close proximity to an open-cut coal mining operation.

The Wambo Property was purchased by a small group of individuals with mining interests in 1969 and has had a range of owners. Underground operations in the vicinity of the property commenced in 1972. In 1974 open-cut mining began as a small-scale operation to supplement the underground production from the Wambo seam. Underground mining has been progressively expanded to include six mines—Wambo, Ridge Entry, Homestead, Wollemi and the latest in 2005 North Wambo.

Between 1982 and 1991 the property was owned by a combination of companies, including Panaroya, Hartogen, Total Australia, GIO and CdF Minerals. It was transferred to Sumito Coal Mining Ltd (now Sumiseki) in 1991 who managed the site until it was purchased by Excel Coal in 2001. The current owners WCPL consist of 75% Peabody Energy and 25% Sumiseki, and have operated the site since October 2006.

The Wambo Homestead Complex was made subject to a Permanent Conservation Order (PCO) under the Heritage Act (PCO no.200 gazetted in 1982) and it was subsequently listed on the SHR following the 1998 amendments to the Act.

The pastoral pursuits of the property were initially continued under the new mining owner and the buildings were then used for storage purposes in association with the development of the mine. As the mining operations expanded and progressively surrounded much of the property it has become increasingly isolated from the public domain and the decay of the structures has meant that they are no longer accessible. This has created major constraints for the continued use of the property and consequently it has been vacant for the last decade.

The owner has undertaken a regular annual maintenance audit and photographic record of the buildings within the Complex and supports a Community Consultative Committee which keeps the community informed of heritage and other environmental issues.

1.3.2 Statutory Heritage Listings

The Wambo Homestead Complex was made subject to a Permanent Conservation Order in 1982 while under the ownership of Joan Margaret Plesick. In 1987 the site was bought by Wambo Mining Corporation. In July of 1996 the site was heritage listed on the Singleton Local Environment Plan (LEP). The Wambo Homestead Complex PCO was converted to an entry on the SHR in April 1999.

Heritage Listing	Gazettal Date
NSW Heritage Act—Permanent Conservation Order (200)	3 September 1982
Singleton Local Environmental Plan (1996)	5 July 1996
NSW Heritage Act—State Heritage Register (00200)	2 April 1999

As an item listed on the SHR approval is required from the Heritage Council for any of the activities listed under Section 57 of the Heritage Act (other than those activities covered by the standard exemption, suggested 2008). In regard to the management of the Wambo Homestead Complex, this means that any works to the buildings or within the curtilage of the listed area (unless exempted under the Heritage Act) will require the approval of the Heritage Council.

A copy of the SHR listing for the Wambo Homestead Complex is included as Appendix A.

1.4 Methodology and Terminology

This CMP review uses the terminology, methodology and principles contained in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. It has been prepared with due regard to the methodology outlined in the *NSW Heritage Manual 1996*, produced by the NSW Department of Urban Affairs and Planning and the NSW Heritage Office, and the principles in the NSW Heritage Office publication *Assessing Heritage Significance*, 2001.

A copy of the Burra Charter is included as Appendix C and should be referred to for the definitions of the following terms as used in this report:

place, cultural significance (this is used interchangeably with heritage significance which is used in the NSW Heritage Act), fabric, conservation, maintenance, reservation, restoration, reconstruction, adaptation, use, compatible, setting, related place, related object, associations, meanings and interpretation.

1.5 Author Identification

This report has been prepared by a specialist team from GML including Sheridan Burke (Partner), Reece McDougall (Special Advisor) and Jyoti Somerville (Associate). The Archaeological Assessment was prepared by Anne Mackay (Senior Associate) and Angie So (Consultant).

The history was researched and written by Professor Ian Jack, University of Sydney.

1.6 Acknowledgements

GML acknowledges the extensive work of Bernard Collins, the author of the 1994 CMP, and EJE Heritage, authors of the 2006 CMP for the study area.

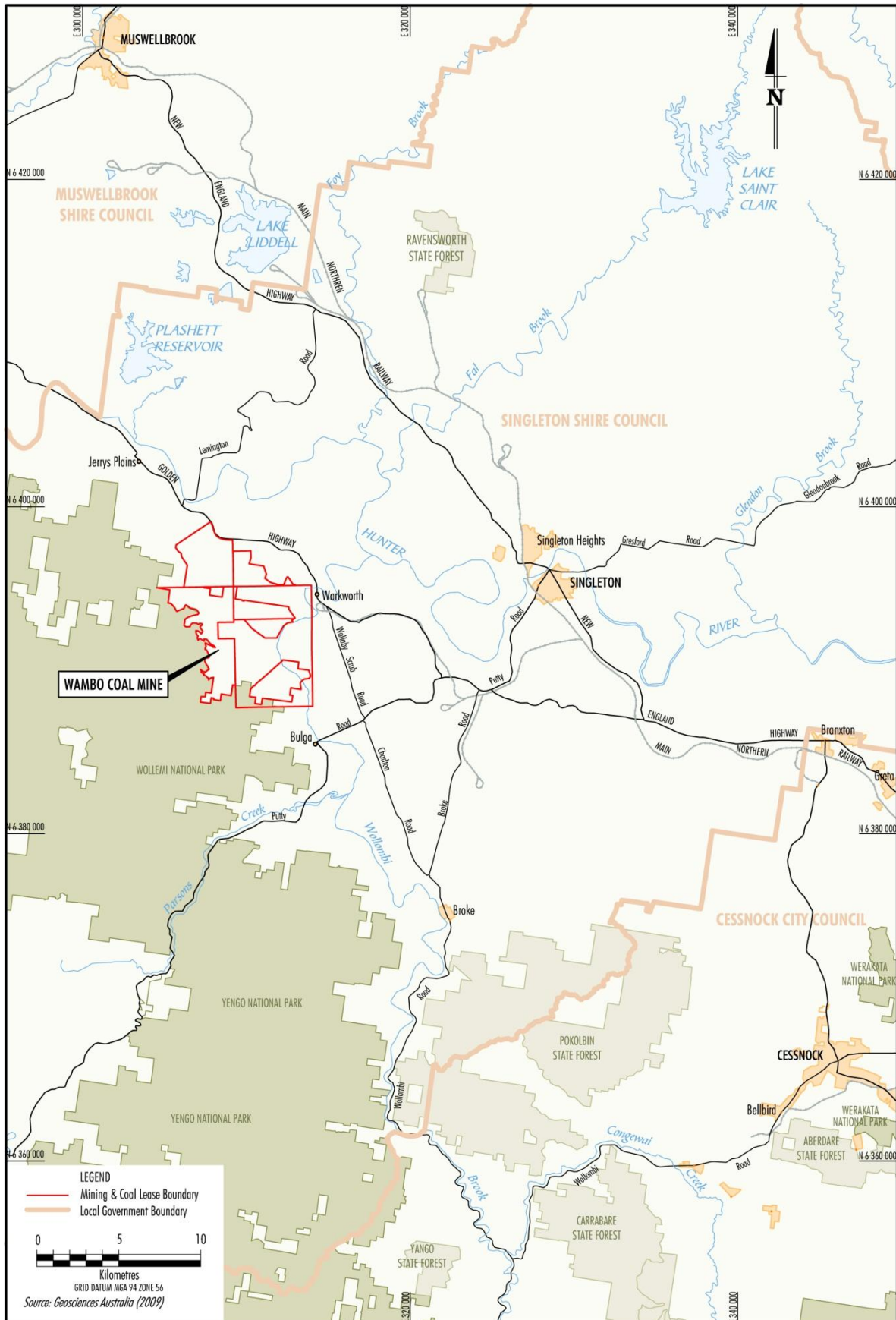


Figure 1.1 Location of subject land. (Source Peabody Energy)

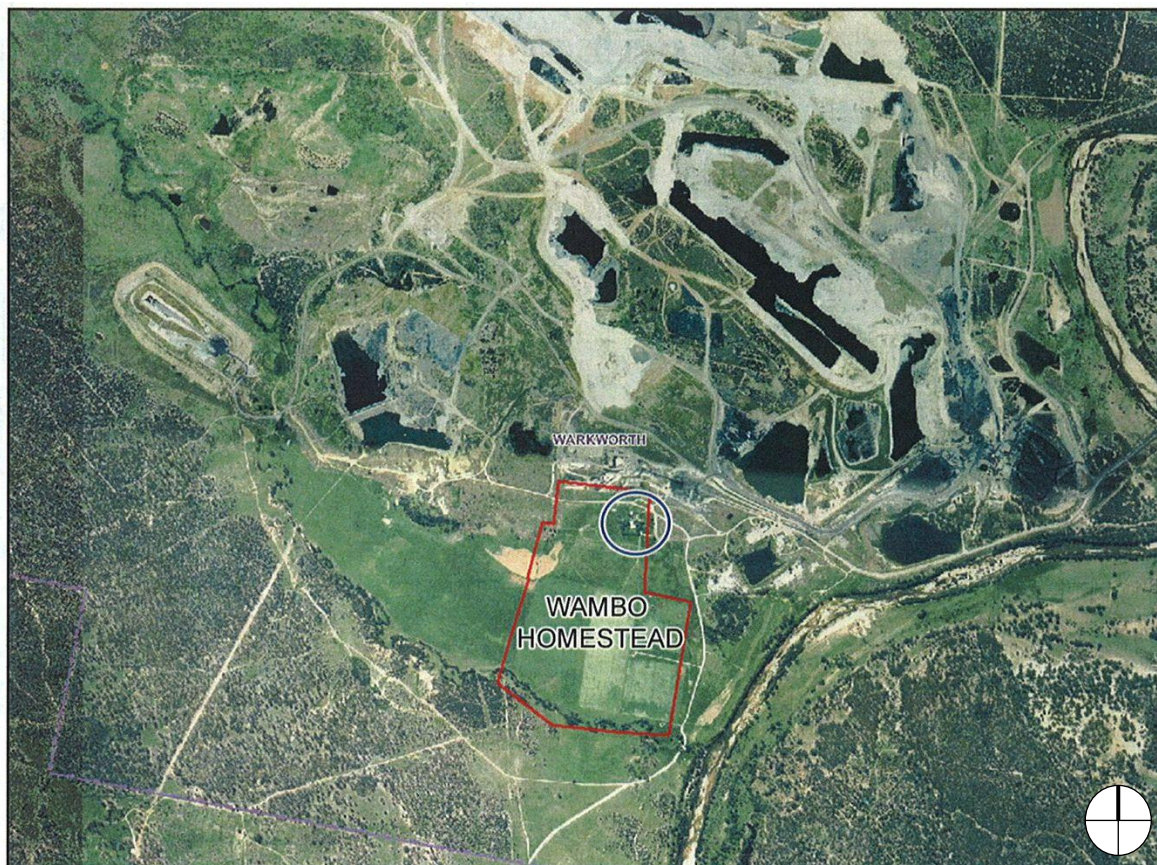


Figure 1.2 Location of Wambo Homestead Complex adjacent to mining activity. The red outline indicates the State Heritage curtilage for Wambo Homestead. (Source: Peabody Energy)



Figure 1.3 Study area showing key components together with boundaries of the precincts used for site analysis. (Source: Google Maps with GML additions)



Figure 1.4 Survey plan of study area showing key components – structures, fences, roads and landscape features – together with precinct boundaries used for site analysis. (Survey plan by Horizon Surveying, Pty Ltd, 2012)

2.0 History

2.1 Chronological Summary

For this CMP Review the historical development of Wambo was comprehensively researched through primary and secondary documentary sources by Professor Ian Jack of the University of Sydney. The fully annotated history is included as Appendix A to this report.

This section provides a summary in chronological segments under relevant thematic headings and sub-headings. A tabulation of showing the incidence of the various themes in various periods is provided at the end of the section.

2.1.1 James Hale (1816 to 1857)

Early years of James Hale (1816 to 1828)

- **1816** Arrival in New South Wales of James Hale, transported for theft.
- **1820s** Hale assigned to William Cox in Windsor.
- **1828** Hale married Mary, widow of William Durham, Windsor butcher and grazier, with three young children. Hale was now emancipated, operating the White Hart inn in Windsor, cultivating 100 acres (40 hectares) and running horses, cattle and sheep on some 2,000 acres (800 hectares) near Windsor. At this time he first displayed an interest in acquiring land in the Hunter Valley.

First grants at Wambo (1824 to 1839)

- **1824** Grant of 2,000 acres (800 hectares), including future site of Wambo homestead, promised to Matthew Hindson.
- Grant of 746 acres (300 hectares), including future South Wambo, promised to David Mazière.
- **1832** Purchase of Hindson's 2,000 acres by Hale. This becomes defined as portion 1 (later portion 131), Lemington parish, county of Hunter.
- **1833** Actual grant of Hale's 2,000 acres made out in name of Hindson. By July 1833 Hale had built huts for workers and planted wheat on southeast edge of the 2,000 acres, encroaching on Mazière's 746 acres, which was surveyed at this time on Hale's behalf.
- **1835-1838** Hale is granted six portions, south of the 2,000 acres, totalling an additional 2,413 acres (965 hectares). Hale also acquired right to Mazière's 746 acres.
- **1837** Hale granted four further portions on the east side of Wollombi Brook, totalling 1,020 acres (400 hectares).
- **1839** Hale acquired another seven portions in the Wambo area, totalling 1,660 acres (660 hectares). This brought his total Wambo estate to 7,839 acres (3,155 hectares).

Hale's pastoral properties in the north of New South Wales (1830s to 1850s)

- **1830s** Hale acquired some 180,000 acres (72,000 hectares) of pastoral properties southeast of Coonabarabran, with the head station at Bomera, where in 1841 Hale had 21 workmen. These were primarily sheep stations. Bomera and Boobala could sustain 11,000 head of sheep in 1866.
- **1840s** Hale expanded further to the north buying Bannockburn station north of Inverell in 1845 and Big River station on the Gwydir near Bingara. These two stations totalled over 100,000 acres (40,000 hectares).
- On most of these 280,000 acres (112,000 hectares) Hale ran large flocks of sheep in the 1840s and 1850s, except at Bannockburn, where there were only cattle in 1850. In 1845 Hale brought more than 1,500 ewes from the Liverpool Plains station to the Wambo paddocks and advertised them for sale there.

Crops at Wambo (1832 to 1857)

- **1833** The first known exploitation of Wambo was the planting of wheat in 1832 or 1833 on the southern paddock of the original 2,000 acres, close to Wollombi Brook and North Wambo Creek. Hale was noted as a successful wheat farmer in 1844 and his earliest cultivation paddock remained under crops for the rest of the nineteenth century.
- **1850s** In his later years, Hale also grew maize on the 300 acres which he had acquired in 1837 on the east side of Wollombi Creek.

Stock at Wambo (1833 to 1857)

- Throughout his ownership of Wambo, Hale was primarily concerned with good-quality cattle and horses.
- Hale owned a famous horse-stud on the Hawkesbury at Clifton in the late 1840s and 1850s and one of the stallions at Wambo was bred at Clifton. Another cart-horse stallion was advertised as standing at Wambo in 1845, but the activity under Hale was less vigorous than under his successor, William Durham.
- Hale also kept prize-winning pigs for domestic consumption at Wambo.
- Sheep were in the paddocks at Wambo in the 1840s, and probably the 1850s, only as transient visitors from the stations on the Liverpool Plains and New England, awaiting sale.

Buildings at Wambo (1832 to 1857)

- **1832-1833** By July 1833 Hale had erected huts for workmen on the extreme south of the 2,000 acres, between the wheat paddock and Wollombi Brook. It is not known whether these continued to be occupied when the first homestead group was built further to the north in the mid-1830s or when they disappeared. They are not shown on the detailed plan of Wambo prepared in 1892.
- **Mid 1830s** At an unknown date in the mid-1830s, the first homestead was built on the present residential site. This is almost certainly the lower storey and cellar of the building known now as the Kitchen Wing. It was occupied only sporadically by Hale and there must

also have been accommodation for a manager and perhaps for workmen, as well as various functional out-buildings.

- **1844** The present homestead was built at right angles to the first homestead (now the Kitchen Wing) in 1844.
- **1847** Antonio Roderigo came from Bathurst as Hale's resident overseer at Wambo and remained there after Hale's death. It is not known which house he occupied. A possibility is the house known as the Stud Master's Cottage, where the fabric is consistent with construction in the 1830s or 1840s.
- **1840s or 1850s** Two-storey brick extension to the Kitchen Wing now known as the Servants' Wing is likely to have been constructed some time after the present homestead was constructed in 1844, but no documentary evidence for its dating has been found.
- **1840s and 1850s** Out-buildings connected with cattle-raising, milch-cows, the horse-stud and the raising of wheat and maize are likely to have been built by Hale in the vicinity of the homestead in this period. The 1892 plan, the earliest to survive, shows a stockyard, a barn and milking-yard close to the house, but no date can be confidently attributed to these or to the two sheds on the northern edge of the wheat-paddock to the south.

2.1.2 Chronology under William Durham (1823 to 1891)

Durham's early career (1823 to 1857)

- **1823-1847** William Durham, born in 1823, was the only son of a prosperous Windsor butcher. William's father died in 1827 and his widow married James Hale in 1828. Thereafter William and his three sisters were full members of the Hale family. All the Durham children married suitably. In 1847 William married Sophia Hill, a member of an upwardly mobile Sydney family.
- **1850-1857** William moved to Wambo to manage his stepfather's estate. He and his growing family occupied the 1844 homestead, although James Hale still came to Wambo from time to time.

Durham as an independent pastoralist (1857 to 1891)

- **1857** Under the will of James Hale, William Durham, a man of 34, inherited a life-interest in Wambo estate in 1857. He did not own the property, but on his death his two eldest surviving sons would own the estate in common. William received outright ownership of one quarter of all Hale's horses, wherever they were, so he immediately had blood-stock of his own at Wambo. He also acquired Bannockburn, Hale's main New England station, from his sister, but sold this in 1865.
- **1858** William Durham became a magistrate at Singleton.
- **1860s** Durham was judge at many horse races in the Singleton area and was prominent in the Hunter River Agricultural and Horticultural Association.
- **1865** Durham sold Bannockburn station for £6070.
- **1870s** Suffering from gross obesity, Durham gradually withdrew from his social commitments.

- **1875** Durham entered into a legal agreement with his two sons that they should run the property, while he continued to occupy the homestead and run three horses, with an annuity of £600.
- **1876** William Durham invested in 28 town allotments in Singleton in 1876.
- **1880-1891** With his health much impaired, Durham's financial position deteriorated and he died in 1891 a relatively poor man, with few assets. His annuity died with him and his widow returned to Sydney, where she lived in Macleay Street until her death in 1900.

The second major horse-stud (1857 to early 1870s)

- **1859** William Durham sold over 60 Wambo horses at Sydney, probably inherited from James Hale.
- **1860** 'Young Prince' was standing at Wambo and a paddock was reserved for visiting mares.
- **By 1865** Durham's horse stud was 'celebrated'.
- **1870-1872** Durham successfully ran his own racehorses from Wambo at Sydney races, including one which he had named 'Wambo'

Breeding and exhibiting of Durham cattle (early 1860s to mid-1870s)

- **Early 1860s** Maintenance of high-quality Durham herd separate for some 500 head of ordinary cattle. Between 640 and 3,000 head of cattle at his own Bannockburn in New England and at least 200 fattening at Byron Plains, which he leased.
- **1865** Durham sold Bannockburn and its stock for £6070 (\$600,000 in modern terms).
- **Late 1860s** Prize bulls won significant prizes at shows, including the Intercontinental exhibition in Sydney in 1869.
- **1891** When Durham died, there was still a designated calf paddock, south of the cultivation paddocks. There was also a milking yard close to the homestead.

Sheep (1867 to 1868)

- **1867** 70 fat lambs from Wambo were sold at Rutherford.
- **1868** 40 fat lambs were sold at Sydney and wool shorn from Wambo sheep was exported. There is no mention of sheep at Wambo except in these two years.

Lucerne in the cultivation paddock (late 1860s to 1891)

- **1865** First mention of growing lucerne at Wambo. This continued for the use of the estate and for sale throughout Durham's time. The only cultivation paddocks shown on the 1892 plan are where Hale had grown his wheat in the 1830s, so it is almost certain that this is where Durham grew his lucerne.

Possible exploitation of coal (1863)

- **1863** Two coal seams were found near the homestead when a well was being sunk in August 1863 and there was interest in developing a mine. If a mine was developed, the coal remained for private consumption only.

Buildings at Wambo (1857 to 1891)

- William Durham continued to live in the 1844 homestead until he died in 1891. His wife, and for some 20 years his two sons and two daughters and occasionally a governess, lived in the homestead also.
- In the late 1860s and early 1870s the Chinese cook, his Australian wife and their children lived in some squalor either in the Kitchen Wing or in the 'Servants' Wing'.
- The overseer, who continued to be Antonio Rodriguez until 1863, possibly lived in what is now called the 'Stud Master's Cottage'.
- Close to the house by 1892 there were a barn, a cottage close to the 'Stud Master's Cottage', a milking yard and a stockyard, but there is no evidence for the date of their construction. By 1892 any facilities for the horse-stud of the 1860s had been removed or were too dilapidated to be recorded on the plan.
- To the south, on the northern edge of the lucerne paddock, there were two sheds close to a well in 1892.

2.1.3 Interregnum (1891 to 1905)

Joint ownership by Durham brothers (1891 to 1894)

- **1892** Title was formally awarded under James Hale's will to William James Hill Durham and Charles Henry McQuade Durham, the two sons of William Durham, holding in common. A detailed estate map was prepared for projected sale of the estate. This is the only surviving historic map showing the location of buildings and the use of paddocks at Wambo.
- **1893** The Durham brothers converted the tenures to Torrens title, after applying in August 1892. They sub-divided the land into 28 parcels and in October 1893 12 allotments were sold.
- **1894** The remaining 14 allotments were offered for sale and the Durham brothers ceased to own Wambo. Title to the six allotments taken up at the initial sale in 1893, which included the homestead area, was transferred in March 1894 to Charles Durham's father-in-law, Benjamin Richards.

Part of a meat empire (1894 to 1898)

- **1894** Benjamin Richards, whose daughter was Mrs Charles Durham, bought the heartland of Wambo in 1894. Richards was the owner of the nationally important meatworks at Riverstone in the Hawkesbury and Wambo became a part of his system of transferring stock from the eastern states to the meatworks.

- **1898** Richards, however, died 4 years later, in 1898, and Wambo did not develop any important part in his empire. It is unlikely that Richards spent much time at Wambo. It has been suggested that the surviving butcher's shop was built in his time and this is an attractive possibility, but Richards used Milbrodale on Wollombi Brook to the south as his principal Hunter entrepot in the 1890s and it is likely that Wambo merely provided holding paddocks for stock.

Interlude under Badgery, Ridge and Jones (1898 to 1905)

- **1898** On the death of Richards, Wambo was sold to Prosper Ridge and Frederick Badgery, two well-known pastoralists with extensive interests elsewhere. Badgery had married an orphaned niece of Mrs Sophia Durham who had been brought up at Wambo. Both Ridge and Badgery came of old Richmond families and their grandfathers had known the first William Durham and James Hale well. There is no evidence, however, that Ridge and Badgery did any development at Wambo.
- After Ridge died in 1904, William Badgery and Frank Jones acquired his interest in Wambo, but in the following year the consortium sold the property.

2.1.4 The McDonald Era (1905 to 1983)

Ownership and occupancy

- **1905-1908** Reginald Allen and Frank McDonald were joint owners and occupiers of Wambo.
- **1908-1915** Allen and Frank McDonald remained joint owners of the heartland of Wambo, but McDonald occupied Wambo homestead block, with his son William as stud master, while Allen occupied South Wambo.
- **1915-1944** William McDonald was owner and occupier of Wambo.
- **1919** Frank McDonald died at Leura during the influenza pandemic.
- **1944-1954** Absentee owners were children of William McDonald, John Linden McDonald and Mrs Joan Blasick, together with the family solicitor, Colin Dunlop of Singleton. The homestead was occupied by overseers or managers. McDonald was initially in scone, and Joan Blasick was in America with her husband
- **1954-1966** John Linden McDonald became sole owner, but lived in Double Bay and Wambo homestead continued to be occupied by staff until Joan Blasick returned from America in 1966 or just before.
- **1966-1971** John McDonald and his sister, Joan Blasick became owners in common. The Blasick family occupied Wambo homestead.
- **1971** McDonald and Blasick sold the whole Wambo estate of over 3,000 acres to Wambo Mining Corporation. Later that year the mining company sub-divided the estate and sold a new allotment of 68.09 hectares around the homestead to Joan Blasick.
- **1971-1983** Joan Blasick was sole owner of the new, small homestead block. She also occupied the house during this period.

- **1983-1985** Joan Blasick sold her part of Wambo to a veterinary surgeon, John Birks, who attempted to live there. He found this uncongenial and successfully sued the Wambo Mining Corporation for damage to the house and for noise pollution, but sold the entire property to the coal company in 1985.
- **1985-present** Successive coal-mining companies have owned the reconsolidated Wambo estate.

Third horse-stud under Reginald Allen and Frank McDonald (1905 to 1919)

- **1905** The wealthy Sydney lawyer, Reginald Allen and Frank McDonald purchased Wambo and at once proceeded to create a significant horse-stud. By October, 'Bonnie Chiel', a stallion of impressive pedigree which had won major races, was standing at stud at Wambo.
- **1905-1907** To accommodate the stud, 30 loose-boxes, 18 stalls and yards were constructed.
- **1906** A Newmarket stallion, 'Mousqueton' was purchased, along with a third stallion. Excellent photographs of Wambo estate and horses by the Allen family in December.
- **1908** Allen and McDonald loosened their partnership and sub-divided part of the estate, as the Durhams had hoped to do 15 years before. McDonald retained the heartland around the homestead, while Reginald Allen retained South Wambo, although the land remained in joint ownership until 1915. The stud of 87 horses, including seven stallions, was sold, but the partners bought some of them and continued to breed horses there. As a result Wambo stud continued under McDonald alone with 'Riding Master' as its principal stallion, while a new Allen stud was created at South Wambo. Frank's son, William McDonald, became stud-master at Wambo and developed the stud for another 10 years or so.
- **1914** Frank McDonald bought a stallion, 'Kerman', in Britain at William's request. It reached Australia before war broke out. There were now four racing stallions at Wambo.
- **1915** McDonald transferred title to Wambo, and therefore to the stud, to his son, William Francis, who lived there until his death in 1944.
- **1916** William McDonald sold 30 horses, bred at the Wambo stud. There were no more advertisements for stallions standing at Wambo.
- **1919** The last advertised sale of bloodstock from Wambo.

The dairy herd of Jersey cows and bulls (1905 to c1940)

- **1905-1908** The dairy herd owned jointly by Allen and McDonald consisted of 100 cows and seven bulls, along with 145 heifers and 108 calves, was sold in 1908 and largely repurchased by Frank McDonald, so stayed at Wambo's commercial dairy. The dairy herd was later Jerseys, so it likely that the 1908 herd was also Jersey.
- **1915** William McDonald advertised for a dairyman to tend 100 cows.
- **1925** While running 345 cattle, McDonald advertised for a dairying family to look after 80 cows.
- **1931** The total herd was now 290.

- **1936** A Wambo bull was added to the national Honour Board for Jersey bulls.

Sheep (1922)

- **1922** William McDonald was praised for the quality of the wool from his cross-bred sheep on October 1922. As in 1867–1868, this seems to have a short-lived enterprise. There is no evidence that a shearing-shed was ever built at Wambo.

Lucerne (1905 to 1930s)

- **By 1908** the new owners Allen and McDonald already had 200 acres (80 hectares) under lucerne by 1908. This was almost certainly grown in the original cultivation paddocks in use from the 1830s just above North Wambo Creek, used for wheat by Hale and for lucerne by Durham.
- **1910** William McDonald was anxious to plant more lucerne.
- **1915** William McDonald became a member of the local Pastures Protection Board after being a stern critic.
- **1939** William McDonald was praised for his improvements to Wambo pastures.

Buildings (1905 to 1908)

- **1905-1907** At the 1908 sale, the auctioneer drew the attention of potential purchasers to the newly built features of the horse stud to the north of the homestead. He described the innovations of Allen and McDonald as: '30 Loose Box, 18 Stalls, and Yards attached. All new, and very heavily timbered, and will last for years. Water is laid on, and Haysheds and every other convenience are very handy'.
- **1922** Despite the evidence of wool-production in 1922, there is no evidence for the construction of a shearing-shed at Wambo at any time.

2.1.5 Coal-Mining (1969 to Present)

1969 to 1982

- **1969** Formation of Wambo Mining Corporation, which bought land formerly part of Wambo and extracted some coal in a small open-cut called Charlie's Hole.
- **1972** A shaft for access to one of the underground seams was sunk 100m north of Wambo homestead. This processed over 5,000 tonnes of coal daily.
- **1974** Open-cut mining began as a small-scale operation to supplement the underground production from the Wambo seam. Joan Blasick sold her part of Wambo to a veterinary surgeon, John Birks, who attempted to live there but found the site uncongenial.
- **1982** Wambo Homestead Complex was made subject to a Permanent Conservation Order (PCO) under the Heritage Act. In 1999 this was replaced by listing on the SHR following amendments to the Heritage Act in 1998.

1982 to the present

- **From 1982 to present** Successive mining companies have owned the reconsolidated Wambo estate, though the name Wambo has been retained by subsequent owners.
- **1985** After successfully suing the Wambo Mining Corporation for damage to the house and for noise pollution, John Birks finally sold the entire property to the coal company.
- **1982-1991** Property was owned by a combination of companies including Panaroya, Hartogen, Total Australia, GIO and CdF Minerals.
- **1991-2001** Property transferred to Sumito Coal Mining Ltd (now Sumiseki) in 1991 who managed the site until it was purchased by Excel Coal in 2001. Underground mining progressively expanded to include six mines—Wambo, Ridge Entry, Homestead, Wollemi and the latest in 2005, North Wambo.
- Initially, some pastoral uses of the property continued under the successive mining owners and the Homestead Complex buildings were used for storage and other functions, but these uses had all but disappeared by the end of the 1990s.
- **2005** United Collieries Pty Ltd (which owns underground mining rights) was granted *Environmental Planning and Assessment Act 1979* (EP&A Act) and Heritage Act 1977 (Heritage Council) approval for expanded underground mining operations in the vicinity of Wambo homestead and within ‘the listed curtilage’ (that is, the SHR boundary).
- **October 2006** Site operations taken over by WCPL (comprising 75% Peabody Energy and 25% Sumiseki). Future mining—including underground mining under the Wambo Homestead Complex and open-cut outside the boundary—is currently approved until 2025 and is likely to be extended.

2.1.6 Recent Site Conservation Management Initiatives

- **1992-1994** Wambo Homestead buildings and their immediate setting were surveyed and recorded as part of a ‘Conservation Plan’ (CP) prepared by Barney Collins, which was submitted in 1994 as a thesis for a Master of Science (Architectural Conservation). At this stage some of the Homestead Complex was used for mine-related functions, including offices in the main residence (New House) which was adapted and provided with a new carpark.
- **By 1996** The Homestead Complex was no longer used for any functions and the expansion of mining operations in its vicinity increasingly isolated it from public access.
- **2004** Wambo Coal Pty Limited was granted approval for the development of open cut and underground mining operations at the Wambo coal mine subject to a number of conditions. (Ref DA 305-7-2003). These included various ‘Conservation Measures’ (such as preparation of a conservation management plan) and the need for applications under Section 60 of the Heritage Act for ‘any development on land within the State Heritage Register listing boundary’.
- **2006** A CMP was prepared by EJE Heritage in accordance with the DA requirements. This included various conservation policies for maintenance and repair of the structures, as well

as consideration of relocation of all or part of the Homestead buildings. The CMP was recommended to be reviewed and updated after 5 years, as per this report.

- Over subsequent years, photographic recording and structural engineer's inspections have been carried out annually in accordance with the DA requirements.
- **2010** Following submission by Wambo Coal to NSW Heritage Council to seek removal of Homestead Complex from the SHR, GML assisted in the provision of additional information requested by the Council, including:
 - Professional review of the history of the place/item to identify the key themes, events and people relevant to assessment of its heritage significance, including the significance of surviving components and attributes and relationship to comparative sites.
 - Development of comparative analysis/assessment of the place/item in the context of comparative sites in the Hunter Valley, particularly surviving nineteenth-century homestead groups.
 - Assessment of the philosophical issues, as well as the practical feasibility, of relocating key components of the Wambo Homestead Complex to provide public access and use, plus initial input/advice on heritage criteria relevant to any new site/location for the reconstructed elements.
 - Preparation of initial Interpretation Strategy recommendations for incorporating and presenting the heritage values of the place as part of any future management and/or development, proposals.
 - Provision of specialist heritage advice to direct stabilisation of existing significant structures. These works have included making structures watertight and upgrading drainage systems; providing support for structural components/fabric where required to prevent further collapse and/or make structures safe for ongoing inspection and maintenance; identifying and controlling white-ant infestations and securing fabric from ongoing deterioration by appropriate protection methods (including removal and storage).

The first four items were set out in the Wambo Homestead Complex—Heritage Strategy submitted to the Heritage Council in September 2010.

- Application for removal of site from SHR was subsequently withdrawn by WCPL.
- **2010-2012** Site conservation works carried out on Homestead Complex, including implementation of maintenance works to prevent water entry and stabilise structures and investigation, recording and protection of significant features and fabric.
- **2011-2012** Review and updating of 2006 CMP.

2.2 Chronology of Key Historic Themes

Decade	Wheat	Lucerne	Horse stud	Durham cattle	Jersey cattle	Sheep	Coal
1820s							
1830s	X			X			
1840s	X		X	X		X	
1850s			X	X			
1860s		X	X	X		X	X
1870s		X	X	X			
1880s		X					
1890s		X					
1900s		X	X		X		
1910s		X	X		X		
1920s		X			X	X	
1930s		X			X		
1940s							
1950s							
1960s							X
1970s							X
1980s							X
1990s							X
2000s							X
2010s							X

Table 1 Table of major historical uses of the Wambo site in each decade of its history

2.3 Sequential Development of Wambo Homestead Complex

These diagrammatic layouts document changes to the Wambo Homestead Complex based on available documentary evidence, starting with the earliest plan of the site in 1892. Sufficient information to reconstruct earlier layouts of the study area has not been found.

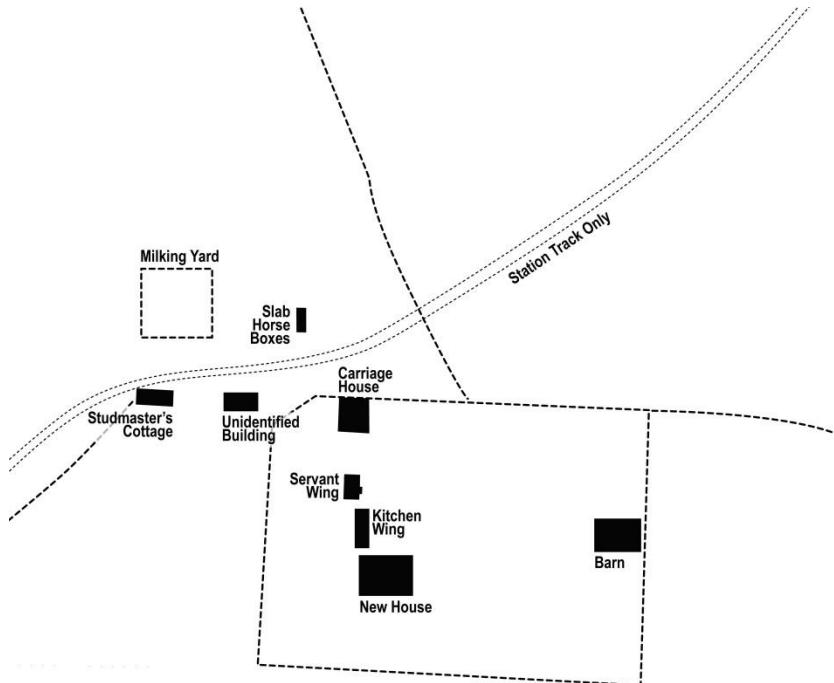


Figure 2.1 1892 Layout of study area (based on RH Matthews Primary Application 8868, LPMA)

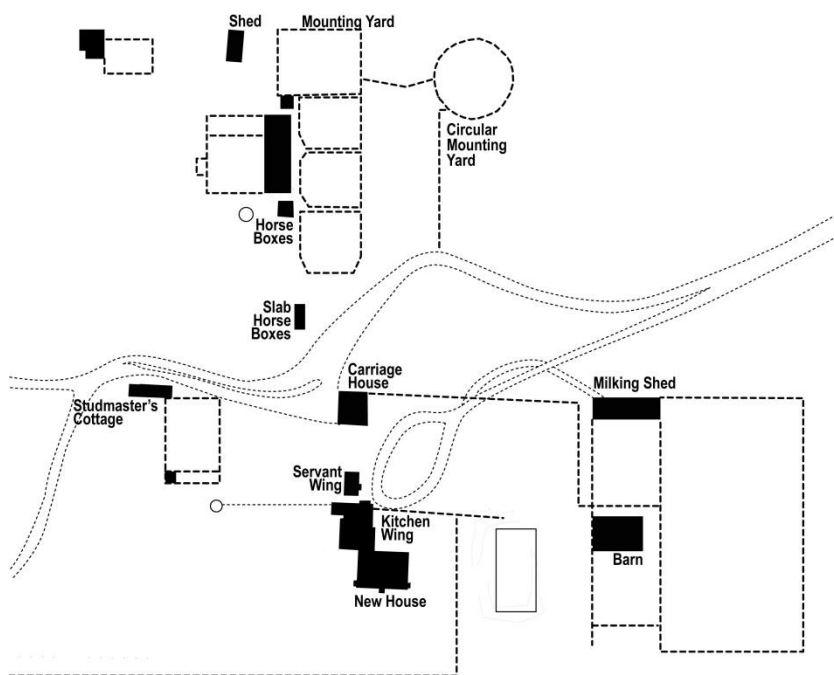


Figure 2.2 1942 Layout of study area (based on 1942 Aerial Survey)

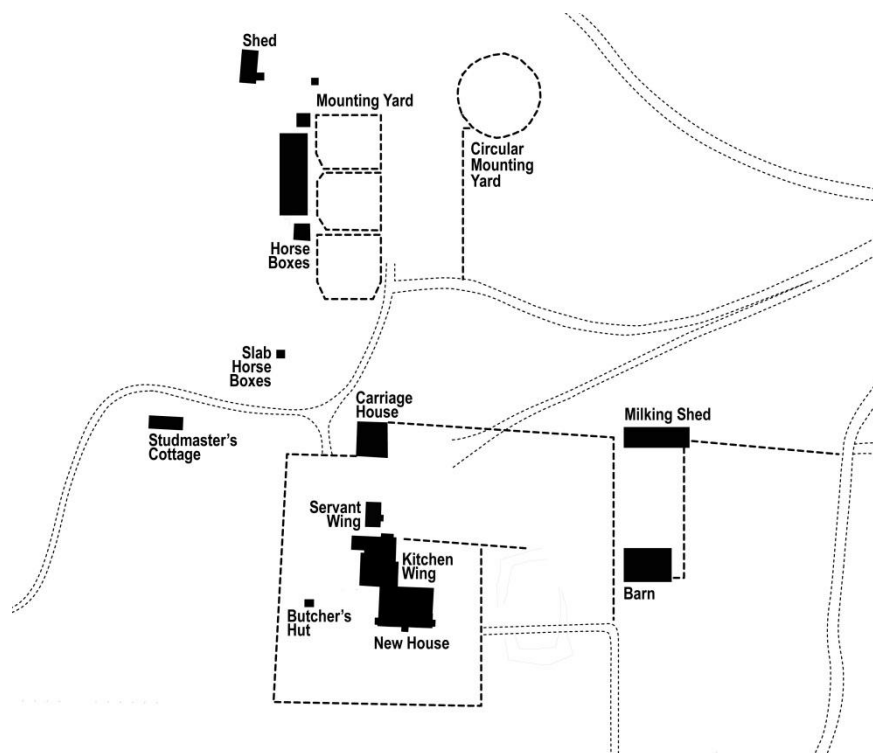


Figure 2.3 1951 Layout of study area (based on 1951 Aerial Survey)

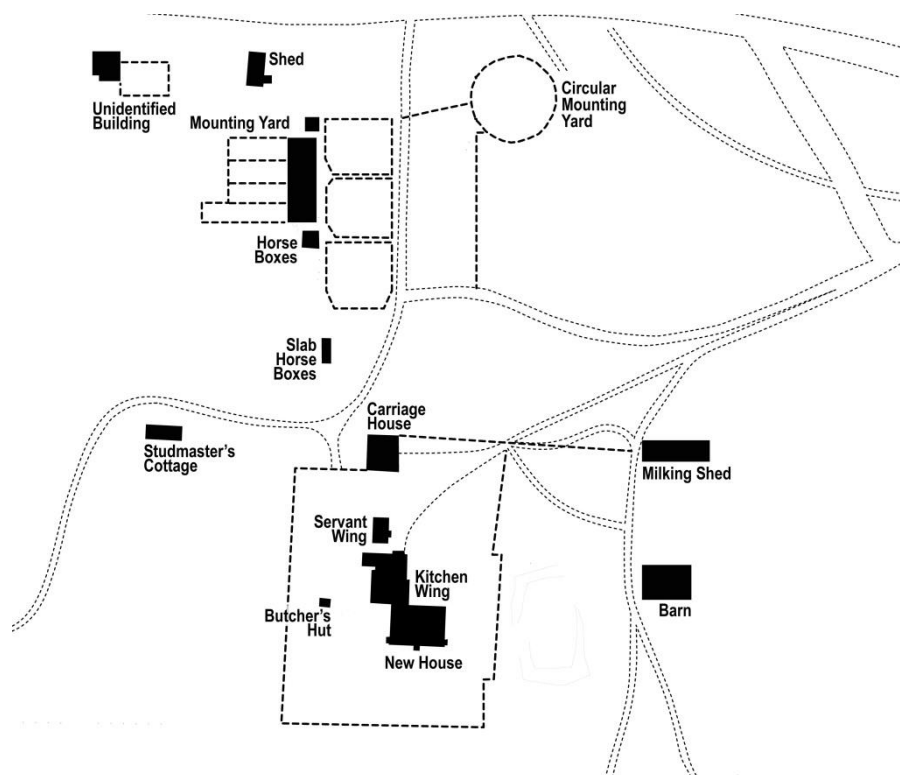


Figure 2.4 1974 Layout of study area (based on 1974 Aerial Survey)

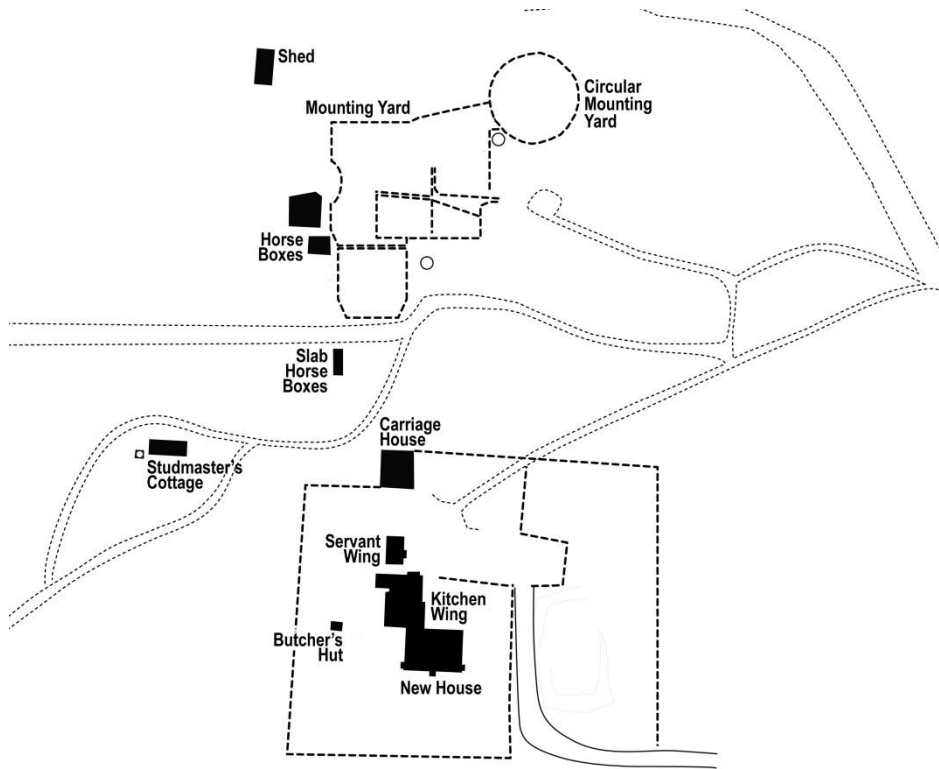


Figure 2.5 1991 Layout of study area (based on 1951 Aerial Survey)

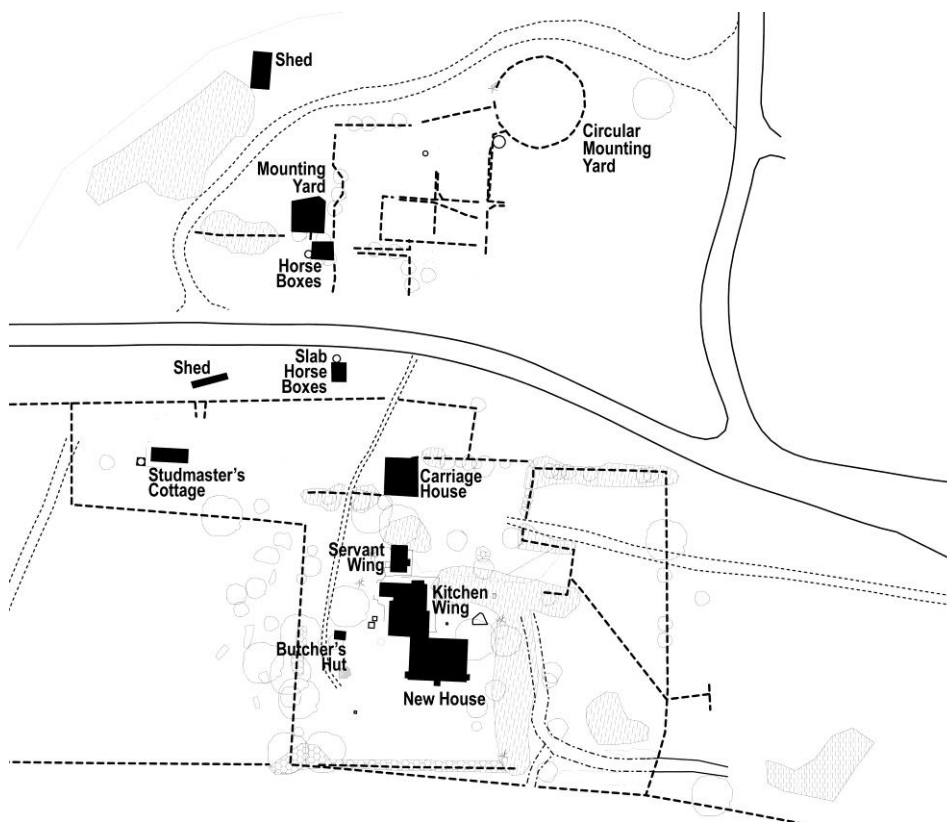


Figure 2.6 2012 Layout of study area (based on 2012 Site Survey)

3.0 Physical Analysis

3.1 Introduction

3.1.1 Scope

This section reviews the current character and condition of the physical fabric of the study area within the Wambo Homestead Complex identified in the 2006 CMP. It is intended to provide an update of current conditions to supplement the information in the 2006 CMP rather than reproduce or replace all the detailed documentation included in this earlier study. It is intended that the measured drawings and building element details included in the 2006 CMP continue to serve as a reference source but they do not represent current 'as found' conditions.

The site and its key components have also been photographically recorded each year since the 2006 CMP, and these records, lodged with the NSW Heritage Council, provide an important archival and research resource.

To maintain continuity and ease of cross reference with the 2006 CMP:

- the same names are used for the buildings and other structures within the study area, though alternatives are provided (in brackets) where appropriate to clarify and/or reflect more general usage; and
- the three precincts identified as part of the 2006 'Landscape Overview', including Home Compound, Stable Yards and Stock Yards, are retained and used for the site analysis in this Review, with a fourth added to include the remaining area around the Stud Master's Cottage and Coach House and Stables buildings.

The study area showing these four precincts, buildings and other structures, roads/tracks, fences and major vegetation is shown in Figure 3.1. This plan is based on a site survey prepared by WCPL in 2012 for this CMP Review.

3.1.2 Approach

The study area was inspected by the project team in February 2012 to identify and document its current layout, components and physical character. The aim of this work was to provide input for appropriate conservation policies for care and management of the place, in both the short and longer term, as set out in Sections 6.0 and 7.0 of this report. To this end, and to complement existing documentary record, this CMP Review has focussed on the following approach:

- The major built elements investigated and recorded in previous documentation—ie the main buildings shown in Figure 3.1—are re-examined to identify current conditions, with particular attention to changes that have occurred since the previous assessment (including recent Heritage Council approved maintenance/repair and stabilisation works).
- The current layout, key components and character of the landscaped setting within the study area has been recorded by the site survey, supplemented by descriptions and photographs of key components and attributes. The assessment also includes an account of changes since the previous CMP documentation.

- An archaeological assessment of the potential archaeological resources of the site and their significance has been carried out based on historical and physical site evidence.

3.1.3 Limitations

The inspections were carried out with the assistance of the owners and within the safety and access constraints required on a working colliery site. The condition of the buildings and/or safety requirements limited access to some areas, so only readily accessible areas were able to be inspected. This limited close examination of some building exteriors as well as various interior spaces where structures were not safe to enter and/or working heights precluded all but specifically trained personnel.

No opening up of fabric was carried out as part of the inspection, but some areas that had been investigated as part of recent maintenance and stabilisation works by WCPL were able to be commented on using the information previously collected.

3.2 Site Analysis

3.2.1 Study Area and its Context

Located in the northeast corner of the SHR listed precinct, both the immediate and wider settings of the study area present a study in contrasts, as Figure 1.2 clearly demonstrates.

To the south, east and west of the study area the immediate context is characterised by open river flats and gently undulating land—mostly former pastoral and agricultural holdings—with scattered stands of remnant woodland vegetation, particularly towards the creeks and distant hills. With its location on the south side of a low rise marking the north edge of the Wollombi/North Creek flood plain, the New House (Homestead) is faces south across the flood plain towards North Wambo Creek with distant views to Mount Wambo and the Bulga Mountains.

Immediately north of the New House (Homestead) within the study area, the other site structures nestle into the landscape without intruding on views towards, or out from, the Homestead. This ‘visual subservience’ is essentially due to the setback of these service/outbuilding structures, their siting on topographically lower areas and/or being screened by plantings. The Wambo Homestead Complex is not able to be viewed from publically accessible vantage points, however, because of the extent of the colliery land-holding around it.

Immediately north of the study area, the landscape is characterised by open cut and underground mining landscape features, together with the road/rail transportation routes, storage facilities and other infrastructure associated with modern colliery facilities.

3.2.2 Layout of Study Area

As noted in Section 3.1.1, the site analysis in this Review has adopted and adapted the precincts used in the 2006 CMP to help present and explain the layout, components and characteristics of different parts of the site. These precincts are defined by a combination of functional use and surviving evidence of earlier boundaries, including fences, plantings, roads and paths, etc, as shown in Figure 3.1.



Figure 3.1 Wambo Homestead Complex study area showing existing structures, fences and plantings with precinct layout superimposed



Figures 3.2-3.6 Home Compound views showing New House, Kitchen Wing and associated structures in their landscape setting. (GML 2012)

Precinct 1: Home Compound

This precinct, in the southwest corner of the site, is centred on the New House (Homestead) and associated service buildings including a two-storey Kitchen Wing (attached to the northwest corner of the New House), a separate one-and-a-half-storey Servants' Wing, and a small timber slab Butcher's Hut.

Post and wire fences and/or the remains of former fence lines mark the boundaries of the precinct, following alignments that date, in most cases, at least to the mid-twentieth century. The oldest is the front/south boundary which appears to follow its earliest recorded alignment (shown in the 1892 survey plan) and may even date to earlier in the nineteenth century (ie not long after the construction of the New House). The fabric of the fences is a mix of materials from different periods, with modern galvanised wire and steel star pickets mixed with dressed and slab timber posts.

Paved areas are generally restricted to high pedestrian traffic areas, such as paths around the Kitchen Wing and the north east courtyard. The current concrete finish of these areas generally appears to date from the mid- to late twentieth century but may cover earlier paving (of as yet unknown nature and extent). A traditional steel-framed windmill is located just west of the Kitchen Wing, probably dating to the early to mid-twentieth century. Though currently bent at ninety degrees over the adjacent lean-to verandah roof, this structure and adjacent elevated tank provide evidence of both the site's early operation and potential sub-ground water source (from an adjacent well or cistern).

Precinct 2: Stable Yards

This precinct, in the southeast corner of the site, shares its western boundary with the Home Compound, and is largely enclosed with post and wire fences of the same mix of materials and periods as Precinct 1. Within this area, however, near the northwest corner, are remains of an earlier split timber post and rail fence (with mesh infill at the bottom), no doubt associated with previous 'stable yard' uses of the area to the east; that is, to prevent animals trespassing into the adjacent private garden and entrance driveway.

No above-ground structures currently remain within the precinct, even from the 'previous tennis court' near the south end of the area that is depicted in the 2006 CMP. Potential archaeological evidence of driveways and paths (from various periods) and the twentieth-century tennis court was, however, identified within this area. Also of potential interest is the site of the former Barn adjacent to the east boundary of the precinct which documents show to have survived into the 1970s.

Precinct 3: Stock Yards

This precinct, to the north of the study area, is defined in character and extent by the remaining structures of its former 'stock yard' use. The term 'mounting yard' is also applied to components of this area in the 2006 CMP, but it appears to be used interchangeably with 'stock yard'.

The structures and remains of structures in this area date to 1905-1907, being erected by Reginald Allen and Frank McDonald as part of their significant horse stud facilities. These currently include the distinctive circular 'mounting yard' (or corral) constructed of timber slabs butted vertically together, various sections of fencing to yards and holding pens (including remains of post and rail and post and wire construction) and two former sheds with stabling and storage facilities. Another similar timber outbuilding/shed is located adjacent to the northwest corner of the precinct boundary. Though this is not included within the Stock Yards precinct, as defined in the 2006 CMP, the historical and physical evidence point to it being a related part of this facility and thus it has been included within the study area.

Along the southern edge of the precinct is a modern graded/bitumen paved road constructed in 1999 to provide access for gravel haulage access through the site. This work required partial dismantling of the fences on the southern end of the stock yards (ie on the road's north boundary). Under the conditions of the s60 approval for this work (see Section 6.5.3), these fences were required to be dismantled and set aside for reconstruction once the road was no longer required. (Note: Neither this road or resulting alterations to the stock yard fences are shown in the 2006 CMP site plan—Figure 5.14 Landscape Overview.)



Figures 3.6-3.7 General views of Stable Yards showing topographical and landscape character and remnant fencing. (GML 2012)



Figures 3.8-3.9 General views of Stock Yards showing site character and setting, landscape features, fencing and structures. (GML 2012).



Figures 3.10-3.12 Views towards and within Stud Master's Cottage precinct with Cottage, Horse Boxes and remnant farm machinery. (GML 2012)



Figures 3.13-3.14 General views of landscape character within and immediately around the Wambo Homestead Complex. (GML 2012)

Precinct 4: Stud Master's Cottage

As noted in Section 3.1.1 above, this precinct has been added to include the remaining area and structures previously 'left over' between the Home Compound and Stock Yards. On its north boundary the precinct is defined by the southern edge of the 1999 through-site haulage road (described above) while to the south, east and west it is largely delineated by post and wire fences similar to the Home Compound. A similar fence completes the enclosure of the precinct running parallel with, but set well back (ie south) from, the through-site haulage road. This provides the current vehicular access—via locked gate—to the main group of buildings within, and adjacent to, the Home Compound.

The main structures within this precinct include the Stud Master's Cottage (at the west end), a timber slab Horse Boxes building (between the through-site road and adjacent fence) and the large Coach House and Stables in the southeast corner (adjoining the boundaries Precincts 1 and 2).

Between these structures the site is relatively open with a somewhat uneven, 'bumpy' topography undoubtedly due to a whole host of factors, including randomly placed (but now quite old) 'rubbish/spoil' heaps, localised settlement due to stormwater run-off or animal activity, the erection and removal of various structures over the history of the site, etc. Around the Stud Master's Cottage in particular, in-situ remains of the former verandah and water tank can be readily discerned.

3.2.3 Landscaping

Indigenous Vegetation

Surviving remnants of the original surrounding woodland dominated by *Eucalyptus crebra* (Ironbark) and *Casuarina luehmannii* (Bull Oak) and including *Angophora floribunda* (rough Barked Apple), *Brachychiton populneum* (Kurrajong), *Eucalyptus albens* (White Box) and *Eucalyptus moluccana* (Grey Box) can still be found on outer areas of the land holding. Closer to Wambo Creek, the vegetation has changed less, with indigenous species including *Casuarina cunninghamiana* (River She Oak), *Casuarina glauca* (Swamp Oak) and scattered *Eucalyptus terticonis* (Forest Red Gum).

Within the study area, a few surviving remnants of the original surrounding woodland can also be found, most notably, some of the *Eucalyptus* species (identified above).

Precinct 1: Home Compound

The informal layout, character and features of the precinct's landscaping—including open lawn in front of the house, boundary hedging, remnant garden, arbour and rockery plantings in the northeast corner—reflect a combination of both the site's previous residential use and farming functions, and awareness of its wider rural setting. Existing plantings are generally informal and confined to the edges of the precinct.

The north, west and south boundaries feature mature hedges of *Olea Africana* (African Olive) which have recently been trimmed back to open up views, as originally. The excessive spread of Olive seedlings throughout the site, together with *Grevillia robusta* suckers, has however, been a problem, though recent maintenance works have improved this by pruning and/or removing invasive plantings causing damage to site structures. The front/south hedge also includes *Tecomaris capensis* (Cape Honeysuckle) and *Plumbago auriculata* (Plumbago) in a somewhat ad-hoc mix.

Closer to the New House, the rustic timber-framed bush-pole and wire mesh pergola is less intact than in 2006 but surviving remains, having collapsed in situ, are still able to identify its site and construction. The adjacent rockery is similarly still evident but overgrown with a mix of original succulents and invasive weeds. The 'garden beds' and 'edging' along the south elevation of the Homestead recorded in 2006 are no longer extant.

The largest specimen trees in this precinct, located between the house and these garden areas, are the *Lagunaria patersonii* (Norfolk Island Hibiscus) and *Ulmum parvifolia* (Chinese Elm). More generally, the mature trees tend to be mainly remnant Eucalypts and *Schinus areira* (Pepper Corns) which are traditionally associated with nineteenth and early twentieth century rural properties.

Precinct 2: Stable Yards

The landscaping character of this area varies from the shared 'domestic garden' shrubs and other plantings along the southern half of the west boundary and tall hedge screening (mostly Olives) along the north (road) edge to the wilder mix of exotic weeds and scattered scrub plants scattered over the



Figures 5.15-3.17 Landscaping features in Home Compound with open lawn south of New House, trees around perimeter, olive hedge along fence line and remains of rustic pergola. (GML 2012)



Figure-3.18 Typical landscape character of 'regenerating paddocks' in Stable Yards precinct. (GML 2012)



Figures 3.19-3.20 Stock Yards with regenerating grass and indigenous trees around perimeter. (GML 2012) See also Figures 3.8-3.9.



Figures 3.21-3.23 Landscaping layout and character in Stud Master's Cottage precinct with tree and hedge planting along fence near Carriage House and Stables, open grass around Cottage and early Pepper Corn. (GML 2012)

disturbed former paddock areas to the south and east of the precinct.

Comparing the current landscaping with the 2006 record, this area has generally become more overgrown, with indigenous species regrowing. No remains of the 'abandoned orchard' in the southeast corner of the precinct were found.

Precinct 3: Stock Yards

The uneven and significantly overgrown terrain prevented inspection of all parts of this parts of this precinct, but various piles of building materials or 'dumps' covered with plant growth were noted throughout the area, pointing to collapsed structures and/or relocated building components and materials. Around the northern edge of the circular mounting yard there is also a build-up of excavated spoil, probably associated with the modern 'drainage line' which marks the northern boundary of the study area.

Tree plantings generally comprised indigenous Eucalypts, particularly around the perimeter of the precinct, and Pepper Corns planted close to buildings and yards.

Precinct 4: Stud Master's Cottage

The landscaping of this area is again characterised by open grassed areas with few trees other than Pepper Corns (near the Cottage), scattered indigenous Eucalypt species and Olive hedging along the fence lines.

3.3 Buildings

3.3.1 The New House (Main Homestead)

Description

The New House, constructed in 1844, is a distinctive single-storey rendered (stucco) structure, obviously conceived as an architecturally ambitious Regency style villa. Rigorously designed to impress as a tasteful, spare, symmetrical grand homestead residence, it was placed to present to the valley floor and ranges to the south, turning the 'old house' into an impressive supporting kitchen and service wing.

The four principal rooms are arranged as pairs either side of an axial central flagged hall, are covered by a low transverse hipped main roof. These are surrounded by a lower skirt of verandahs and verandah rooms, set at a lower pitch but similarly roofed originally with hardwood shingles, later covered with corrugated-iron sheeting. Damaged in a storm, the main roof is now covered with modern corrugated steel.

The boxed eave and fascias to the main roof support an Ogee pattern galvanized-steel gutter which also surrounds the verandah roof. Across the front verandah the roof is supported by turned timber columns in the Tuscan order. These have been wrought with entasis in the column shafts and fine turned capital and integral neck mouldings, but the original column bases (which might have been anticipated given the quality of what does survive) have been replaced at some later date with rough octagonal bases due to rot of the originals. Ten columns support the edge of the front verandah, with pairs placed each side of the central front door. The return verandahs on each side employ hexagonal timber posts similar to those of the Kitchen Wing's verandahs at the rear. These posts also re-appear in the rear verandah of the New House which abuts the Kitchen Wing east verandah, giving covered access from the main house to the full ground floor Kitchen Wing. The western side verandah return has been partially enclosed with stud-framed weatherboarding to form a 'weather porch' outside the verandah room later fitted out as a kitchen.

The columns sit upon a bullnose kerbed, flagged front verandah, which sits above sandstone ashlar base walls, distinct from the false ashlar, ruled stucco brick walls of the house proper. The front of the house features a fine central six-panelled (bolelection and bead-butt moulded) door with



Figures 3.24-3.27 External views of New House after maintenance and stabilisation works showing front (south), west and north (Courtyard) elevations. (GML 2012)



Figures 3.28-3.31 Front and rear elevations of New House with removed fabric (for safe storage in building), propping of verandahs and detail of junction with Kitchen Wing. (GML 2012)

elaborate transom light above and under a moulded false flat-arch stone lintel) on either side are two fine 12-pane double-hung sash windows, with plain stone lintels and sills. A four-panelled door, set under a moulded lintel similar to the front door lintel, gives into each side verandah room set back from the front verandah. Three broad stone stairs, each composed of single length moulded treads, are also located symmetrically disposed to the centre and the southeast and southwest corners of the verandah.

All the building's sash windows retain early glass and feature finely made external louvered shutters. The side verandah room windows are further sheltered by tinsmith's window hoods of galvanized steel sheet, with cut fleur-de-lis patterned edges.

Internally, asymmetrical placement of the front and back doors to the central hall reconciles the external symmetry of the front and rear elevations across the dissimilar width of the room pairs each side—the eastern rooms being wider east-to-west than the western rooms. The generous principal rooms feature lath and plaster ceilings with solid run cornices and ceiling roses, and restrained moulded joinery, including six panelled doors, skirtings and architraves.

Along the rear (south) of the residence are a pair of narrower, 'secondary rooms' that have been joined into one space (during some period of change around the mid-twentieth century) to provide a service/kitchen space.

Condition and Integrity

The building provides extensive evidence of its development over time and the successive details of different areas and phases of growth. The construction history can be read through the building and include works such as the removal of masonry partition walls from the lesser and verandah rooms, the introduction of new door openings, the adaptation of the verandah rooms as a kitchen and bathrooms, the introduction of modern joinery into the master bedroom and installation of pressed metal ceilings over the boarded verandah ceilings.

The current condition of the building's fabric is variable throughout the structure, ranging from badly deteriorated (to the point of collapse) through to relatively sound and/or readily repairable. The contributors to this deterioration have included water penetration and poor drainage, salt damp attack in masonry, termite activity and inappropriate

repairs (such as early cement renders), all of which appear to have been occurring for much of the twentieth century history of the site, including the period of previous agricultural related uses.

Over the last 18 months WCPL have instigated a program of maintenance, repair and stabilisation works directed towards removing agents of deterioration and retaining and protecting existing structures and fabric in situ as much as possible. These works have included the following:

- Checking over and resecuring roofing and flashings to make buildings watertight, particularly at connections between structures and around chimneys and other penetrations.
- Collecting and disposing of roof water drainage via existing gutters and downpipes and/or new fittings (including acrylic 'water chutes') to ensure water is deposited well away from building walls. As part of the process, all sections of early ogee-profile gutter have been retained in situ as historic evidence of the original detail.
- Providing new structural props to the front (south) verandah to replace deteriorated timber posts, which have been carefully dismantled and stored in the Homestead. Also providing new structural propping along the west end of the sandstone verandah base wall to halt further movement/settlement of the footings.
- Propping up areas of deteriorated masonry near the base of damp-affected walls to prevent structural collapse and retain existing fabric in situ as much as possible.
- Installing new timber props to support internal lath and plaster ceilings and archways where cracking and/or collapse of fabric was noted.
- Retrieving and securely storing removed features and fabric (eg deteriorated timber columns and bases, zinc awings, etc) within the main building.



Figures 3.32-3.34 Interior views of New House after clearing out and stabilisation works. (GML 2012)



Figure 3.35 Northwest corner of New House at junction with south end of Kitchen Wing (infill to later extension) after maintenance works. (GML 2012)



Figures 3.36-3.39 External views of east and south elevations of Kitchen Wing including junction with northwest corner of New House, stair case to first floor accommodation and salt-damp attack in ground floor stone walls. (GML 2012)

3.3.2 The Kitchen Wing (former House)

Description

The Kitchen Wing is undoubtedly the most complex part of the Wambo Homestead Complex, being built in a number of distinct stages (in 1830, 1837 and 1906) and reflecting in its fabric key phases of the development history of the site. The building is mostly two-storied above a large Basement but with later (ie twentieth century) single-storey additions on the western side. The roof is corrugated steel, in some areas laid over the remains of the original timber shingles.

The main ground floor structure and cellar are of sandstone ashlar construction, and thought to be the adapted first house of the property. Two rooms are formed by the dressed stone walls, the larger being a sitting room whose floor level is 500mm lower than the dining room to its north, and two steps below the outside eastern verandah floor surface. Each of these rooms has a large fireplace and hearth, and under the larger sitting room is a substantial flagged cellar, entered via a stone stair on the eastern face. The eastern facade of the building is sheltered by a ground floor skillion verandah, supported on an integrated upper wall plate (let into the wall surface) and hexagonal timber posts and a flat, beaded verandah plate which has been cut and stepped out around the cellar access stair, at a later date.

Above the stone ground floor rooms, an upper floor of two large rooms ceiled on the rake has been added in brickwork, with low eaves and plate height springing a hardwood framed and shingled roof, now clad in corrugated iron. External timber stairs at each end of the building have allowed access to the upper level, but each has been rebuilt, the north in bush timber, the south in modern sawn scantlings. At the rear of the old stone house, a new kitchen, pantries and bathroom have been added in salvaged stone and brick, with a later laundry addition in rendered brick (1906) and a slab skillion lean-to.

Condition and Integrity

As with the New House (Homestead) the Kitchen Wing building provides extensive evidence of its development over time, though like its construction history, this is quite complex and confusing. As with the Homestead, the successive details of different areas and phases of growth are evident throughout the building and include features such as the change from stone to brick between the ground

and first floor levels, progressive changes to the surrounding verandahs (including the intriguing 'butting-up' to the New House verandah on the south elevation), the removal and installation of walls at ground and first floor level (at different periods) and the interesting range of internal finishes and fabric in the main habitable rooms.

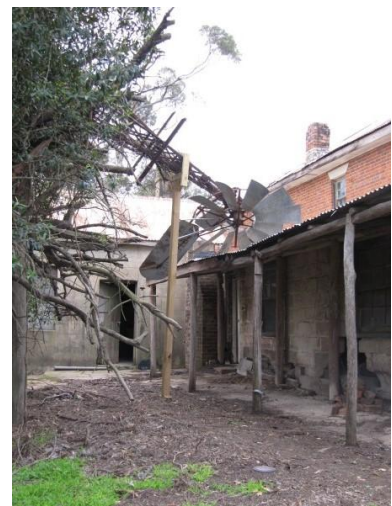
As with the New House, the current condition of the building's fabric is variable throughout the structure, ranging from badly deteriorated (to the point of collapse) through to relatively sound and/or readily repairable. The contributors to this deterioration have included water penetration and poor drainage, salt damp attack in masonry, termite activity and inappropriate repairs (such as early cement renders), all of which appear to have been occurring for much of the twentieth-century history of the site, including the period of previous agricultural related uses.

Of the building as a whole, the first floor level appears to be in the best condition, with roof and gutters, chimneys and first floor windows appearing largely sound when examined from ground level. The brickwork of the first floor addition also appears (from remote inspection) to be relatively sound and free from cracks. Internally, throughout the building, extensive repair and replacement of floors has taken place in the past.

Recent maintenance, repair and stabilisation works on the former Kitchen Wing directed protecting existing structures and fabric in situ as much as possible have included the following:

Making the building's various roofs watertight, particularly at connections between structures and around chimneys and other penetrations.

- Collecting and disposing of roof water drainage via existing gutters and downpipes and/or new fittings (including acrylic 'water chutes') to ensure water is deposited well away from building walls. This has included the particularly complex southeast junction with the New House.
- Propping of the east verandah framing to replace/support deteriorated components (to make secure) and provide appropriate falls for roof drainage.
- Installing a number of vertical and lateral props in the basement Cellar to support both the ground floor



Figures 3.40-3.43 External views of west and north elevations of Kitchen Wing including first floor level, bush pole framed west verandah and windmill in west courtyard uncovered during recent works. (GML 2012)



framing and provide lateral support to the east wall of the Area (access corridor).

- Clearing out modern debris and linings (including modern carpets and fake-timber veneer dado linings) throughout the building, including later laundry/service areas, to improve ventilation and allow existing fabric/features to be viewed.
- Propping up areas of deteriorated masonry near the base of damp-affected walls to prevent structural collapse and retain existing fabric in situ as much as possible. This is most notable on the west walls facing the northwest courtyard.

Figures 3.44-3.47 Interior views of Kitchen Wing including original stone walls (after removal of modern linings), fireplaces in kitchen (west elevation), first floor accommodation and Cellar/Basement stonework after propping. (GML 2012)

3.3.3 The Servants' Wing

Description

The Servants' Wing, conjectured to have been built c1840-1844 as a 'new' kitchen, is a one-and-a-half-storey brick building sited close to, and immediately north of, the Kitchen Wing. It comprised a ground floor kitchen with substantial hearth and chimney, and a separate, externally entered store—with, above them, an attic level of two rooms approached by an external stair at the southern end of the building (now lost). The attic and ground floors have log joists.

The substantial solid brick walls employ an unusual mixture of Flemish and English Bond, with stone lintels to openings and stone sills. The original gable roof of bush timbers and shingles was covered with a later corrugated-iron sheet roof, and the longer east and west elevations were sheltered by verandahs, pitched from below the main roof eaves, and now lost. Record photos (Collins, 1994) show that on the eastern side the verandah sheltered the chimney base and Store access door, and employed hexagonal timber posts similar to those of the Kitchen Wing.

The western façade features four fine sliding sash windows, three to the kitchen and one to the Store, but the former western skillion, of slab wall construction with a shingle roof, would have deprived these of view and visibility. The attic of two rooms was divided by a central boarded partition wall, thus making the north room with single north-facing sash window, enterable only from the southern room. The surviving doors appear original and are well made, ledged and vertically boarded, using handsome wide boards of random width.

Condition and Integrity

The Servants' Wing has spent many years in a dilapidated condition, with structural problems preventing access for inspection, maintenance and repair. Neither of the east or west verandahs remain and on the west elevation, a self-sown *Grevillia robusta* (Silky Oak) has grown up within the footprint of the former verandah. The progressive collapse of the main roof of the building into the attic rooms has also left the internal areas and fabric exposed to the weather and the north gable wall unsupported. There is no longer any access stair between ground floor and attic.

The external brickwork to walls and chimney (on the east



Figures 3.48-3.51 External elevations after repair and propping works. (GML 2012)



Figures 3.52-3.55 Interior views of Servants' Wing after clearing out and propping including supports to brickwork and structural framing at ground and first floor levels. (GML 2012)

elevation) is badly affected by salt-damp which appears to have been occurring for many decades. Cement render applied to the lower levels of the walls externally and internally appears to be of early to mid twentieth century vintage and has aggravated the earlier salt-damp erosion of the masonry. The loss of the building's soft lime/mud mortar is pronounced in many areas leading to localised area of collapsing brickwork. In addition, walls have cracked and moved outwards as tie elements have deteriorated and ground conditions have altered. Brickwork under a number of the west-facing windows had collapsed, allowing the related collapse of the timber joinery window frames.

While the building has lost components and fabric through long-term deterioration, sufficient details of construction and original elements such as window joinery remain to allow interpretation of much of the construction history of the building.

Recent maintenance, repair and stabilisation works on the Servants' Wing building have resulted in a notable improvement in both the stability of the structure and ability to read its form and detailing. As elsewhere, the works have focused on measures to make surviving structural elements secure and retain existing components and fabric in situ as much as possible. Key works have included the following:

- Removal of damaging plant growth on or within the building footprint.
- Propping and tying together where required the major structural elements—including walls, floors and roof structure internally and externally—to reinstate building form and improve structural integrity. This includes supports to brickwork internally and externally where salt-damp has eroded structural fabric.
- Replacing flashings at the wall/chimney junction to prevent water entry.

3.3.4 Butcher's Hut

Description

The Butcher's Hut is a small one-roomed building located to the west of the Kitchen Wing and New House, and was traditionally used for preparing meat for use in the house. It is thought to date to c1900 and is constructed of pole framing with double timber slab walls and corrugated-iron roof with open gables for ventilation. Rammed earth is used as insulation within the wall and ceiling cavities.

Like other outbuildings at Wambo, it is of slab construction but of a more sophisticated design and type than the others—using a different combination of techniques to suit its use. Six main posts firmly embedded in the ground provide support for horizontal slabs which were adzed (reduced) at both ends for fixing with spike nails and battens. These slabs are placed as inner and outer layers with a pugged mix of rammed earth filling between, to act as insulation.

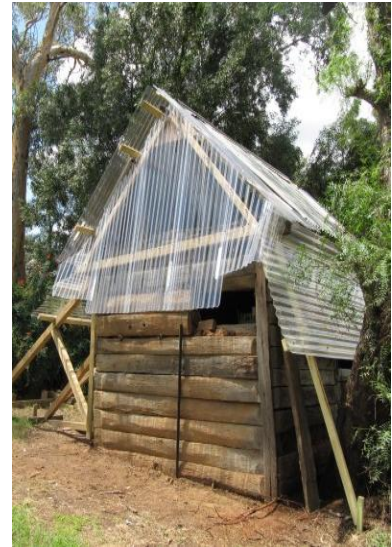
The earth mix continues over the slab ceiling of the Hut, above which the gabled roof of corrugated iron on saplings is open at both ends, to allow air flow above the ceiling. The main frame timbers are half-lapped and bolted while the slabs, battens and bush timbers are fixed with spikes and nails of varying age.

A single ledged and sheeted door gives access to the interior; iron pintle hinges hint at earlier support than the present hinges. The interior is lined out with corroding, now-fragile fine wire mesh. Three horizontal window openings, spaced into the arrangement of the slabs provided light and air to the interior—two of them arranged contiguously with the cutting table and its former location, with galvanised steel sheeting tacked across the reveals and sills.

Galvanised tubes and openings for ventilation are incorporated in the walls and ceiling, along with a narrow floor drain included within the later thin concrete floor poured inside the hut. Hooks indicate how meat was hung.

Condition and Integrity

The Butcher's Hut remains a notably complete structure with little evidence of major changes to its fabric, other than



Figures 3.56-3.59 Butcher's Hut after restoration of slabs, propping and new weather protection. (GML 2012)



Figures 3.60-3.62 Details of Butcher's Hut after completion of repair, propping and waterproofing works. (GML 2012)

repairs and minor alterations to fittings. That is, it has a relatively high degree of integrity.

With recent maintenance, repair and stabilisation works the physical condition of the structure has also been considerably improved. As part of works to stabilise and improve the weatherproofing of the building, measures to protect and restore significant detailing and fabric have also been implemented, these helping to ensure the structure is retained in as good a condition as possible. As elsewhere, the work program has focused on measures to secure structural elements and retain existing components and fabric in situ. Key works have included the following:

- Restoration of fallen/loose timber slabs from the external walls (particularly on the north and west elevations) to their original locations and reinstatement of the 'mud' mortar/insulation within the wall cavity.
- Provision of external timber propping to stabilise the structure and lessen the strain on junctions and opening up of fabric to weathering due to rotational movement. This previous movement appears to have been due to a number of factors including the lack of diagonal bracing in the structure itself, invasive tree and vegetation growth, settlement under the footings and failure of some fixings.
- Provision of supplementary framing and propping to the roof to reinstate the alignment and support role of the original structure. Refixing of surviving corrugated iron sheeting, supplemented with new clear acrylic sheeting to make structure watertight.
- Installation of clear acrylic sheeting over openings—particularly the end gables—supported on new timber framing to provide waterproofing and ventilation while allowing inspection/reading of the internal structure.

3.3.5 Carriage House and Stables

Description

A two-storey 'barn' structure constructed c1840 comprising a ground floor carriage house with adjacent stables, and an attic grain store above. The structure comprises bush-pole framing with timber slab walls, weatherboard upper walls and a corrugated iron roof over the remains of the original timber shingles.

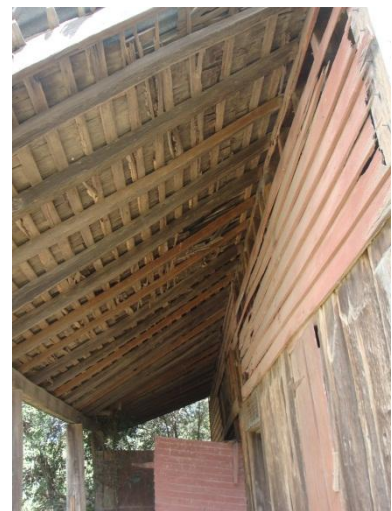
Aligned north-south, the building's eastern side, where the stables and carriage doors are located, is sheltered by an integrated skillion pitched from the main roof plate. On the western side of the building a later skillion/lean-to has been added, with an open work area in its northern part and enclosed vehicle bay to the south.

The main framing of the building is comprised of massive squared hardwood posts embedded in the ground and tied together into a frame with similarly massive hardwood beams. The slab walls of the ground floor toe into massive round bed-logs which are set upon earth and rubble foundations and which also retain the sandstone flagged floors to the carriage bays and stables.

The upper floor store area is more lightly framed on pit-sawn timbers, clad externally with splayed weatherboards (still showing traces of 'red rattle' paint) and lined internally with pit-sawn lining boards, and a tongue-and-grooved floor. The roof retains its shingle cladding on rough battens over which corrugated-iron sheeting has been secured with roofing screws.

While the integrated eastern verandah is carefully built, the later western skillion is sparsely framed in sapling timbers with a corrugated-iron roof. The posts are notched/checked to receive boards (rails) probably to secure animals within the work area, which has an unreinforced concrete floor. An apparent garage space at the south end is enclosed with corrugated iron sheeting.

The eastern side of the building retains handsome ledged braced and sheeted carriage doors and stable door. The more northern carriage door has been adapted to form a weatherboard store enclosure under the east skillion. The stables retains its fine flagged floor with integrated drain, timber stall partitions, hay frames and feed troughs, and smaller details (eg saddle/harness pegs).



Figures 3.63-3.66. Exterior views of Carriage House, Stables and Granary building (after stabilisation works) including north and south elevations and details of original fabric on east elevation of Stables. (Source: GML 2010)



Figures 3.67-3.71 Interior views of Carriage House, Stables and first floor Granary loft showing details of construction and materials. (Source: GML 2010)

Condition and Integrity

Though not in particularly good condition, the Carriage House and Stables building still retains considerable material relating to its original design, construction, and subsequent use which contribute to its high degree of integrity. The building's surviving fabric also provides important evidence of various phases of adaptation thus serving an important role in the historical interpretation of the site.

The building's original structural system is, in many ways, a contributor to its present condition as, having no bracing (apart from collar ties in the attic roof), it has had to rely upon the completeness of framing and rigid fixing for stability. Past termite activity, structural movement and invasive plantings have seen movement and deterioration of the structure allowing weather into the building. Recent works have stabilised the structure and made it weatherproof, retaining existing components and fabric in situ where possible. Key works have included the following:

- Removal of invasive tree and vine plantings from within and immediately adjacent to the building to expose key structural features and allow them to be stabilised, repaired in situ and/or dismantled for storage on site.
- Clearing out of the internal areas, particularly the carriage bays used for feed storage, to expose the original stone flagging and previously hidden components, including post holes, timber base-plates and framing fixing detailing. This process has also improved ventilation to help fabric dry out as well as allowing access for inspection and repairs.
- Collection, sorting and reinstatement or storage of loose, readily retrievable building components, including posts, cladding, doors and framing sections.
- Installation of new timber propping and bracing as part of securing, straightening and stabilising the structure, located to support existing floor, wall, ceiling and roof framing as necessary.
- Installation of clear corrugated sheeting over openings, particularly west wall of attic and gable ends, to prevent water entry while allowing ventilation and visibility for monitoring and interpretation.

3.3.6 Stud Master's Cottage

Description

This single-storey brick building of three rooms dates to the 1830s-1840s and originally featured a steeply pitched, hipped roof, surrounded on all sides with lower-pitch roofed verandahs. This configuration was recorded in the 1994 CP for the site (by Barney Collins). By 2006 the roof and verandahs of the Cottage had been sufficiently damaged by a storm to require dismantling, with building materials stockpiled on site (refer to 2006 CMP, Section 4.5, pp103-5).

Currently the building is covered by tarpaulins to protect the interior from water entry and prevent access into the structure. As part of recent works to inspect the structure and sort and secure loose building components, however, the tarpaulin was removed, allowing surviving features and fabric to be examined. The loose/stockpiled building components have also been inspected, sorted according to location and function and securely stored in a separate storage container adjacent to the building.

Arranged with its long axis running east-west, the accommodation comprises a single eastern bedroom entered via a single door from the eastern verandah, while the central kitchen, from which the western bedroom is entered, has entry doors in its north and south walls, the north door being a later modification.

The 230 mm solid brickwork walls are laid in Flemish Bond and sit on a sandstone base course slightly wider than the wall. A low dado (about 1m high) of cement render on the external and internal walls appears to date to the early to mid-twentieth century period, an unsuccessful attempt to deal with damp that has exacerbated salt-damp deterioration in the masonry.

The window openings no longer have their original windows but most of the timber frames and sills remain. The openings are in filled with plywood panels to keep out weather. Some early four-panel doors remain in situ. The floor features bush-pole bearers laid directly on the ground with a mix of tongue and groove and butted boards on top. The flooring appears to have been replaced/added to at various stages.

The remaining roof framing comprises bush-pole ceiling joists laid across the width of the building to which are fixed



Figures 3.72-3.75 Exterior of Stud Master's Cottage with and without tarpaulin cover (to prevent weather entry). (Source: GML 2010 and 2012)



Figures 3.76-3.79 Details of early components and fabric including joinery, edge beam of former verandah, ceiling joists and stored roof framing. (GML 2012)

the cypress pine boards used for the ceilings below. As in the Kitchen Wing, these ceilings are previous (twentieth century) replacements for the original. The two internal fireplaces, connected to the remains of the twin-flued chimney, retain their layout and openings but have no surrounds or thresholds.

Condition and Integrity

The building generally is in poor condition and with the loss of significant early components and fabric, particularly the roof and verandahs, it has low integrity. At the same time, the building retains sufficient evidence of early fabric and detailing to provide a useful historical account of its original character and subsequent development history, particularly examined in the context with other structures in the study area. With, for example, the recent collection, sorting and storage of building components from the original roof and verandahs, a useful picture of both its original construction methods and subsequent alterations can be put together, though the extent of remaining fabric is less than complete.

Ongoing deterioration of the building fabric, however, continues due to a number of factors:

- With the removal of the roof and verandahs, both the potential exposure of the building to the weather (at least before the tarpaulin was installed) and the loss of the main structural element tying the building together have left it vulnerable.
- The high water table under the floor framing, which may well have been characteristic of the site conditions for many years, contributes to ongoing problems with footings, timber framing and masonry walls.
- The application of cement rich renders over the base of the brick walls, both internally and externally, has exacerbated both the rate and extent of salt-damp erosion, extending up above the impervious barrier.

3.3.7 Slab Horse Boxes ('The Stallions' Box')

Description

This building appears to have been purpose-built as two horse boxes. Dating from 1900-1906, the structure is pole framed with timber slab walls and a corrugated iron roof over timber shingles. Rectangular in plan, the structure comprises six principal posts driven into the ground, with a heavy bush pole 'ring plate' from which the bush pole rafters spring.

Three planes of the roof (north, east, and west) retain their shingle battens and cladding under the later corrugated iron roof, fixed with roofing screws and lead washers into the original structure. The south roof plane has been rebuilt/repaired losing its shingles/battens.

The walls are vertical slabs, held by the top plate and driven into the ground at base. The slabs are adzed down at their tops to present less thickness for nailing (or restraint by battens). Half-round bead edge galvanized sheet gutters are secured by brackets spike fixed to the top plate.

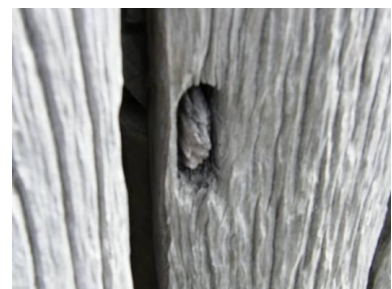
A round downpipe leads roof water to a round galvanised iron tank set upon a timber tank-stand against the north wall. The slabs show various holes and checks for receiving various unknown external attachments.

The western wall includes two door openings which are fitted with recent (post 1994) ledged and sheeted stable doors, fitted on older iron hinges. These have replaced doors described in the 1994 survey. There is also one surviving window opening, to the north box, fitted with eight square timber bars. Another narrower window to the south box has been sheeted over.

Internally the building is divided into the north and south boxes by a slab wall, stopped back from the east side to allow a common timber manger to serve both boxes. This is a fine craft item, complete with iron hitching ring. A thin un-reinforced concrete floor has been poured inside the building, against its walls, at a later date.

Condition and Integrity

This building has a high degree of integrity and appears to be essentially complete. No evidence of major changes to its fabric was noted and generally it appears to be in quite good condition. It is, in fact, in the best overall condition of



Figures 3.80.-3.82 Exterior of Slab Horse Boxes showing main external elevations and construction detail. (Source: GML 2010)



Figures 3.83-3.85 Interior of Slab Horse Boxes showing main spaces and construction detail. (Source: GML 2010)

all the structures within the Wambo Homestead Complex.

From inspection there appears to be no obvious evidence of termite activity in the slabs or structural frame. There may, however, have been termite attack in the roof shingles. Having no diagonal bracing, it relies upon its complete frame, and various phases of nailing and fixing/bolting, for its structural integrity. Deterioration might be expected in the post bases and wall slabs where they are buried in the earth and hence damp.

The adjacent rainwater tank is corroded and might be expected to be fragile as its base has collapsed. The later concrete slab has cracked and broken up.

3.3.8 Mounting Yard, Horse Boxes and Stock Yards

Description

These structures dating to the 1906 horse-stud development at Wambo by Allen and MacDonald and are most usefully assessed as an interrelated group. Located away from the residential and domestic core of the site, these historically and functionally linked structures are unlike the other structures on the site, featuring lighter timber framing (of stripped sapling bush-poles) with splayed weatherboard walls/infill panels. Internal partitions used to form the horse stalls are lined with thicker, close fitting boards for greater strength.

The main surviving Horse Box structure is a large open shed building of bush pole and sapling framing with a corrugated galvanised iron roof. The steeply pitched gable roof is sheeted with corrugated iron which continues at a lower-pitch over the attached open-sided verandah. The remains of part of the floor show that it was log bearers laid in the ground with timber slab planks. The rear area is unreinforced concrete.

The smaller timber-framed shed (and Horse Box) immediately adjacent is currently little more than a collapsed pile of building components partially covered by established trees, such as early Pepper Corns, and more recent weeds and suckers, rendering it unsafe for inspection.

Northwest of this pair of early buildings is another small shed structure which though shown in the 2006 CMP was not described or included in the study area. With its traditional 'rural out-building' form and materials, however—including timber framing and corrugated iron to roofs (to main gable and skillion lean-to) and walls—this structure contributes to both the visual and historical/functional character of the Mounting Yard group.

In the northeast corner of the precinct is the circular Mounting Yard (Stockyard or Corral), one of the more unusual and rare elements of the site. This structure essentially comprises vertical timber slabs set out in a large circular plan, braced along the top with horizontal slab rails. Over the years, however, as slabs broke, deteriorated or fell, 'fencing wire' repairs were carried out to retain the slabs



Figures 3.86-3.89 Views of the remains of two former Horse Boxes/sheds adjacent to 1906 Stock Yards. (GML 2010).



Figures 3.90-3.93 Details of timber slab construction to circular Mounting Yard and remaining Horse Box/shed structure. Also view towards corrugated iron shed adjacent to northwest boundary of Stock Yards precinct. (Source: GML 2010 and 2012)

in place. Connecting the Mounting Yard to the Horse Boxes are the remains of the former stockyards, which largely comprise sections of traditional slab timber post and rail fencing along the alignments of the former holding pens and chutes, as shown in the early plans and aerial photos.

Condition and Integrity

The surviving Horse Box buildings generally have a low degree of integrity due to both the loss of fabric and confusion of the remaining evidence, particularly the now largely collapsed structure. The condition of these buildings is also poor with extensive loss and/or deterioration of components and fabric. Because of their method of construction, with large, lightly framed and unbraced structural elements spanning considerable distances, the components that do remain, particularly the roof, are vulnerable to movement and possible collapse.

Similarly, the loss and/or deterioration of original fabric from the circular Mounting Yard and Stock Yard enclosures has notably lowered their degree of integrity. The physical condition of the Mounting Yard enclosure is also generally poor with both fabric, particularly the timber slabs, and structural stability in a vulnerable state. Earth works adjacent to the northern edge of the Yard in recent years have also affected the structure, though the substation in this location, as shown in the 2006 CMP (p.155) has, since been removed.

A number of the other features previously recorded in this area—including, for example, the log feed trough shown in Figure 5.35 of the 2006 CMP (p172)—have also either deteriorated or collapsed and been covered over by planting growth.

Despite their overall condition and loss of fabric, however, this group of structures remains an important resource for understanding the development history of the Wambo Homestead Complex, particularly in the early twentieth century, with important evidence of both functional and architectural practices. Because of its rarity, this is particularly important in the case of the circular Mounting Yard.

3.4 Overview Historical Archaeological Assessment

3.4.1 Background

This assessment considers the potential for the Wambo Homestead site to contain historical archaeological remains associated with its historical use and development. The site's historical archaeological potential was not addressed as part of the 1994 CMP. This assessment builds on the site and historical information provided in the 1994 CMP, supplemented by site inspection by GML archaeologists in February 2012 to take note of current site conditions, as well as archaeological analysis of the available historical information.

The significance of the site's potential historical archaeological resources is discussed in Section 5.0 of this report, as part of the broader heritage significance of the site.

3.4.2 Site Analysis

During the site inspection, various aspects of the study area were noted, including the general character of the site and its landscape, evidence for known or potential disturbance across the site, and areas where previous site elements or activities had been recorded.

The study area retains its rural character and is dominated by standing structures associated with its historical use and development. Since the establishment of the estate in the 1830s, the study area has remained the domestic hub of the Wambo property, and most of the core buildings associated with the site's historical use and development are still standing. The rural uses of the property (agriculture and animal husbandry, particularly horses) have continued and evolved throughout the site's history, from the 1830s until the late 1980s.

Given the continual operation of the site and its general evolution, the site's historical archaeological potential could be generally characterised as material evidence associated with the standing buildings and their occupation, as well as physical evidence associated with the operation of the estate, particularly the horse stud.

Parts of the study area have been identified as having potential to contain archaeological remains associated with specific former built elements or other infrastructure. Areas of the site also have potential to contain accumulated material (deposits and artefacts) associated with the use of the site over time, including general occupation and specific activities within and around the buildings and yards. The site's archaeological resources have the potential to provide information about the operation of the Wambo Estate throughout its historical occupation, including information about the estate's residents and workers.

The study area was divided into operational precincts as part of the 1994 CMP. These precinct boundaries were developed without consideration of the site's archaeology. This archaeological assessment refers to these boundaries, where relevant, including where areas of archaeological potential cross these boundaries. The site's archaeological potential could inform future realignment of these boundaries, to ensure that the precincts better reflect the operational and historical uses of the site.

3.4.3 Physical Disturbance

There have not been major physical modifications to the site or substantial changes in its operation that would have significantly impacted on the site's potential to retain historical archaeological

remains associated with former elements of the site. The main physical impacts to the site that may have disturbed areas of archaeological potential include:

- construction of the coal haulage road that cuts through the study area;
- vehicle tracks across the site (refer to Figures xx–xx);
- installation of underground services across the site, including trenching for water supply, drainage and sewer pipes and utility connections;
- construction and extension, as well as demolition and removal, of built elements and other features that may have disturbed evidence associated with previous elements and activities in these areas; and
- modifications within standing buildings that have disturbed associated evidence (eg upgrade or modifications to flooring and installation of services within buildings).

3.4.4 Historical Context

While the historical use and development of study area dates back to the 1830s, the earliest known plan dates to 1892. Based on historical research, it is believed that the first building of the Wambo Homestead was a single-storey stone building with a cellar, which would have served as home for James Hale and his family. Between 1835 and 1845, Hale continued to add buildings to the Wambo Estate. A new house was constructed by 1845. The first building was converted into the kitchen wing and extended through the addition of several rooms including a kitchen, bathroom and an upper level constructed from brick. A servant's quarters, stud master's cottage, and a carriage house with stables were also constructed around this time. All of these buildings remain standing at the site.

After the death of William Durham (Hales' stepson and heir to Wambo) in 1892, the Wambo Estate was purchased by Benjamin Richards, a dominant figure in the cattle industry. While Richards and his family never lived at Wambo and his ownership was for a period of 4 years, it is possible that the slab butcher's hut, horseboxes and the mounting yards were constructed around this time

In 1905, Wambo was acquired by Reginald Allen and Frank MacDonald for the intention of developing a thoroughbred horse stud and this involved the construction of more horseboxes and mounting yards. The round yard was also built at this time. In 1908, Wambo was advertised for subdivision and included in the description of estate was 'There are also at the back of the homestead, on splendid ground, 30 Loose Boxes, 18 Stalls and Yards attached.'¹

The site contained a number of former built elements, which are noted in the historical record but are no longer standing. The site may have also contained other former items, such as minor outbuildings, yard/farm elements and other infrastructure, and associated deposits, which were not recorded and of which no visible surface elements survive.

Aerial photographs of the estate taken in the mid-to-late twentieth century (1951, 1974 and 1991) show all of the buildings currently standing at the site, as well as a number of built elements that have since been removed. The 1974 aerial shows a barn within the Stable Yard precinct, possibly the same shown on the 1892 plan, and a milking shed, located north of the barn. Within the Stock Yard precinct, the horse mounting building extended further north than the current structure, with four yards attached to the western side of the building. To the east of the horse mounting building

were three enclosed yards and three smaller buildings to the north. By the time the 1991 aerial was taken, the barn and milking shed had been demolished. The horse mounting building had also been partially removed, as well as the yards to the east. Two of the three buildings to the north had also been removed by this time.

The mid-to-late twentieth century aerial photographs also show how access to and across the site has changed in this period, with various tracks shown, with changes in alignment that reflect changes in the use of the site over time. Most recently, the sealed coal haulage road associated with the mining operations now cuts through the study area, with access points off this main route.

3.4.5 Potential Historical Archaeological Evidence

The potential historical archaeological evidence that may be present within the study area is identified in the following table. The integrity of these remains (their likelihood of survival) is assessed as either low, moderate or high. The information presented in this table is summarised in Figure 3.94 which shows areas of the site that have historical archaeological potential, with the location of specific archaeological remains identified, where possible.

Table 3.1 Likely integrity of potential historical archaeological evidence

Site Element	Precinct	Date	Potential Evidence	Likely Integrity
Evidence of former buildings and other structures (domestic and farm-related), including:				
Possible early outbuildings associated with the first house, such as a detached kitchen and outhouse/privy (location and form unknown)	Home Compound	c1830-1847	Structural remains (stone or brick foundations, and/or post holes) Occupation deposits containing domestic artefacts Possible paved or compacted floor surfaces Deeper subsurface remains of privy	Low—Moderate
Former verandah surrounding the existing Stud Master's Cottage	Stud Master's Cottage	c1837	Structural remains (post holes) Possible paved or compacted floor surface Artefacts associated with occupation of cottage	High
Small structure (unidentified function), next to the Stud Master's Cottage	Stud Master's Cottage	Pre-1892	Structural remains (stone or brick foundations, and/or post holes) Occupation deposits containing artefacts Possible paved or compacted floor surface	Moderate
Small structure (unidentified function-possible Slab Horse Box), located northeast portion of Stud Master's Cottage	Stud Master's Cottage	Pre-1892	Structural remains (stone or brick foundations, and/or post holes) Occupation deposits containing artefacts Possible paved or compacted floor surface	Low—Moderate

Site Element	Precinct	Date	Potential Evidence	Likely Integrity
Barn	Stable Yards	Pre-1892 Demolished 1974-1991	Structural remains (stone or brick foundations, and/or post holes) Occupation deposits containing artefacts Possible paved or compacted floor surface	Moderate
Milking shed	Stable Yards	Pre-1951 Demolished 1974-1991	Structural remains (stone or brick foundations, and/or post holes) Occupation deposits containing artefacts Possible paved or compacted floor surface	Moderate
Northern portion of the existing horse mounting building	Stock Yards	Pre-1951 Demolished 1974-1991	Structural remains (post holes) Remnant concrete, paved or compacted floor surface Occupation deposits containing artefacts	Moderate
Two small structures to the north of the horse mounting building. One of structures appears to have a small attached paddock.	North of Stock Yards	Pre-1951 Demolished 1974-1991	Structural remains (stone or brick foundations, and/or post holes) Occupation deposits containing artefacts Possible paved or compacted floor surfaces	Low
Chicken coop	Home Compound		Structural remains (post holes) Organic deposits Associated artefacts	Low—Moderate

Evidence of former farm-related infrastructure, including:

Possibly additional stock yards (it is not clear if the stockyard shown on the 1892 plan represents the existing stockyard elements as the plan does not correlate to the current location of these elements)	East of Stock Yards	Pre 1892 Demolished Pre-1951	Post holes Associated artefacts and deposits	Low
Milking yard (possibly located southwest of the existing Stock Yard elements, based on 1892 plan, so location and dimensions of this feature may be indicative only)	Stock Yards, extends into Stud Master's Cottage	Pre 1892 Demolished Pre-1951	Post holes Associated artefacts and deposits	Low—Moderate
Yards adjacent to the horse mounting building	Stock Yards	Pre-1951 Demolished 1974-1991	Post holes Associated artefacts and deposits	Low—Moderate

Site Element	Precinct	Date	Potential Evidence	Likely Integrity
30 loose horseboxes and 18 stalls (noted as located 'behind the homestead'—the exact location of these features is unknown, but they could have been located among the existing horse box and mounting buildings)	Probably Stock Yards	Pre-1908	Post holes Associated artefacts and deposits	Low—Moderate

Occupation deposits associated with buildings and outbuildings (former and existing), that may contain artefacts related to the use, occupation and operation of the site and its elements, including:

Underfloor occupation deposits within the building footprints of former and existing buildings, especially those that have or previously had timber flooring	Home Compound Stud Master's Cottage Stable Yards	c1830 to late twentieth century	Domestic and/or agricultural-related artefacts, including ceramic, glass, fabric, leather, faunal remains, metal objects, organic material, building materials etc associated with the occupation, construction and/or demolition of the structures	Moderate
Yard occupation deposits, including artefact scatters, rubbish dumps and pits (eg the 1994 CMP identified the series of mounds and ponds to the west of the Home Compound precinct as a 'House Tip')	All	c1830 to late twentieth century	Domestic and/or agricultural-related artefacts, including ceramic, glass, fabric, leather, faunal remains, metal objects, organic material, building materials etc associated with the occupation and operation of the estate.	Moderate
Deposits within deeper subsurface features, such as privies, cisterns and wells	Home Compound Stud Master's Cottage Possibly other precincts	c1830 to mid-twentieth century	Domestic and/or agricultural-related artefacts may have accumulated inside these features, including ceramic, glass, fabric, leather, faunal remains, metal objects, organic material, building materials etc associated with the occupation and operation of the estate.	Moderate—High
Deposits and artefacts within and around agricultural-related structures, yards and other elements of the stock yards and stables	Stable Yards Stock Yards	c1830 to late twentieth century	Agricultural-related artefacts, such as metal and timber objects associated with agricultural activities.	Moderate

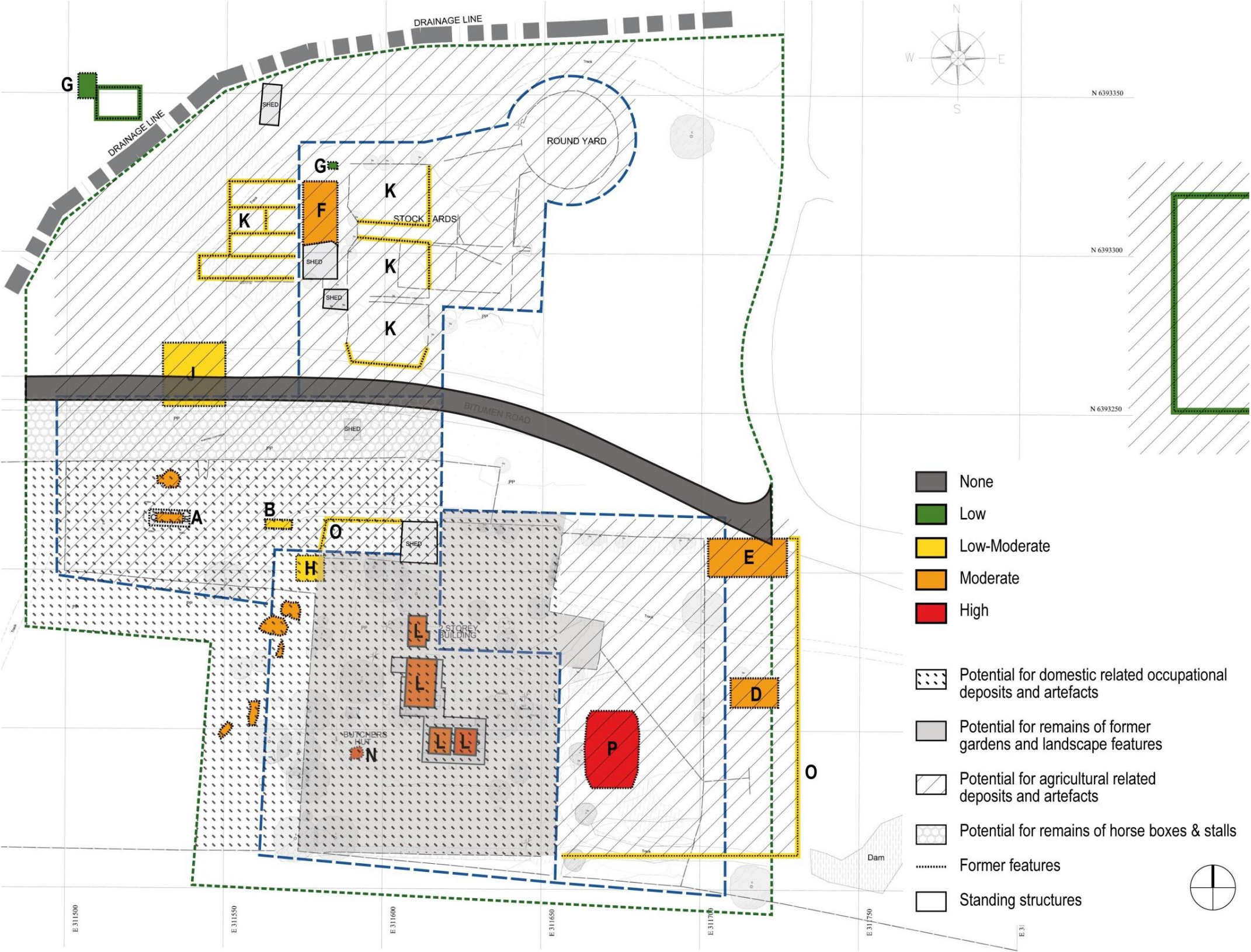
Evidence of other site elements, including:

Depression to the west of the New House (identified in the 1994 CMP as a 'Well/Cistern')	Home Compound		Structural remains (brick or stone) Domestic and/or agricultural-related artefacts associated with the occupation of the house and operation of the estate may have accumulated inside this feature, when it was in use or after they were decommissioned.	High
Other wells, cisterns or privies	All		Structural remains (brick or stone) Occupation or refuse deposits, as noted above	

Site Element	Precinct	Date	Potential Evidence	Likely Integrity
Early services or drainage elements	All		Trenches, ditches, pipes or lined channels	Moderate
Former tracks and driveways into and across the study area	All		Compacted surfaces, possibly with introduced fill Linear depressions	Low—Moderate
Former fencelines	All		Post holes	Low—Moderate
Former garden features and landscaping, including paths, garden beds, plantings and other features (such as a path along the south side of the New House and terracotta garden edging along the south and east side of the New House, as identified in the 1994 CMP)			Paths or paved areas (eg former path along southern side of New House)	Moderate
			Gardens beds/edging (eg terracotta garden edging along southern and eastern sides of New House)	Moderate
			Botanical evidence of former plantings	Low
			Structural remains (stone or brick foundations or post holes) of former garden structures (eg greenhouse, gazebo)	Low
Tennis court	Stable Yards	Twentieth century	Levelled court surface Postholes from former fenceline Associated landscaping	High

3.5 Endnotes

¹ Maitland Mercury, 21 April 1905



Letter	Site Element
A	Former verandah surrounding the existing Stud Master's Cottage
B	Small structure (unidentified function), next to the Stud Master's Cottage
C	Small structure (unidentified function, possibly Slab horse box), in north east in Stud Master's Cottage Precinct
D	Barn
E	Milking shed
F	Northern portion of the existing horse mounting building
G	Two small structures (one with a small fenced yard) to the north of the horse mounting building
H	Chicken coop
I	Possibly additional stock yards
J	Milking yard
K	Yards adjacent to the horse mounting building
L	Underfloor occupation deposits
M	Mounds and Ponds ("House Tip")
N	Depression ("Well/Cistern")
O	Known former fencelines
P	Tennis court

Figure 3.94 Archaeological zoning plan, showing areas of historical archaeological potential and potential archaeological elements.

4.0 Comparative Assessment

4.1 Introduction

4.1.1 Scope

This section examines the Wambo Homestead complex and the context of places and groups of places with which it shares key features, characteristics and/or historic themes including:

- early country/regional homestead complexes, including a main residence and group of outbuildings (in this instance dating from the early nineteenth century into the early twentieth century) that have survived to the present day;
- early free-holdings/rural sites associated with the early convict and emancipist history of NSW;
- places retaining links/associations with the early land grants of the Hunter Valley; and
- sites retaining comparable evidence of the substantial agricultural and pastoral activities from the early years of settlement and agrarian enterprise in the Hunter Valley.

The discussion also touches on particular attributes which contribute to notable and/or unusual aspects of significance, including:

- unusual attributes (architectural, technical, construction/materials, etc) of particular elements/structures within the complex; and
- the character of the wider visual setting of the place.

4.1.2 Approach

The following assessment builds on the initial foundations provided by the '*Comparative Study*' included as Section 4.0 in the '*Wambo Homestead Complex Heritage Strategy*' by GML (dated September 2010). In this earlier study, an extensive collation and review of readily available descriptive, historic and assessment data of potentially comparable sites was prepared for cross referencing with the Wambo Homestead Complex. Specialist historical and architectural input helped identify and assess the extent to which components and historic themes of these places compared with Wambo. Further information on individual sites (including photographs and historical data) is included in the September 2010 report.

Since the 2010 report, additional historical research and investigation of surviving sites has been carried out to more finely tune both:

- the list/inventory of sites that may be judged in some manner 'comparable' to Wambo; and
- the key attributes and characteristics relevant to this comparative assessment, including places with assemblages of interrelated components, similar architectural genealogies, traditional rural architectural forms and materials, and historic associations with the people and activities of early Hunter Valley settlement.

A comparative assessment of the Wambo Homestead Complex in its early setting, entitled *European Settlement of the Hunter Region up to 1850*, was then prepared by Professor Ian Jack

(University of Sydney) for WCPL, based on the additional research and site inspection material, and is included as Appendix D to this report.

The following section provides an edited version of the major conclusions of this report, divided by sub-headings which identify the key attributes and characteristics being compared.

4.2 Wambo in a Comparative Setting within the Hunter Region

4.2.1 Hunter Region Land Grants

- Wambo is one of approximately two dozen estates still well known today that were acquired and consolidated by significant families—for agriculture and pastoral/stockbreeding activities—from the nearly 300 foundation land-grants in the Hunter region in the 1820s.
- Wambo is a rare example in the Hunter region of ex-convict ownership of a significant regional land holding. The place provides evidence of the means by which the original owner and developer, James Hale, prospered and established links with free settlers, joining the more notable Squatter society of the early colony.
- Wambo is one of the small group of substantially sized early holdings whose owners (in this case James Hale) trace their roots to the significant families of the Hawkesbury. The other notable examples include George Bowman of Arrowfield and Archerfield and William Cox senior at Negoa. Most of the other Hawkesbury settler properties in the Hunter Region (including Benjamin Singleton or the Eathers) were of a much smaller scale.

4.2.2 Rural Homestead Complexes

- Wambo is one of the few remaining rural complexes within the Hunter Region, having retained both an early (1840s) homestead and a number of early out-buildings dating from the nineteenth to the early twentieth centuries, though it has lost its early, substantially sized barn. The core group of five buildings dating to the 1830s–1850s retain important early components and fabric.

Of comparable rural homestead complexes in the Hunter Region, Tocal is the most outstanding example and Dunmore is also impressive, though on a more restricted scale, Wambo's assembly of buildings stands out as relatively rare among the generally more compromised building groups. (As an example, the historically comparable site Bolwarra, across the river from West Maitland, retains only its homestead, in much altered form, while its one remaining barn is now on a separate title.)

- Wambo retains much of the early visual character of its wider setting from within the Homestead Complex, with its combination of rural paddocks surrounded by the more distant natural landscape of the Wollom National Park.
- Wambo enjoyed an unusual stability of ownership throughout the nineteenth century, firstly under James Hale from the 1820s to his death in 1857, and then under members of his step-family, the Durhams, until 1905. In this regard it has particularly strong historical associations with the life stories and activities of this dynasty.

4.2.3 Main Homestead

- Wambo's main homestead is unusual/rare within the Hunter Region both because:

- the original early 1830s homestead still survives, albeit in altered form as an adapted, two storey service wing to a later single storey residence; and
- the single-storey main house was built at the height of the Depression of the 1840s and, on currently available information, it is the only homestead in the region to have been built around 1844.

Comparable sites were generally not completed until after the Depression (ie 1850 or later), including William Arnold's Stradbroke House, near Woodville, (started in 1840 but not built until 1850) and Andrew Lang's Dunmore (with its earlier homestead at right angles to the second house but each building dating almost a decade earlier than the comparable section of Wambo).

- The main homestead also features some unusual architectural features, including the asymmetrical internal plan layout (most notable in the main entry hall) behind the conventionally symmetrical 'Victorian Georgian' front façade and this elevation's timber verandah columns. Given the era of its construction during the 1840s Depression and the origins of its first owner/builder, the ex-Convict James Hale, these details can be seen as practical expediencies by a pragmatic and successful man.

4.2.4 Association with Horse Breeding

- Wambo has been strongly associated with horse breeding for much of the nineteenth and early twentieth century, and while its surviving evidence is from a variety of periods and owners, the range of its outbuildings effectively evokes this important aspect of its history. In this respect it is comparable to Segenhoe, Potter McQueen's famous stud, which still breeds horses and retains some of its earlier buildings, but, as at Wambo, these structures reflect more than one phase over more than 180 years of change and development. At Plashett, which was the major Singleton stud in competition with Wambo in the mid-nineteenth century, the early outbuildings have all been removed. (The complete comparative picture cannot, however, be drawn until more comprehensive studies have been completed of past and present horse-studs in this major breeding region.)
- Under the Hale–Durham period, the principal activities on the estate included the breeding of both draught-horses and racing horses in two phases from the 1840s to the 1870s. The surviving carriage-house/stables structure dates to this period and was intended to serve the general need of draught-horses and carts for farm use. While these timber-slab structures are generally good representative examples of their type and period, they are not particularly rare. No stables or other structures associated with race horse breeding survive from the Hale-Durham period, though sites such as the former Barn (shown in the 1892 survey plan) west of the Homestead Complex may have some archaeological potential.
- The surviving structures directly related to horse breeding activities—including stallion boxes, stalls and circular mounting yard (to the north of the Homestead Complex)—date from the third stud, established by Allen and McDonald between 1905 and 1907. These structures are particularly evocative of Wambo's horse-breeding history, and the circular mounting yard is of considerable rarity, with no similar yard comparable to this, from any period, having been identified in the Hunter region. Other examples of similar stallion boxes, however, include Dunmore which has preserved a distinctive separate stallion box within its stables.

4.2.5 Association with Cattle and Sheep

- While Wambo was associated with the breeding of quality cattle under the Hale-Durham family from the 1830s until the 1870s, little above-ground physical evidence (other than paddock fencing lines) survives from these years of this activity.
- The small, timber vernacular-style Butcher's Hut (west of the main homestead) is, however, almost certainly from the Hale-Durham period (ie pre 1905) and is a rare surviving example of a once ubiquitous rural outbuilding. The timber slab construction filled with rammed earth/clay for insulation in both walls and roof and mesh-screened vents in the external walls are unusual features in what is a relatively intact structure. Certainly no comparative examples, in the Hunter region at least, are currently known, though again there is a lack of recording information on such structures generally.

4.3 Conclusions

4.3.1 Rarity

- The place is a rare surviving example of regional homestead complex begun in the 1830s that is still able to demonstrate the development of land tenure, pastoral and agricultural activity in the Hunter Region—an important early region of settlement—from the colonial period to the present.
- The place is a rare example in the Hunter Region of ex-convict ownership of a significant regional landholding and the means by which the owner/developer (Hale) prospered and established links with free settlers, joining the more notable Squatter society of the early colony.
- The place is a notably large and important group of nineteenth and early twentieth century homestead buildings, with a rare core group of five buildings dating to the 1830s-50s which retain important early components and fabric.
- The main residence is a rare example within the Hunter Region of a substantial house constructed in the middle of the 1840s Depression, as well as an unusual example of an idiosyncratic vernacular adaptation of more elegantly resolved Victorian-Georgian architectural models.
- A number of the outbuildings and associated structures are notable and rare, particular examples including the Butcher's Hut and circular Mounting Yard.

4.3.2 Representativeness

- Wambo is a good representative example of early-nineteenth- to mid-twentieth-century regional homestead complex, and provides important evidence of the early settlement, subdivision, agrarian and pastoral use of the Hunter Valley through its location, layout and surviving structures/site components.
- The place is a good representative example of the changing fortunes of different rural site uses and resources in NSW over the last 200 years, from simple pastoral and agrarian pursuits to more intensive animal breeding (horses and cattle) through to the subsequent, and current, resources/mining developments.

- The layering of the place through accretions and alterations to the layout, components and structures and fabric, is representative of the pattern of development of working-farm complexes, as well as vividly demonstrating key themes and periods in its development and use/ownership.

5.0 Analysis of Significance

5.1 New South Wales Heritage Assessment Guidelines

5.1.1 Introduction

The following assessment and statement of cultural significance for the Wambo Homestead Complex has been prepared in accordance with the *NSW Heritage Manual—Guidelines* (NSW Heritage Office and Department of Urban Affairs and Planning). These guidelines incorporate the five types of cultural heritage values identified in the Burra Charter into a specifically structured framework that is generally prescribed as the required format by heritage authorities in New South Wales.

Note: The term '*item*' is used the *NSW Heritage Manual* in the same way that '*place*' is used the Burra Charter for the identified heritage item/place/site. In this report, the terms are generally used interchangeably.

5.1.2 State Historical Themes

The *NSW Heritage Manual* identifies a specific set of 'Historical Themes relevant to New South Wales' within which the heritage values of the place can be examined. Relevant State themes for the Wambo Homestead Complex are identified below together with Local sub-themes:

- **NSW:** Aboriginal cultures and interactions with other cultures
Local: Wonaruah Country—First peoples and ongoing interactions.
- **NSW:** Convict experiences
Local: From Felon to Farmer—Associations with James Hale, the emancipated convict turned wealthy landowner
- **NSW:** Pastoralism
Local: Flocks, Herds and Hooves—Significant sheep and cattle grazing periods (eg Benjamin Richard's 1890s meat empire). Horse-breeding studs in nineteenth and twentieth centuries.
- **NSW:** Pastoralism
Local: Agriculture—Wheat and Lucerne.
- **NSW:** Land Tenure
Local: New Overland Routes—Early exploration, opening up and first grants. A Family Homestead and Farm—Development of landholding and infrastructure (buildings, etc). Sub-division of larger holdings.
- **NSW:** Mining
Local: Rich Coal Seams—nineteenth- to twenty-first-century mining activities.
- **NSW:** Housing
Local: Rural domesticity—building types, uses and adapting to rural requirements. Architectural aspirations and achievements.

- **NSW:** Persons
Local: Opening up the Hunter Valley—James Hale, Hindson and Maziere; William and Charles Durham; Reginald Allen and Frank McDonald; William McDonald.
- **NSW:** Sport
Local: Breeding of race horses

5.1.3 State Heritage Register Listing

The current Statement of Significance in the SHR listing (included in the Appendices to this report) has been reviewed in the process of preparing this CMP Review in the context of the revised historical analysis and examination of existing site elements and fabric. In a few areas, the assessment of significance in this report differs from and/or slightly amends the SHR listing conclusions/claims.

5.2 Heritage Assessment of Wambo Homestead Complex

This section assesses the heritage significance of the Wambo Homestead Complex in accordance with the criteria set out in the *NSW Heritage Office Guidelines*. (The criteria are quoted at the head of each section.) The assessment includes consideration of the original and subsequent layering of fabric, uses, associations and meanings of the place as well as its relationship to its immediate and wider settings.

5.2.1 Criterion A (Historic: Evolution)

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

- The place is a rare surviving example of a regional homestead complex begun in the 1830s that is still able to demonstrate the development of land tenure, pastoral and agricultural activity in the Hunter Region—an important early region of settlement—from the colonial period to the present. It provides evidence of the early settlement, subdivision, agrarian and pastoral use of the Hunter Valley through its location, layout and surviving structures/site components.
- The place is a rare example of ex-convict ownership of a significant regional landholding and the means by which the owner/developer (Hale) prospered and established links with free settlers, joining the notable pastoralist society of the early colony.
- The place demonstrates the changing fortunes of different rural site uses and resources characteristic of the state's history over the last 200 years, from simple pastoral and agrarian pursuits to more intensive animal breeding (horses and cattle) through to the subsequent, and current, resources/mining developments. The significant layering of the site through accretions and alterations to the layout, components, structures and fabric demonstrates key themes and periods in its development and use/ownership.
- The place has the potential to contain archaeological evidence associated with its evolution and occupation. This evidence has the potential to contribute information about the physical character of the place, the occupants and their activities, that would be relevant to key historical themes.

5.2.2 Criterion B (Historic: Association)

An item has strong or special association with the life or works of a person, or group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

- The place is closely associated with the life of James Hale and his family and their notable contribution to the settlement and agricultural/pastoral development of the Hunter Valley.
- The place is closely associated with horse breeding, initially under Hale but more importantly under his successors, stepson William Durham (1850s-1870s) and the McDonald brothers (1905-1919). It retains important evidence of these uses, particularly in the circular Mounting Yard, stable buildings including horse boxes and fenced yards.
- The place is associated with extensive pastoral use (primarily cattle grazing with occasional sheep) throughout most of its life. Pastoralism was particularly important in the late nineteenth century under William Durham and Benjamin Richards, and in the early twentieth century under the McDonalds.
- The place has the potential to contain archaeological evidence that may contribute information related to key individuals who occupied and operated the property, as well as the activities and developments they fostered.

5.2.3 Criterion C (Aesthetic Significance)

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area).

- The place is a notably large and important group of nineteenth- and early-twentieth-century homestead buildings, with a rare core group of five buildings dating to the 1830s-50s which retain important early components and fabric. It provides important evidence of the evolutionary patterns of early to mid-nineteenth century rural homestead complexes in NSW, particularly in the rich farming/pastoral lands in the main river valleys.
- The main residence is an important surviving example of early Victorian-Georgian country homestead retaining important original features and fabric with various subsequent alterations and additions. The architectural idiosyncrasies of the residence's design and detailing also contribute to its aesthetic uniqueness.
- The outbuildings and associated vernacular structures are notable and rare, particularly examples such as the Butcher's Hut and circular Mounting Yard.
- The place contains important layers of evidence (in its buildings, landscape features and archaeological remains) of its various owners, changes in functional needs and wider socioeconomic changes over the past 180 years. With the key periods of historical development and change continuing up to the First World War, the site is particularly important for the extent, variety and integrity of surviving components (including fencing, outbuildings and landscape features) from a range of periods.
- The Homestead Complex and its immediate setting within the SHR boundaries still retains notable aesthetic and local landmark qualities in local views from the south (within the WCPL site). Similarly, there are a number of views from the Homestead Complex (particularly from

the grounds and verandah on the south of the New House) that retain picturesque rural views across undeveloped areas of the site towards the distant hills. The aesthetic values of the Wambo views, however, have been notably impacted by the site's mining activities and associated infrastructure, particularly to the north of the complex.

5.2.4 Criterion D (Social Significance)

An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.

- The place is valued by the Hunter Region community for its significant buildings/structures, landscape features and historical associations, as attested in a range of locally produced and/or archived documentary records of the site's history and character.
- On the basis of interviews/oral evidence gathered in the 1990s-2006, there is evidence that 'the complex of homestead buildings remained a social focus for the residents of the surrounding district up until the sale of the property by descendants of the McDonald family in the 1980s'. (CMP 2006, p190).

5.2.5 Criterion E (Research Potential)

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

- The place has the potential to contain archaeological evidence that may contribute information about various aspects and phases of the site, including early settlement in the Hunter Valley, the development and evolution of the Wambo Estate, the agrarian and animal-breeding operations, the physical character of the property and its elements, as well as the people who lived and worked there.
- The potential archaeological resource of the place is likely to contain evidence of former structures and other built elements, infrastructure associated with the farming pursuits and animal-breeding operations, landscape features, occupation deposits, rubbish dumps and artefacts.
- The place has the potential to contain archaeological evidence with high research value that may contribute information that could not be obtained through other sources (such as documentary records) or from other sites. As the physical characteristics of the place are not well documented in the historical record, especially during the early period of settlement and development during the nineteenth century, the archaeological evidence may be able to provide insight into aspects of the site's form and layout that are otherwise unrecorded.

5.2.6 Criterion F (Rarity)

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

- The place is a rare surviving example of regional homestead complex begun in the 1830s that is still able to demonstrate the development of land tenure, pastoral and agricultural activity in the Hunter Region—an important early region of settlement—from the colonial period to the present.

- The place is a rare example in the Hunter Region of ex-convict ownership of a significant regional landholding and the means by which the owner/developer (Hale) prospered and established links with free settlers, joining the notable pastoralist society of the early colony.
- The place is a notably large and important group of nineteenth- and early-twentieth-century homestead buildings, with a rare core group of five buildings dating to the 1830s-50s which retain important early components and fabric.
- The New House (main residence) is an unusual and rare example within the Hunter Region of a substantial house constructed in the middle of the 1840s Depression as well as an unusual example of an idiosyncratic vernacular adaptation of more elegantly resolved Victorian-Georgian architectural models.
- A number of the outbuildings and associated structures are notable and rare, particular examples including the Butcher's Hut and circular Mounting Yard.
- The place has potential to contain intact archaeological remains associated with this early rural settlement. The survival of intact archaeological evidence of this nature from this period is increasingly rare.

5.2.7 Criterion G (Representativeness)

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments).

- As an example of an early-nineteenth to mid-twentieth-century regional homestead complex, the place provides important evidence of the early settlement, subdivision, agrarian and pastoral use of the Hunter Valley through its location, layout and surviving structures/site components.
- The place is a good representative example of the changing fortunes of different rural site uses and resources in NSW over the last 200 years, from simple pastoral and agrarian pursuits to more intensive animal breeding (horses and cattle) through to the subsequent, and current, resources/mining developments.
- The layering of the site through accretions and alterations to the layout, components and structures and fabric is representative of the pattern of development of working-farm complexes, as well as demonstrating key themes and periods in its development and use/ownership.
- The place has the potential to contain archaeological evidence that is representative of early-nineteenth to mid-twentieth-century rural development and occupation, including the physical characteristics of the site, as well as artefacts related to the site's occupation and operation.

5.2.8 Integrity/Intactness

- As an example of an early-nineteenth to mid-twentieth-century regional homestead complex, the place has a relatively high level of integrity, being able to provide important evidence of its early layout, architectural character and functions. Of particular importance are:

- the extent to which original early-nineteenth-century components, fabric and detailing have been retained in the oldest buildings, notably the Kitchen Wing (ground floor) and New House;
 - the extent to which the site has retained so much physical evidence of its early outbuildings and related structures (including fences and yards); and
 - the extent to which sequential periods of development, which are part of the significant history of the place, are made legible through the layering of building components and fabric. This is most notably found in the Kitchen Wing, but is also a feature of the New House and Stud Master's Cottage.
- At the same time, the condition of the fabric of the surviving structures is, in many areas, sufficiently poor and/or deteriorated as to affect the potential long-term integrity of a number of key components.
 - The place/item has potential to contain archaeological evidence associated with the evolution and operation of the site. In some areas of the site this evidence has not been subject to major disturbance and is likely to have survived relatively intact.

5.3 Statement of Significance

The Wambo Homestead Complex is of State significance as a rare surviving example of a regional homestead complex begun the 1830s and continuing to development up to the First World War. It is notable for the extent, range and integrity of its surviving components, including the many-layered New House (main residence) and variety of associated outbuildings and other structures.

The place has particularly close associations with the life of James Hale and his notable contribution to the settlement and agricultural/pastoral development of the Hunter Valley, including his links with other significant early settler families. In this regard, the place is a rare example of ex-convict ownership of a significant regional landholding and provides evidence of the means by which he prospered and established links with free settlers, joining the notable pastoralist society of the early colony.

The main residence is an important surviving example of an early Victorian-Georgian country homestead, retaining important original features. The architectural idiosyncrasies of the residence's design and detailing, and its dating to the years of the 1840s Depression, also contribute to its uniqueness. Among the unusually substantial and varied collection of outbuildings and associated structures are notable and rare individual examples, these include the Butcher's Hut and the circular Mounting (Stock) Yard.

The place retains important evidence of, and associations with, horse breeding/stud facilities up to the First World War, with particular examples including the circular Mounting Yard and associated barns, horse boxes and stock yards.

The place provides evidence of the early settlement, subdivision, agrarian and pastoral use of the Hunter Valley through its location, layout and surviving structures/site components. The layers of its surviving fabric—in buildings, landscape features and archaeological remains—provide evidence of its various owners and changes in use and functional needs.

The place has notable aesthetic and local landmark qualities in selected local views towards the main homestead complex, where this is not encroached on by adjacent mining activities.

5.4 Significance of Components

5.4.1 Gradings of Significance

Introduction

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or poor condition may also diminish significance. Specifying the relative contribution of an item or its components to overall significance provides a useful framework for decision making about the conservation of and/or changes to the place. The following table sets out terms used to describe the degrees (or grades) of significance for different components of the place. These are taken from the NSW Heritage Office publication *Assessing Heritage Significance* (2001).

Table 5.1 Standard Grades of Significance from Heritage Office Guidelines

Grading	Justification	Status
Exceptional (E)	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfil criteria for local or State listing
High (H)	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for local or State listing
Moderate (M)	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfil criteria for local or State listing
Little (L)	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing
Intrusive (I)	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing

Application to Wambo Homestead Complex

In Table 5.2 the standard grades of significance of Table 5.1 are modified to suit the particular layout, elements and fabric of the Wambo Homestead Complex. As part of this process, the grading seeks to reflect the extent to which components of the place retain or provide meaningful evidence of the original site, as well as the importance of later layering and physical condition.

The purpose of this grading is to identify the relative importance of key areas and attributes of the place so that due weight can be given to its most significant components/features when developing conservation policies and implementing specific actions.

Note: Developing these 'gradings of significance' into the much more detailed pages of tables for specific elements and fabric of the 2006 CMP (Section 7.3), is not regarded as appropriate to the role of this CMP Review or its conservation policy recommendations. In addition, while the tables in the 2006 report then provided a starting point for more detailed decision making about specific conservation works, its information needs considerable review and updating (being over 20 years old). More significantly, recent maintenance and repair/make safe works carried out by experienced heritage builders and consultants have developed a more efficient and practical approach to

identifying and conserving particular/individual structures and areas of fabric within the context of its current and future management operations.

Table 5.2 Grades of Significance of Components and Attributes of Wambo Homestead Complex

Grade	Application to Wambo Homestead Complex	Components & Attributes
Exceptional	<p>Overall collection of buildings/structures/components which make up the homestead complex.</p> <p>Components of homestead complex which are rare either because of their type/function, age, character and/or integrity.</p>	<p>Physical and visual relationships between components of the Complex and their immediate setting.</p> <p>Main examples are the Butcher's Hut and Mounting Yard because of rarity. New House also because of date of construction, idiosyncratic architectural character and survival of original components and fabric.</p>
High (H)	<p>All surviving nineteenth-century structures, components, fabric and/or other site features.</p> <p>Early twentieth-century structures and site components relating to horse stud and stabling functions, particularly the 1905 Stock Yards complex.</p> <p>Areas of high archaeological significance relating to former nineteenth- to early-twentieth-century structures and major site components.</p>	<p>This group includes above- and below-ground (ie archaeological) remains of:</p> <ul style="list-style-type: none"> • built structures—such as the Carriage House and Stables and Stud Master's Cottage—as well as the former Barn west of Stable Yards; • major landscape features (eg the early driveway/approach road and pathways within the Home Compound), • surviving early architectural components and fabric internally as well as externally (including early guttering, joinery, fencing, etc) both removed and in situ.
Moderate (M)	<p>Surviving layout, components, fabric and detailing from subsequent alterations and additions which contribute to the site's layered evidence of twentieth-century changes in ownership, use and architectural period/style.</p>	<p>This includes above- and below-ground remains of</p> <ul style="list-style-type: none"> • built structures—such as the various additions and alterations to the former Kitchen Wing and Stud Master's Cottage—and their surviving early architectural components and fabric (eg ceilings and floors, etc), removed and in situ; • major landscape features (eg early changes to fencing and roads and/paths as part of homestead use of site) and major plantings within the Home Compound; • traditional 'bush-man' construction and repairs using bush timbers, fencing wire, reused building components.
Little (L)	<p>Added or altered spaces, elements and fabric which detract from heritage significance and which may obscure more significant attributes.</p>	<p>Components and fabric introduced after c1960, including hydraulic and electrical services, changes to fireplaces, modern linings and/or openings in earlier walls, etc.</p>
Intrusive (I)	<p>Unattractive external accretions and exposed services which detract from an appreciation of the building's aesthetic and architectural qualities.</p> <p>Later materials and fabric which detract from heritage values and/or compromise integrity of rooms and spaces.</p> <p>Later internal fixtures, fittings and unsightly services related to more recent hospital uses.</p>	<p>Early-twentieth-century cement renders on external and internal surfaces of masonry walls (New House, Stud Master's Cottage, Kitchen Wing and Servants' Block).</p>

6.0 Opportunities and Constraints

6.1 Introduction

6.1.1 Development of Conservation Policies

The conservation policies in this CMP have taken into account:

- the constraints on (and opportunities for) use and development of the place arising from the assessment of cultural significance;
- the requirements of the site owners, users, and manager, as well as available resources and appropriate uses;
- the physical condition and degree of integrity of the fabric of the place and its setting; and
- requirements imposed by external factors and agencies, including controls and restrictions of statutory authorities.

6.1.2 Terminology

As noted in Section 1.0 Introduction, the following terms follows are used as defined in Article 1, Definitions, of the Burra Charter—*place*, *cultural significance* (this is used interchangeably with *heritage significance* which is used in the NSW Heritage Act), *fabric*, *conservation*, *maintenance*, *reservation*, *restoration*, *reconstruction*, *adaptation*, *use*, *compatible*, *setting*, *related place*, *related object*, *associations*, *meanings and interpretation* (refer to Appendix C).

6.2 Constraints and Opportunities Arising from Significance

Appropriate measures to conserve, manage and interpret the cultural significance of the Wambo Homestead complex are key requirements for any conservation policies regarding its future care and management. The major aspects of significance, as summarised in the Statement of Significance (Section 5.4), should inform decision making about the future of the place and its key components.

The heritage significance of the place also needs to be presented (ie interpreted or 'made accessible') to the communities for whom it has meaning. At its simplest, this requires some form of visual and/or physical access or other interaction with the significant attributes and features of the place, whether from the public domain or, more effectively, from within the place itself. As the key components of the place are not currently viewable from the public domain, and access is limited for safety reasons (other than via occasional, controlled viewings arranged by the site owners), effective interaction with the community is, at this stage, significantly constrained. This situation will also continue as part of the planned mining of the WCPL leases for the next 10–20 years.

In this situation, alternative opportunities to interpret the significance of the place are particularly important and should be actively incorporated into planning for its future. With appropriate interpretation strategies and actions that contribute to better understanding and appreciation of the history and significance of the place, independently and remotely, the impacts of limited physical access can be considerably mitigated. A range of these alternatives has been considered in the 'Wambo Homestead Complex—Heritage Strategy' report prepared for WCPL by GML in September 2010.

6.3 Constraints on Access and Use

With the ongoing expansion of underground and open-cut mining around and, more recently beneath, the SHR boundaries of the place, stringent controls on access to both the mine site as a whole, and the Homestead Complex in particular, have had to be imposed for safety and security reasons, resulting in the place becoming completely isolated from the public domain. As current mine-management planning is for on-site work to continue for the next 10–20 years, both above ground around the SHR boundaries and below ground within this boundary, significant access restrictions will continue (evolving as required to reflect changing site logistics).

While recent works have stabilised a number of the key buildings in the Homestead Complex, their physical condition has effectively prevented their active use and required restrictions on access to interiors and areas of uncertain structural stability. While recent stabilisation works have made a number of areas in and around key structures sufficiently secure to allow closer inspection and repair by appropriately trained personnel, they are not suitable for either public or mine-related uses, or public and/or unrestricted access if such uses were possible.

Past, present and future mining within the vicinity of the Homestead Complex will also clearly affect future uses of the place, both because of the significant changes to the character, topography and ‘usability’ of the open-cut mine areas and the potential for localised changes associated with areas of underground mining. Even with proposed remediation works (which could potentially continue for up to 10 years longer than the proposed 10–20 year mining period), the extent to which the site as a whole, and the Homestead Complex in particular, could be made both readily accessible and useable for any particular function is proving difficult to determine. At this stage, no potential use—either related to WCPL’s mining functions or other purpose—has yet been able to be identified for the Homestead Complex or its wider setting within the SHR boundary.

6.4 Client Requirements and Constraints

- WCPL wishes to investigate the feasibility of other potential options for conservation, management and interpretation of the Wambo Homestead Complex other than retention in situ.
- WCPL will continue to maintain the Homestead Complex consistent with the minimum maintenance standards of the NSW Heritage Act until a feasible management option is identified in consultation with the relevant stakeholders (including the relevant statutory authorities).

6.5 Opportunities and Constraints from Statutory Requirements

6.5.1 Heritage Listings and Consent Requirements

The Wambo Homestead Complex is included on the following statutory heritage listings:

Heritage Listing	Gazettal Date
NSW Heritage Act—Permanent Conservation Order (No. 200)	3 September 1982
NSW Department of Planning Hunter Regional Environmental Plan 1989 Heritage (Schedule 1)	1989
Singleton Local Environmental Plan (LEP) 1996	1996
NSW Heritage Act—State Heritage Register (00200)	2 April 1999

As an item listed on the SHR, approval is required from the Heritage Council for any of the activities listed under Section 57 of the Heritage Act (other than those activities covered by the Standard Exemptions provisions). In regard to the management of the Wambo Homestead complex, this means that any works to the buildings or development within the curtilage of the listed area (unless exempted under the Heritage Act) will require the approval of the Heritage Council under section 60 (s60) of the Heritage Act.

Where development (other than mining-related activities) with the potential to impact on significant features is proposed within the SHR area, it would be classified as integrated development under section 91 of the EP&A Act. An application for integrated development (and IDA) would require the consent of both Singleton Council (which lists it as an item of State significance in Singleton Local Environmental Plan (LEP) 1996) and the Heritage Council of NSW (regarding both General Terms of Approval (GTA) for the IDA and any specific s60 requirements).

6.5.2 Current Development Consent—DA-305-7-2003 (2004-2012) EP&A Act 1979

Introduction

In February 2004 development consent was granted to WCPL under s80 of the EP&A Act for a range of mining and related infrastructure activities on the site (Reference DA-305-7-2003). This consent was subsequently modified as additional works/further issues were taken into account (in 2004, May 2005, January, April and October 2006, January 2007 and June and August 2009) with the most recent changes dating to February 2011. A copy of the current consent, with amendments, is included as an Appendix to this report.

The 2004 consent included a number of specific heritage conditions for the Wambo Homestead Complex, as set out below:

Section 60 Approval

- 57. An application under section 60 of the Heritage Act must be submitted to and approved by the Heritage Council prior to the commencement of any development on land within the State Heritage Register listing boundary for the Wambo Homestead Complex [WHC]. In this regard a mine management plan shall be required to accompany the application which demonstrates that the proposed underground mining shall not have adverse heritage impacts on the WHC due to land subsidence.*

Conservation Measures

- 58. Within 12 months of the commencement of this consent, the Applicant shall prepare a conservation management plan for the Wambo Homestead Complex in accordance with Heritage office guidelines for the consideration of the Heritage Council of NSW.*
- 59. The conservation policies and an interpretation strategy contained in the conservation management plan are to be implemented in accordance with a timetable to be contained in the conservation management plan.*
- 60. A suitably qualified and experienced consultant is to be engaged by the applicant to record an oral history of the Wambo Homestead Complex having regard to the strong associations of members of the local community with the site.*

61. *In circumstances where safe access to the Wambo Homestead Complex is able to be provided, opportunities are to be offered to the local community to visit the site during and after its conservation.*
62. *Prior to the commencement of mining operations, and then at yearly intervals prior to the approved structural engineers inspections, a photographic record is to be prepared of all elevations of all structures within the Wambo Homestead Complex. The photographs are to be of archival quality in accordance with the heritage Office guidelines, 'How to Prepare Archival Records of Heritage Items 1994', and 'Guidelines for Photographic Recording of Heritage Items, 1994'. The photographic record is to be lodged with the NSW Heritage Office, and a copy is to be submitted to the Department [of Planning] and the Council'.*

Blasting

63. *Ground vibration and air blast levels are to be monitored and recorded at a blast monitoring station to be established within the Wambo Homestead Complex for each blast within 2 km of the Wambo Homestead Complex.*
64. *A suitably qualified and experienced structural engineer, with expertise in vibration and blast monitoring is to be appointed to examine all monitoring records from the Wambo Homestead complex blast monitoring station. The appointment of the structural engineer is to be approved in writing by the Director of the NSW Heritage Office.*
65. *Ground vibration and air blast levels experienced at the Wambo Homestead complex blast monitoring station are not to exceed the structural damage assessment criteria prescribed by Australian Standard AS 2187.2-1993 (or its latest version) 'Explosives—Storage Transport and Use for Sensitive and Heritage Structures' to prevent damage to the heritage items.*
66. *The approved structural engineer is to report to the Applicant on the monitoring results each month for blasting within 2km of the Wambo Homestead Complex and 6 monthly for the remainder of the open cut mining operation and make recommendations to ensure the conservation and prevention of damage to the significant heritage structures. Copies of these reports are to be forwarded to the NSW Heritage Office.*
67. *The approved structural engineer is to inspect the Wambo Homestead Complex structures annually and as soon as practical, but no later than 3 days after blasting monitoring which exceeds the structural damage assessment criteria prescribed by AS2187.2-1993 (or its latest version). During the period between blasting monitoring being recorded which exceeds the criteria in AS 2187.2-1993 (or its latest version) and the engineer's inspection, ground vibration from blasting is to be limited to a level which will prevent further blasting damage. The structural engineer is to advise the application and the NSW Heritage Office of any action required to repair the damage.*
68. *The approved structural engineer is to make an assessment of whether blasting within 2km of the Wambo Homestead complex is to cease to be managed in order to stabilise or repair the damage, and so advise the applicant and the Director of the NSW heritage Office. If blasting has been required to cease, it is not to resume until the damage has been stabilised or repaired, and the written approval for resumption has been issued by the Director of the NSW Heritage Office.*

Rehabilitation

69. *Following the cessation of the use of the coal haulage road which traverses the Wambo Homestead Complex property, the land is to be returned to its former condition (pre 1999) and the half-palisade fence on the southern alignment of the mounting yard, which was removed, is to be reinstated as required by the approval of the Heritage Council for the construction of the road on 12 February 1999.*

Movable Heritage Items

70. *The Applicant shall liaise with the Power House Museum and Museums and Galleries Foundation regarding the significance of moveable heritage which shall be displaced by the proposed open cut mining and suitable repositories for the conservation and storage of any significant items.*

6.5.3 Actions in Response to DA Consent Conditions by WCPL

In response to the consent requirements for DA-305-7-2003, WCPL has implemented the following actions:

Section 60 Approval

- Submission of applications for s60 approval for works on land within the State Heritage Register listing boundary for the Wambo Homestead Complex [WHC] where required, including applications in 2010-11 for maintenance and repair works (as part of a Voluntary Action Plan (VAP) program).

Conservation Measures

- Preparation of Conservation Management Plan (CMP) by EJE Heritage in April 2006.
- Preparation of an annual photographic record of the Wambo Homestead Complex structures in accordance with Heritage Council guidelines and submitted to the NSW Heritage Council archives. This documentation has been prepared by EJE Heritage.
- Preparation of an illustrated history of the site, *Wambo Homestead—An Artist's Impression* by local artist Vivian Dwyer (in 2007) which includes pictorial reconstructions/interpretations of the site and its past uses as well as oral historical accounts.
- Provision of opportunities for community members to inspect the Wambo Homestead Complex as part of special occasions. Escorted visits to the WHC by members of the public have included:
 - Family visits in July and October 2011 and April 2012, with employees able to show family and/or friends over the site;
 - A site inspection by Singleton Council's Mayor and General Manger in October 2010.
- Provision of update reports to Wambo Community Consultation Committee (CCC). An invitation to inspect Wambo has also been made at each CCC meeting since early 2011.
- Implementation of regular inspections and maintenance of site with WCPL staff carrying out maintenance of the landscaped setting of the Homestead Complex, installing a fire-fighting

water service to the area, keeping grass mown and removing invasive trees/weeds where these endanger the stability of significant structures.

- Implementation of works to improve site drainage and security.

Blasting

- Implementation of blast monitoring of the Homestead Complex in accordance with conditions of consent requirements including the following:
 - Establishment of a blast monitoring station inside the WHC, adjacent to the Stud Master's Cottage. (Condition 63)
 - Engagement of qualified engineer to examine blast monitoring records for WHC. (Condition 64)
 - Monitoring of blasts to ensure they do not exceed AS2187 and engagement of engineer to undertake a study to determine susceptible blast wave frequencies that may also pose risk to the structural integrity of the WHC. (Condition 65)
 - Review of blast monitoring results from shots within 2km of WHC by engineer with advice returned to WCPL regarding his assessment of potential impacts on the WHC. (Condition 66)
 - Annual inspections of structural integrity of WHC by engineer. Additional inspection of the WHC in April 2011 following two shots that exceeded the blast criteria. No actions were identified as required following these inspections. (Condition 67)
 - Annual assessment of the WHC by engineer. (Condition 68)

6.5.4 Further Management Actions

More recently, WCPL have engaged GML to provide additional services to help plan for and direct the long-term management of the site, in a manner consistent with the policy recommendations of the 2006 CMP and DA-305-7-2003 consent conditions.

Maintenance and Stabilisation Works

Over the last 18 months WCPL has undertaken an extensive program of works to stabilise and maintain the buildings in the Wambo Homestead Complex (WHC). The works to key components of the Complex—including the New House, Kitchen Wing, Carriage House and Stables building, Butcher's Hut and Servants Wing—have been directed towards maintaining and protecting significant components and fabric in situ and stabilising structures as needed to facilitate their long-term conservation.

From January to October 2011, maintenance and stabilisation works were undertaken to implement works agreed to with the relevant heritage authorities as part of a 'Voluntary Action Plan (VAP)' in accordance with the documents prepared by GML, including *Wambo Homestead Complex VAP: Initial Conservation and Maintenance Works, Draft Report, prepared for Wambo Coal Pty Ltd (17 February 2011)* and *Wambo Homestead Complex VAP Supplementary GML Report (25 February 2011)*.

An illustrated summary report on the works completed, including 'before' and 'after' photographs, *Wambo Homestead Complex VAP Report on Completion of Conservation and Maintenance Works (November 2011)*, was subsequently prepared and submitted to the relevant heritage authorities.

This was followed by a second stage of conservation and maintenance works early in 2012 to 'continue with the works started to prevent further deterioration of the buildings while...[the current] revised Conservation Management Plan (CMP) was being prepared and submitted.' (Quoted from email correspondence to WCPL from NSW Department of Planning, 8 July 2011.) As with the initial VAP program, the aim of the Stage 2 works was to secure and protect significant components and fabric from ongoing deterioration, as much as possible, retaining in situ where feasible and/or dismantling for secure storage where required.

During the course of the works, appropriate measures were taken to adequately protect significant built elements from potential damage, using methods that did not adversely affect existing fabric and were readily removable. The VAP Report 2011 provides a number of examples where works were needed to reinstate, remove and replace and/or prop components to prevent collapse/failure. Other removable/non-invasive methods to protect exposed fabric from water damage were also used, including sand-bag diversionary walls and fibreglass sheet 'spouts'.

As with the initial VAP program the aim of the Stage 2 conservation works was to secure and protect significant components and fabric from ongoing deterioration, as much as possible. That is, the intention of the works is to conserve and retain in situ. Priority was given to essential stabilisation and protection works, as well as investigation of particular problem areas where deterioration rates have increased.

Both the VAP and Stage 2 Conservation works programme were directed and monitored by Jyoti Somerville, Associate, GML with specialist structural engineering input from Paul Connott, Hyder Consulting Pty Ltd. Site works other than landscape maintenance were carried out by Gary Waller, G & C Waller Builders Pty Ltd, who has extensive expertise and experience working on significant heritage sites.

Key works carried out include:

- works to prevent water entry and upgrade roof and ground water drainage, including, for example, run-off into the Kitchen Wing cellar;
- opening up and inspecting particular areas to identify/implement required maintenance and repair works, with specialist engineering input where required;
- implementing measures to make secure, support and/or stabilise significant components/fabric by strutting and/or bracing (including roofs, walls, ceilings and other structural components); and
- securing fabric from ongoing deterioration by appropriate protection methods (including temporary coverings and/or partial dismantling and storage).

An illustrated summary of the completed works, including 'before' and 'after' photographs, *Wambo Homestead Complex Report on Completion of Conservation and Maintenance Works Part 2 (June 2012)*, was subsequently prepared and submitted to the relevant heritage authorities.

Photographic Recording

- During the opening up, repair and maintenance works, information on site conditions, detailing and/or layering of components/fabric was photographically recorded, where possible, to contribute to future research and provide input into future decision making and management of the place.

Heritage Strategy Report

- In 2010, a detailed report was prepared for WCPL to help assist with long term planning for the future of the site. This report, the *Wambo Homestead Complex Heritage Strategy* (completed September 2010), included:
 - a comparative analysis/assessment of the place/item in the context of comparative sites in the Hunter Valley, particularly surviving nineteenth-century homestead groups;
 - professional review of the history of the place/item to identify the key themes, events and people relevant to assessment of its heritage significance, including the significance of surviving components and attributes and relationship to comparative sites;
 - provision of specialist engineering and architectural advice on the feasibility of relocating the structures that make up the Wambo Homestead Complex. Also initial input/advice on heritage criteria relevant to any new site/location for the reconstructed elements; and
 - preparation of initial Interpretation Strategy recommendations for incorporating and presenting the heritage values of the place as part of any future management and/or development, proposals.

Comparative Homesteads Assessment

- In 2011, further historical investigations were carried out on the comparative historical significance of the Wambo Homestead Complex in its Hunter Valley setting, with research by Professor Ian Jack of the University of Sydney. This provided the basis for a revised Comparative Homesteads Study which, in turn, has informed the comparative heritage assessment in this CMP Review.

Conservation Management Plan Review

- The current CMP was commissioned by WCPL in 2011 to review the 2006 CMP, updating it to reflect current site conditions, management concerns and statutory constraints and meet the relevant statutory requirements for such documents.

6.5.5 Other Heritage-Related Approvals for Wambo Homestead Complex

Other statutory approvals within the last decade, for works within, or adjacent to, the Wambo Homestead Complex site include the following:

Approval under EP&A Act

- 2002—Development Consent DA-410-11-2002-I for underground mining and related infrastructure works by United Collieries Pty Ltd United (November 2003 with subsequent modifications up to September 2008). The consent conditions of this development consent

relating to the Wambo Homestead Complex have been superseded by the current DA-305-7-2003.

Approvals under Section 60 of the NSW Heritage Act

- 2010—s60 approval for maintenance and repair works (under Voluntary Action Plan VAP);
- 1999—s60 approval for new haulage road through Homestead Complex, including partial dismantling of fence to Mounting Yards. (A copy of the Conditions of Consent is included in the Appendices to this report.)

6.6 Opportunities and Constraints from Condition of Physical Fabric

6.6.1 Introduction

The survey of the condition of the major site components carried out for this study—which is included as Section 3.0—identified a number of issues relating to physical condition and degree of intactness/integrity that are important to any proposals for its future care, management and/or development.

As noted in Section 3.0, the physical condition and degree of integrity/intactness of the various buildings and associated structures within the study area were found to vary considerably due to a range of both historical and physical factors. While works have been carried out in a number of key areas to stabilise and help protect components and fabric from deterioration, the age of the structures and their varied life over the past century and a half is clearly reflected in the site's current physical character and condition. As well as deterioration due to age and exposure to the elements over the 180 years of the site's history, other factors have contributed to the current condition of its structures, including the nature of construction used (including shallow footings and a frequent lack of structural bracing for lateral support), environmental conditions of long standing, possibly not fully understood by the original builders (particularly relating to high ground water levels and ground/foundation conditions), the site's long history of mining (as early as the 1860s, but more significantly from the 1960s) and some of the attempts by previous owners to rectify problems which have effectively made them worse (most notably the early cement renders applied to deal with salt-damp attack in the main buildings).

Despite the condition and loss of integrity of a number of components, however, there is still a substantial amount of significant early fabric—whether original or dating to an early period of development—requiring appropriate conservation, management and interpretation.

Equally important is the contribution made to the significance of the place by the interrelationships between the buildings and their role as part of a historically rare homestead complex within its setting. In this context, policies for the future *conservation* use and management of the place should address the needs of, and consequences of actions on, the complex as a whole in its setting, including:

- the diverse range and character of the individual buildings—including residential and farm/outbuilding structures;
- the physical and visual relationships between the structures within the complex, including views/screening between areas;

- other site components relating to the functions and history of the place, including paths, fences, garden structures, windmill and driveways;
- the character and topography of the setting of the built structures and how this contributes to their overall character and a group and relationship to each other;
- the significant archaeological resources related to former structures, elements and activities within the complex;
- the characteristic mix of indigenous and exotic vegetation that has evolved over the life of the place; and
- views to and from the complex within its wider Hunter Valley setting.

6.6.2 Built Structures

From this analysis of the current physical condition of the place, the following opportunities and constraints on its future *conservation* and management have been identified:

- While all *conservation* work on the site should, as currently, remain focussed on retaining (ie *preserving* and *restoring*) and repairing existing components and fabric as much as possible, it is recognised that many of the identified buildings and associated structures within the study area would require a moderate to high degree of *reconstruction* to ensure their stability in the long term. This would be the case particularly if they were to be *adapted* for specific new uses and/or made accessible to the general public. In this context, new fabric would have to be introduced to replace missing or sufficiently deteriorated components, including stone and brickwork, structural and non-structural timber work and associated fittings and fixtures. In a number of areas, structures or their main components could require rebuilding, using new and existing fabric, to ensure their security.

Note: Much of the detailed work recently carried out by WCPL to stabilise major site structures (including the main residence [New House] and attached two-storey wing, former Servants' residence, Stud Master's Cottage and Coach House and Stables) has allowed important opportunities to open up, inspect and assess the nature and condition of their construction and fabric. From this process a better understanding of the condition of both structural and other components has been obtained which is intended to help guide decision making about their future. (Refer also to *Wambo Homestead Complex VAP Report on Completion of Conservation and Maintenance Works [November 2011]* and *Wambo Homestead Complex Report on Completion of Conservation and Maintenance Works Part 2 [June 2012]*.)

- The extent of deterioration in areas such as footings and basements and potential contributory causes in currently inaccessible areas remains, however, to be assessed before specific policy recommendations can be made for *conservation* works. Further investigation of potential contributors to the salt-damp problems, including underground historic features such as cisterns and wells, etc, should be considered in this process.
- As noted above, while all works to components within the WHC will remain focussed on retaining (ie *preserving* and *restoring*) and repairing existing components and fabric as much as possible, the condition of the masonry structures is such that their *conservation* will

undoubtedly require considerable new replacement fabric to allow their *reconstruction* to a sound, safe condition. In addition, extensive repair and replacement of the attached render and plaster finishes to walls and ceilings will also be required. In most of these buildings, salt-damp attack has affected the masonry over what appears to have been many decades, a conclusion supported by both historical records and evidence of now 'historic' repairs.

- Similarly, *conservation* of a number of the traditional timber structures within the study area will also require considerable new, replacement fabric to allow their *reconstruction* to a sound, safe condition. In some cases, weaknesses and/or instability arising from original construction methods will also need to be addressed in an appropriately sympathetic manner (eg to provide discrete structural bracing). In the case of some of the existing structures, however, most notably the Butcher's Hut and Horse-Box (within the Stud Master's Precinct), but also (though to a somewhat lesser degree) the Carriage House and Stables, much significant original fabric and detailing remains.
- The hybrid (ie layered) physical character of most of the structures reflects the site's history of ongoing change and should be incorporated into future conservation and interpretation policies. That is, the place does not represent a historic moment frozen in time, but an evolving story of change and development. In this context, future changes to the *use/function* or form and *fabric* of the place should be able to be sympathetically accommodated and interpreted as part of an active, ongoing history.

Setting

The setting of the Wambo Homestead complex is both an integral part of, and significant contributor to, the notable heritage values of the place. For this reason, the character of the key components/attributes of this setting and the contribution they make to overall significance are vital considerations in the development of conservation policies for the place.

Topography and siting: The relationship of the main residential building group to its immediate setting demonstrates important historic values and models worthy of retention and interpretation. The siting of the main residence on the brow of a low rising hill with views from the front over 'the owner's domain', the clustering of service buildings 'behind' and out of view with servants' and farm buildings even further away (and below the rising ground) are important attributes of the significant character of the place.

Constructed site features: Surviving remains of built features such as roads and paths, fences, wells/cisterns with their associated pumps and tanks (including the steel 'windmill') and the 1905 Mounting Yards and Ring, further enhance the story of the site's development and historic significance. Whether retained as is, or partially reconstructed and/or adapted, these components of the site provide important evidence of, and associations with, past uses, technology and traditions that should be stabilised and interpreted as part of the meaningful conservation of the place.

Landscaping: Key characteristics of the landscaping within the study area (as identified in Section 3) are important contributors to both the historic and aesthetic values of the place. Retaining/reconstructing and interpreting such attributes as the scattered groves of mature Eucalypts, groups of Pepper Trees close to outbuildings and along fences, the small garden rockery and shrubbery plantings close to the main residence, (etc) should help ensure these important values are retained and enhanced.

Views and historical associations: In addition to its physical fabric, the place has intangible attributes and values that contribute to its overall significance, including key views to and from the complex (particularly the front of the main residence), evidence of original/early historic subdivision/land-holding boundaries and associations with past uses and people of significance, most notably James Hale and past horse-stud functions. The setting's views towards the Wollemi National Park are also important to its sense of place and particular aesthetic character.

At the same time it must be recognised that much of the surrounding landscape has been – and will continue to be – significantly modified by mining activity which has affected both physical and visual relationships between the Homestead Complex and its setting. At the conclusion of mining activity and even when rehabilitated, the landscape after these works have finished will be a distinctly altered environment.

Archaeological remains/evidence: The site's potential archaeological resource (as identified in Section 3) provides an important research opportunity for further understanding and presenting the significant history of the place. Key components of this resource—including evidence of former buildings and other structures, domestic artefacts, garden, road and path layouts and features and fence lines—should be appropriately investigated, recorded and interpreted as part of the long-term conservation and management of the place.

7.0 Conservation Policies

7.1 Introduction

7.1.1 Aims

This section reviews and updates the conservation policies of the 2006 CMP in the light of current property conditions and requirements. As part of this process, this report seeks to more clearly articulate conservation options initially identified in the 2006 CMP as alternatives worth further investigation, but not, at that stage, components of a specifically directed set of outcomes.

The conservation policies are intended to provide specific, useful guidelines for future care and management of the Wambo Homestead Complex to enable its cultural significance to be appropriately conserved, managed and interpreted as part of the future use and development of the surrounding mine site. All conservation policies seek to provide for:

- the conservation, management and interpretation of the physical, visual and historic character and fabric of the significant place/item;
- interpretation to and accessibility by the communities for whom the place is of value; and
- an appropriate role/function that will support its long-term future.

7.1.2 Key Constraints

For the Wambo Homestead Complex, these aims are significantly limited by the complexity of current, and future, constraints. Of particular relevance are the following issues:

- Without public access or a feasible use/function, either now or in the foreseeable future, the place has no role and little meaning for the communities to whom it is significant, thus raising the question, 'To what purpose is the conservation of the place/item directed?'
- Without a specific role/use agreed to by the relevant stakeholders, there is no effective context—until mining ceases, the land is rehabilitated and public access is provided—for determining the type or extent of 'conservation' work that is required for the place.
- The condition of most of the building components means that a very high level of reconstruction would be required to render the structures usable. The extent of the required new material and structural support measures (particularly in the masonry walled buildings) would notably and detrimentally reduce, if not entirely remove, significant original/early fabric and layering. This outcome may be questionable as a sustainable heritage conservation investment.
- While the extent to which natural ground conditions (under and adjacent to the significant structures of the Complex) have contributed to deterioration of fabric over many decades still needs to be confirmed, initial investigations point to a significant long-term problem with salt-damp attack in many buildings. In this situation, the immediate setting of the buildings effectively represents a potential 'agent of deterioration' that needs appropriate diagnosis and (potentially extensive) treatment if these structures are to be conserved.

7.1.3 The 2006 Conservation Policy Framework

While a number of the issues identified above were touched on by the 2006 CMP, its approach to the subsequent development of a 'Conservation Policy' was more generalised, as is often the case in the early planning stages of heritage place management. In this context, various 'options for consideration' regarding the future use and management of the place, as well as general goals for conservation works, were identified, as in the following examples:

- In its Conservation Policy, the 2006 CMP proposed 'Relocation of all or part of the Homestead complex, which would allow compatible uses and public access as a priority' (CMP (2006) policy 10, p201). This was recommended as an 'alternative' for further investigation in a number of different policies in the CMP (eg CMP (2006) policies 1, 2 and 6, pp.200-201) but without guidance as to how, why or when this investigation should be carried out.
- Similarly, the option 'to manage the homestead buildings as a ruin with an assumed timeframe to the future loss of original fabric' (CMP (2006) policy 4, p. 201) was recommended 'to be considered' together with other 'alternative ways of preserving and conserving Wambo's significance' (CMP (2006) policy 2, pp.200-201) but again without a supporting framework for decision making.
- More generally, a range of 'conservation' works was identified, ranging from basic repair and maintenance ('to prevent...further disrepair' (CMP (2006) policy 3) through to repair of 'deteriorated architectural features' and more extensive 'accurate duplication' (ie 'reconstruction') (CMP (2006) policy 4). Few specific recommendations for different site components or situations, however, were made because the CMP recognised the need for 'a compatible use and location...which [would] require conservation of the buildings, structures, layout and the environment' (CMP (2006) policy 1, p.200) before detailed decisions could be made.

In this report's review of the 2006 CMP, these general policy recommendations are reexamined and reassessed in the context of current issues (as discussed in Section 6.0) to provide specific policy directions for ongoing care and management of the place.

7.2 Future Development/Management Options

7.2.1 Summary of Development/Management Options

From the discussions in Section 6.0 and 7.1 above, future development/management options for the Wambo Homestead Complex are effectively limited to one of the following two options. Each of these options was previously identified in, and is thus consistent with, the 2006 CMP.

Option 1: In Situ Management

This option essentially retains the existing features and fabric of the Wambo Homestead Complex in situ with ongoing cyclic inspection and works consistent with the NSW Heritage Council's minimum maintenance and repair requirements. The works would seek to remove, as far as reasonably possible, agents of ongoing deterioration, stabilising components/fabric in danger of collapse and protecting fragile components/fabric of significance by appropriate measures, either in situ or by removal and storage. It should be noted that while such works would be consistent with minimum maintenance standards, as required under the NSW Heritage Act, without a defined use they may not prevent long-term deterioration.

Restoration or reconstruction of missing or significantly damaged original components or detailing would not be included as part of this option, until an appropriate framework for long-term use of and access to the place/item enabled detailed decisions to be made about specific works and priorities, including adaptation requirements. Partial conservation, however, could prove to be appropriate for some 'retention in situ' situations (eg re-fixing loose cladding, etc).

This option would also allow the place to be retained in situ, if required, until there is a change of use of the surrounding site, allowing the future of the Homestead Complex to be again re-evaluated in the context of contemporary opportunities and constraints. It would also provide an opportunity for further investigation/opening up and recording of surviving features and fabric (including buildings, archaeology, landscape, etc) to provide information that could be used for publicly accessible records and site interpretation—both in situ and in off-site locations.

This option gives weight to the importance of the specific location and setting of the place to its historical and physical significance, as well as its role as a layered, traditional rural homestead complex of structures/features, rather than a single aesthetically notable building or buildings. It also acknowledges the current condition of key components of the site, and the associated practical and philosophical problems to return all significant site components/fabric to a former state/character without significant reconstruction (with new fabric).

This option could also provide for some limited, controlled access by interested groups/individuals under the direction of the site owners/managers, as have been provided.

Option 2: Relocation

The alternative to retention in situ is to relocate the built features of the place to another site/location where a suitable setting/context, ready public access, a sympathetic use and conservation, management and interpretation appropriate to its significance, can be provided in both the short and longer term. This option is essentially based on:

- the need for the place to have an appropriate and meaningful use if it is to retain and meaningfully present/interpret its heritage values within the community to which its history relates; and
- the fundamental difficulties of achieving this within the present Wambo Coal mine site both in the short term and foreseeable future.

While there are pros and cons associated with this option, as there is for any historic place—and these are usefully examined in the Wambo Homestead Complex Heritage Strategy (GML, September 2010)—relocation is recognised in conservation practice as acceptable where it is 'the sole practical means of ensuring its [the place's] survival.' (Article 9, Australia ICOMOS Burra Charter, 1999). The NSW Heritage Council has also recognised this outcome where there is no other prudent or feasible alternative (as, for example, the relocated heritage buildings of the Australiana Pioneer Village at Wilberforce which is listed on the SHR as having State heritage values).

In the context of this report, this option for the future of Homestead Complex offers the current site owners a more specific outcome for focussing their actions, funding and longer-term conservation and management decisions. It also has the potential to contribute in a range of ways to the regional heritage context of the Hunter Valley, the historically significant 'wider context' for Wambo.

A number of key issues would, however, need to be appropriately addressed as part of the implementation of this option, including the following:

- The new setting should be in a similar and neighbouring area to retain appropriate links with this area of the Hunter Valley and its development history. Open views towards and from the site similar to the existing should be provided, including towards the Wollemi National Park as currently.
- A similar landscape character for the setting, including topographical layout, features (such as water-courses/creeks) and indigenous vegetation, should be provided. Reconstruction of selected landscape features from the existing Homestead (such as the pergola, rockery, hedging and garden beds) should also be considered as part of an overall interpretive strategy.
- Selected components/features (including buildings and other structures, paths, roads and fences, the windmill, etc) should be re-erected on the new site in a layout reflecting and interpreting the existing site layout and character.
- The place should be conserved, adapted, interpreted and managed in a manner appropriate to the proposed new use and a wider role within the heritage context of the Hunter Valley.
- An appropriate owner and/or manager should be identified and a source of funding established to allow for the long-term maintenance of the place.

7.2.2 Conservation Actions for both Development/Management Options

Whatever the future management/development outcome for the Wambo Homestead Complex, the following key areas of conservation action should be implemented to continue and further develop the recommendations of the 2006 CMP and consent conditions of the current EP&A Act Development Application approval:

- Existing site components/structures/features should be retained and maintained in situ, consistent with NSW Heritage Council minimum standards of maintenance.
- As a result of recent works, opportunities have been created to access previously inaccessible areas and components, and these should be included as part of the ongoing photographic recording of the site. These records, which would add to future archival documentation and help interpretation, should include recording of structures, movable items, landscape features and areas of potential archaeological importance.
- The potential to use remote forms of site interpretation should be investigated as part of future management planning for the site, including electronic-media-based methods (eg via a website) as well as written publications, visual displays, and/or presentations to interested groups.
- The current development consent DA-305-7-2003 should be amended/updated as required to reflect changes in the site conditions/components.

7.3 Conservation Policies

7.3.1 Role of this CMP Review and Policies

Endorsement and Implementation by WCPL

- The policies in this CMP Review should be reviewed by the owners of the Wambo Homestead Complex site, WCPL and adopted as the guide to all future action/intervention on the site.
- A management structure should be put in place by the site owners to identify the relevant officers responsible for decision making and care of the item/place, as well as the procedures and regulations governing implementation of specific actions. For WCPL, these officers would be the General Manager and Environment and Community Manager.

Statutory Authorities

- The CMP Review should be submitted to the relevant statutory authorities, including the NSW Department of Planning, the NSW Heritage Branch (on behalf of the NSW Heritage Council) and Singleton Council, for review and future reference/guidance regarding decision making for the site.

Section 60 Approval

- This CMP Review should be used as the basis for future s60 applications where these are required to be submitted to and approved by the Heritage Council prior to the commencement of any development on land within the SHR listing boundary.

Review of CMP

- This CMP Review should be re-examined (reviewed) and updated as necessary in no more than 5 years from the date of the Final Report.

Long-Term Development/Management Planning

- This CMP should be used to help guide planning for the long-term future of the heritage item, and more specifically, which of the two main options identified should be implemented.
- Further cost-benefit analysis, including heritage-related costs and benefits, should be carried out in consultation with the relevant authorities to identify a direction for future planning and works decisions for the Wambo Homestead Complex.
- These preliminary analyses and consultation processes are recommended to be completed and an appropriate development/management option for the place/item determined no later than the due date for the next review of this CMP.

7.3.2 Expert Advice

- Suitably qualified and experienced heritage consultants should be engaged to provide appropriate assessments and advice relating to all relevant aspects/components of the project including:
 - conservation works for significant features and fabric, including structures and landscape;
 - archaeological investigation and recording;

- research and interpretation; and
- preparation of submissions to, and liaison with, the relevant heritage authorities, including long-term development/management planning.

7.3.3 Interim Conservation Measures

Maintenance and Make Safe Works

- Existing site components/structures/features should continue to be retained and maintained in situ, including works to:
 - prevent water entry into significant areas/fabric and ensure drainage away from the base of structures;
 - remove plant, pest, rubbish or other infestations with the potential to damage structures or fabric;
 - support and/or supplement structurally unsound and/or failing structures and areas of fabric sufficiently to prevent further collapse; and
 - maintain appropriate access for regular inspection and/or treatment as required.
- Works priorities and objectives should be established using specialist heritage input (including architectural, engineering, archaeology and landscape specialists) and taking into account information obtained from previous or concurrent opening-up (or other on-site) activities.
- Regular (monthly) inspections should be carried out by WCPL to check for damage, water entry, collapsed structures and/or other potential problems requiring attention. Where problems are noted, they should be rectified by WCPL, with assistance from appropriately qualified professionals if/where required.
- Maintenance works should be carried out as part of the regular inspections, in accordance with a site Maintenance Plan.
- Where work to significant fabric is required, appropriate professional advice should be sought and works carried out by experienced conservation builders.
- Further investigation of existing site conditions to identify and assess potential contributors to salt-damp problems in the main buildings should be carried out with the assistance of appropriate professional advice.

Loose Building Components and Fabric

- Any significant building components and/or fabric that has been separated from its original location and cannot be readily reinstated should be removed from exposure to weather, ground water/damp, pests and/or other sources of damage, if required, and stored in a dry, adequately ventilated enclosure. Items should be labelled with their original location (if known).
- Storage may be provided by the existing structure with which they are associated or a separate/new container (as currently used for the dismantled roof elements from the Stud Masters' Cottage.)

Note: These items are not 'movable heritage' in terms of the Heritage Act or current controls/regulations on the site but are important physical components of the existing architectural/historical evidence of the place/item.

Implementation of Conservation Measures

- A timetable for implementation of key conservation policies for the next 3 years should be developed by WCPL within 12 months of receipt of approval of the final CMP Review report from the Department of Planning and Infrastructure (DPI).
- The implementation program should take into account current and future planning for development/management of the site, in accordance with the options identified in this CMP Review, where this is known.
- The works implementation timetable should include recommendations for regular review of timing and priorities, particularly where key development/management decisions are proposed and/or where physical, financial, ownership or other relevant conditions change. Future reviews of the CMP may also change works implementation timing and priorities.
- Implementation of works to rehabilitate the area of the coal haulage road which traverses the Wambo Homestead Complex—as prescribed in the 2004 EP&A Act approval conditions—should be reviewed and revised as necessary in the context of the the identified development/management option for the site once this road is no longer used.

7.3.4 Further Investigation and Recording

Annual Photographic Recording

- The current program of annual photographic archival recording should be continued, as currently implemented by WCPL (in accordance with the current development consent conditions for DA-305-7-2003). This should continue until the next CMP Review in 5 years or as otherwise approved by the relevant statutory authorities.

Buildings and Associated Structures

- Photographic recording of existing site components should be incorporated into the maintenance program carried out as part of the interim conservation works (see Section 7.3.3) These records should be dated and included with the annual photographic recording of the site that is lodged with the NSW Heritage Council.
- Copies of pre-work assessments, specifications and related documentation as well as recording photographs taken before, during and after works should be retained by the client and included as part of the annual recording of the site that is lodged with the NSW Heritage Council.

Setting, Landscape and Archaeology

- Further investigation, analysis and recording of the layout, components and features of the landscaped setting of the Wambo Homestead Complex should be prepared as part of the planning for future development/management of the site. This should include physical and visual components such as:

- the mounting yard and associated structures;
 - early fencing and gates to garden and adjacent paddocks;
 - roads, paths and evidence of past thoroughfares;
 - garden structures, trees and other plantings;
 - topographical features; and
 - key views.
- Where opening up or other disturbance is required as part of ongoing inspections and maintenance work (see Section 7.3.3), this work and related findings should be documented photographically (as recommended above).
 - An Archaeological Assessment and Management Plan (AAMP) should be prepared for the site/item, building on the overview historical archaeological assessment included in this CMP. The AAMP should include a comprehensive assessment of the significance and research potential of the site's potential historical archaeological resources, and identify appropriate recommendations for future action, taking into account the two development/management options for the site identified in this CMP.
 - Copies of assessments, specifications and related documentation, as well as recording photographs taken before, during and after works, should be retained by the client and included as part of the annual recording of the site.

Movable Heritage Items

- A Movable Heritage Study should be carried out by appropriately qualified professionals to identify and evaluate the nature and extent of the movable heritage resources of the place. Preparation of the study should include liaison with the Power House Museum and Museums and Galleries Foundation (as prescribed by the current consent conditions of the EP&A Act Development Application approval), as well as other local and regional bodies with an active interest in and/or links to the site.

7.3.5 Interpretation

Interim Interpretation Measures

- A range of specific interpretation measures, based on the 'Interpretation Strategy—Sustaining Meanings and Memories' prepared by GML for WCPL as part of a Heritage Strategy report (of September 2010), should be developed that are able to be implemented over the next 5 years independently of the outcome of decisions about the long-term development/management of the place. That is, these measures should be independent of the outcome of decisions about the future development/management option for the place and should be able to be implemented for both the 'retention in situ' or 'relocation' options.
- A timetable for implementation of the interim interpretation measures should be developed within 12 months of receipt of approval of the final CMP Review report from the DPI.

- Opportunities for controlled, safe access for relevant stakeholders ‘to visit the site during and after its conservation’ (as recommended in the current DA-305-7-2003 consent conditions), should continue to be provided where possible.
- The collection of oral historical accounts of Wambo should continue as part of the ‘interaction with the community’ interpretation activities for the place. This material should seek to supplement and build on the 2007 illustrated history by Vivian Dwyer, *Wambo Homestead—An Artist’s Impression*, to provide a substantial potential archive of the history of both the site and its significant Hunter Valley context. Collection of oral histories may be carried out by a range of interested parties, including WCPL, former site owners, heritage agencies and professionals, local community historians, etc, with a focus on gathering first-hand accounts from former owners/managers/visitors with personal recollections of the place in past decades.

Longer-Term Interpretation Measures

- Longer-term interpretation measures should be identified and integrated into planning for future development/management options for the place.

8.0 Appendices

Appendix A

Wambo State Heritage Register (SHR) listing, NSW Heritage Office

Appendix B

History of Wambo Estate, by Professor Ian Jack, University of Sydney (2012)

Appendix C

The Burra Charter—The Australia ICOMOS Charter for Places of Cultural Significance (1999)

Appendix D

European Settlement of the Hunter Region up to 1850, by Professor Ian Jack, University of Sydney (October 2011)

Appendix A

Wambo State Heritage Register (SHR) listing, NSW Heritage Office



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Wambo Homestead

Item

Name of Item: Wambo Homestead
Other Name/s: Wambo Homestead Complex
Type of Item: Landscape
Group/Collection: Farming and Grazing
Category: Homestead Complex
Location: Lat:150.9913568 Long:-32.58653846
Primary Address: Warkworth, NSW 2330
Local Govt. Area: Singleton

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	82	-	DP	548749

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
	Warkworth	Singleton	Lemington	Hunter	Primary

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Wambo Mining Corporation Pty Ltd	Private	08 Apr 99

Statement of Significance

Wambo Homestead Complex is state significant in the context of Australian pastoral activities and horse breeding in New South Wales and for its capacity to demonstrate the development of pastoral and agricultural activity in the Hunter Region--an important early region of colonial settlement.

This significance is strongly demonstrated in the survival of the core group of five early homestead buildings, constructed between the mid 1830s and mid 1840s, and in the relationship of all buildings and structures of the Wambo Homestead Complex to their setting and the landscape.

Wambo Homestead Complex is state significant as an important group of homestead buildings which remain substantially intact and which display the progressive architectural development of a typical Australian homestead group. It is also state significant for its capacity to demonstrate rare evidence of extensive early finishes in the fabric of the core group of 1830s and 1840s buildings, and for the retention of all original joinery of the four masonry buildings of this group. The New House is state significant for its refined design and capacity to demonstrate architectural ambition at an early stage of colonial rural settlement.

Wambo Homestead Complex is state significant for its rarity as an important homestead complex that was established by a former convict in the Hunter Region, where most large estates were established by free settlement. The complex is significant for its associations with its original owner, the emancipist convict James

Hale, who was responsible for the complex's core buildings and who, by 1844, had established himself as one of the top 100 landholders in the colony.

Although the Wambo Homestead Complex is in a 'rundown' condition, it still maintains and demonstrates its state significance.

Date Significance Updated: 01 Jun 04

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Construction Years: 1830 - 1906

**Physical
Description:**

The Homestead is presently comprised of eight buildings, the earliest being the kitchen wing. Originally this was a single storey sandstone building with a cellar, to which a brick upper floor was added. A large brick laundry has also been added.

Other buildings include the Stud Master's Cottage of three rooms and the brick servants wing of three rooms also. All are 'Old Colonial Georgian', the earliest European architectural style used in Australia.

Around 1844, the 'Victorian Regency' New House was built, constructed of brick and render with a stone base. It is a distinctive single-storey rendered (stucco) brick house, obviously conceived as an architecturally ambitious Regency style villa. Rigorously designed to impress as a tasteful, spare, symmetrical grand homestead residence, it was placed to present to the valley floor and ranges to the south, turning the 'old house' into an impressive supporting kitchen and service wing. The four principal rooms, arranged as pairs either side of an axial central flagged hall, are covered by a low, transverse, hipped roof. These are surrounded by a lower skirt of verandahs and verandah room rooms, set at a lower pitch but similarly roofed originally with hardwood shingles (GML, Wambo Homestead Complex, Revised Database of Hunter Region Homesteads, Report, Nov 2010, p. 28).

Other buildings which make up the Homestead are the Slab Carriage House with Stables, the timber slab / rammed earth Butcher's Hut and the Slab Horse Boxes. Other remote structures exist on the property including a large hay barn, silos and fences.

There is rare evidence of extensive early finishes in the fabric of the core group of 1830s and 1840s buildings. The four masonry buildings of this group demonstrate rare retention of all their original joinery.

**Physical Condition
and/or
Archaeological
Potential:**

As a group of buildings, Wambo Homestead is rare in New South Wales in that many outbuildings still remain substantially intact allowing easy understanding of the development of a homestead complex. **Date Condition Updated:** 11 Dec 01

**Modifications and
Dates:**

1830s - Single brick Stud Master's Cottage and Servants Wing constructed possibly while the brick upper floor to the kitchen wing was added. 1837 - Homestead was situated on 4480 acres and included a large brick structure with cellars. 1844 (circa) - The New House was constructed. The construction of the Carriage House and Stables would have been contemporary with the building of the New House.

Current Use:

coal mining

Former Use:

pastoral and agricultural activity and horse breeding

History

Historical Notes:

Aboriginal Presence

Wambo Homestead is located close to the junction of the traditional boundaries of the Kamilaroi and the Wonaruah peoples. The Kamilaroi extended west to the Namoi and Barwon Rivers, and across the Liverpool Plains. The Wonaruah, who were closely affiliated with the Kamilaroi, occupied the central Hunter Valley area from around Merriwa and the Goulburn River, north to the Paterson. Europeans made contact with both groups when trying to cross the Blue Mountains from Windsor. Archaeological surveys have identified a number of Aboriginal camp sites at the Wambo mine site. Following European settlement, Aboriginal people remained around Wambo and Jerry's

Plains, but relations were frequently strained. There is no reported contact between the Wambo settlers and the Kamilaroi or Wonaruah peoples, but there is evidence of an ongoing Aboriginal presence at Wambo from the 1830s, and records of Aboriginal people working on the estate for the Durham family.

European Settlement of the Hunter Valley

1813: Four well-behaved convicts, from the Newcastle penal station, were provided with small land grants for farming near Paterson's Plains in the lower Hunter. Convict farming was the only official early settlement allowed in the Hunter Valley which was initially closed to settlers.

1820: Governor Macquarie established the new penal settlement in the more remote location of Port Macquarie and officially opened up Newcastle and the Hunter Valley to free settlement in 1821.

1820: John Howe, a Windsor settler, led a party from Windsor through the Broken Back Ranges to present day Broke and Jerry's Plains arriving near Singleton (close to Wambo). He named the wide grassy flood plain St Patricks Plains where he was granted land. This marked the beginnings of European settlement of the middle and upper Hunter Valley.

1822-29: Rapid European settlement of the Hunter Valley. Over 300 farms totalling over 800,000 acres were established on granted and leased land. Most farms were run by resident settlers and most were over 1000 acres.

Settlement of the Hunter Valley was either via sea from Sydney, or overland from Windsor. Livestock were largely driven along the overland route.

By the 1830s the Hunter Valley was the most densely settled district outside the Cumberland Plain.

Smaller farms, generally less than 100 acres, were established around Maitland, Paterson and Singleton based on land grants that were matched to an applicant's income or capital (as recommended by the Bigge Report). Most of these were the subsistence farms of emancipated convicts or colonial free born.

Larger properties for sheep and cattle grazing with grain growing were generally held by emigrant farmers and worked by assigned convicts (the Hunter Valley having a large proportion of the colony's assigned convicts).

By 1828, of the 91 estates in the Hunter Valley that were over 1000 acres, only two were recorded as being owned by ex-convicts.

Development of the Wambo Estate 1824-40

Land around Wambo was desirable, close to the Windsor Road and the fertile valley flats of the Wollombi Brook and Hunter River. It was granted early in the European settlement of the Hunter Valley, as 1824 and 1825 land grants to two free emigrants. There is no evidence that either grantee had developed the land or built any substantial structures before both grants were sold to James Hale who established the Wambo Estate.

James Hale arrived in the colony in 1816 as a 20 year old convict who was forwarded to Windsor on assignment.

By 1822, Hale had been freed by servitude and was working as an overseer for William Cox in the Hawkesbury.

In the 1820s and early 1830s Hale was a contractor to the Colonial Government supplying fresh and salt beef, mutton, flour, maize, firewood and cartage for survey parties departing Windsor.

By 1828 he had established himself as a successful Windsor resident and local businessman, being innkeeper of the White Hart Inn at Windsor with 5 assigned servants; 2133 acres of land (11 being cleared); 11 horses; 433 cattle and 1090 sheep.

1835: Hale purchased 1218 acres on Wollombi Brook. This marked the beginning of his Hunter Valley landholding interests, which Hale rapidly expanded.

1835-37: Hale added a further 10,240 acres in leasehold. This marked him as having an unusually large landholding for a Hunter Valley emancipist.

Hale expanded his landholdings in the 1830s and 1840s with purchases in the Liverpool Plains around Inverell, and further west around Coonabarabran.

By 1841 Hale's grazing empire comprised almost 100,000 acres. Most of his properties (like Wambo) were run by managers who lived on site and worked the property with both assigned convicts and newly arrived immigrant labour.

James Hale resided at Windsor throughout his ownership of Wambo, in the house he purchased from his former master, William Cox

c 1830-3 Hale constructed the first building on the Wambo Estate. The Kitchen Wing was begun as a single storey stone building with a cellar and later extended with an upper level of brick.

1837 Stud Masters Cottage
 1840 Carriage House with Stables and Granary
 1844 Servants Wing
 1844-7 New House

Hale was possibly influenced in the design of Wambo by the Colonial Architect Francis Greenway whose work he would have encountered through his close relationship with William Cox. Cox took a number of contracts, where he worked with Greenway, for the construction of public buildings around Windsor. Hale may also have used some of Cox's builders for the construction of Wambo.

By 1844 James Hale was one of the largest 100 landholders in the colony; an established sheep and cattle grazier and wheat farmer with at least 4 assigned convicts working at Wambo.
 Hale used Wambo as a halfway point for moving sheep between Windsor and his properties on the Liverpool Plains and New England.
 Over the 1840s to 1870s, the Wambo herd developed into prize-winning bulls and cows at local and Sydney shows.

1857 James Hale died, leaving Wambo and many of his other properties to William Durham, the eldest son of his wife Mary from her first marriage. Durham had very likely been the manager of Wambo.

Wambo continued in Durham family ownership until 1894 when it was sold into various hands.

1863 coal discovered at Wambo (during well-drilling).

1900 construction of the timber Butcher's Hut.

1905 Wambo Estate purchased by RC Allen and Frank Macdonald for use as a thoroughbred stud. Allen and Macdonald implemented a program of timber building in 1906 that included the Slab Horse Boxes and the Mounting Yard and Horse Boxes and fences.

1906 Property subdivided and Macdonald family purchased the Wambo Homestead block which they held until 1983.

1971 Wambo Mining Corporation bought much of the surrounding land (but not the homestead block).

1981 National Trust listing of Wambo Homestead.

1982 Permanent Conservation Order made over Wambo Homestead.

1987 Wambo Mining Corporation bought the Wambo Homestead block and began mining the area, using the Wambo Homestead for training and storage until 2000.
 2000 Wambo Homestead vacated.

Source: Godden Mackay Logan, Wambo Homestead Complex, Heritage Strategy, Historical Development -- Wambo Homestead and Farm, 2010, pp. 39-44.

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
2. Peopling - Peopling the continent	Convict - Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	Demonstrating emancipist's entrepreneurial activities -
2. Peopling - Peopling the continent	Convict - Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	Creating a gentleman's estate -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Pastoralism - grazing sheep, cattle, goats or other animals -
3. Economy - Developing local, regional and national	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Pastoralism - grazing sheep, cattle, goats or other animals -

economies		
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Horse stud farming -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Farming by convict emancipists -
3. Economy - Developing local, regional and national economies	Mining - Activities associated with the identification, extraction, processing and distribution of mineral ores, precious stones and other such inorganic substances.	Mining for coal -
3. Economy - Developing local, regional and national economies	Pastoralism - Activities associated with the breeding, raising, processing and distribution of livestock for human use	pastoral homestead -
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing farming families -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Vernacular structures and building techniques -

Assessment of Significance

SHR Criteria a)

[Historical Significance]

Wambo Homestead shows the development of pastoral activities in the Hunter Valley after Commissioner J.T Bigge's reports to the British Government on the state of the colony and its administration.

Wambo Homestead specifically shows the pattern of selection by residents of Windsor via John Howe's newly established Bulga Road.

It provides evidence of the rise to wealth of James Hale, a former convict and important resident of Windsor who by the mid 1840s had established himself as a successful entrepreneur and one of the 100 largest landholders in the colony.

Wambo Homestead is a rare example which demonstrates the economic development of the Hunter Valley Region from an agricultural base through sheep, cattle and horse breeding to dairying and presently coal mining. The process involved in gaining the best economic opportunities from the property can be clearly seen.

SHR Criteria b)

[Associative Significance]

As the creation of the convicted thief, James Hale, Wambo Estate demonstrates the enormous opportunities open to the pioneers of New South Wales. Within two decades a farm boy serving a seven year prison term had become wealthy and influential in two districts, the Hawkesbury and the Hunter Valley, and one of the colony's largest landholders. In the Durham period, the property continued to yield affluence to its owners, allowing the children of convicts to control the circumstances of their lives and to live with some style.

SHR Criteria c)

[Aesthetic Significance]

Wambo Homestead remains substantially intact and largely unaltered. The buildings follow the architectural vocabulary of vernacular Georgian England and demonstrate the progressive architectural development of a typical early Australian homestead group.

The New House (c.1847) is state significant for its capacity to demonstrate refined design and architectural ambition at an early stage of colonial settlement through its conception as an architecturally ambitious Regency style villa that was designed to impress as a tasteful, spare, symmetrical grand homestead residence placed to present to the valley floor and ranges to the south.

SHR Criteria d)

[Social Significance]

Wambo Homestead demonstrates the opportunities available to energetic people who were transported to NSW in the early decades of the 19th century. Wambo Homestead is significant in terms of its distance from Hales place of residence, Windsor, and because of its position in the broadening agricultural enterprises of pioneer settlers. The group of buildings express the way farms were operated, with an emphasis on manual labour, and the use of the horse for work and transport.

As the residence of William and Sophia Durham the homestead has associative social


significance in the Hunter Valley. This is evident in the substantial development of the Homestead in the early years and the descriptions of lifestyle afforded by visiting commentators of the period. Further, the development of the Horse Stud infrastructure by the Allen and McDonald partnership provides physical evidence of the social and sporting aspirations of elite residents of Sydney at the turn of the 20th century.

SHR Criteria e)
[Research Potential]

As an archaeological resource the buildings and surrounding grounds provided an opportunity to contribute to the knowledge regarding the expansion of the colony of New South Wales, its agricultural diversification and every day life on homestead properties from the 1820s till the 1890s.

SHR Criteria f)
[Rarity]

As a group of buildings, Wambo Homestead is rare in New South Wales in that many outbuildings still remain substantially intact allowing easy understanding of the development of a homestead complex.
It is rare as a large and important estate established by an emancipated convict in the Hunter Valley, where most such estates were established by free settlers.
The core group of 1830s and 1840s buildings demonstrate rare evidence of extensive early finishes in the building fabric and the retention of all the original joinery in the four masonry buildings of the group.

Assessment Criteria Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Procedures / Exemptions

Section of Act	Description	Title	Comments	Action Date
57(2)	Exemption to allow work	Standard Exemptions	<p>SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977 Notice of Order Under Section 57 (2) of the Heritage Act 1977</p> <p>I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:</p> <p>1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.</p> <p>FRANK SARTOR Minister for Planning Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.</p>	Sep 5 2008

 **Standard Exemptions** for Works Requiring Heritage Council Approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Heritage Act - State Heritage Register</i>		00200	02 Apr 99	27	1546
<i>Heritage Act - Permanent Conservation Order - former</i>		00200	03 Sep 82	116	4087
<i>Local Environmental Plan</i>		1996	05 Jul 96	081	3907

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Written	Godden Mackay Logan	2010	Wambo Homestead Complex Heritage Strategy	Click here Click here
Electronic	Heritage Branch, Department of Planning	2010	Report to the Heritage Council on Application under S38 of the Heritage Act for the removal of Wambo Homestead Complex from the State Heritage Register	
Electronic	Neville McAlary	2010	Letter from Peabody : application under s38 Heritage Act for removal of Wambo Homestead Complex from the State Heritage Register	
Written	Godden Mackay Logan	2010	Wambo Homestead Complex: Revised Database of Hunter Region Homesteads	
Written	EJE Heritage	2008	Wambo homestead near Warkworth : archival photographic record	
Written	EJE Heritage.	2007	Wambo homestead near Warkworth : archival photographic record	
Written	EJE Heritage.	2006	Wambo homestead : archival photographic record	
Written	EJE Heritage.	2005	Wambo homestead : archival photographic record	
Written	Di Sneddon	2003	Reprieve: Heritage Act saves Wambo Homestead (Singleton Argus 14/11/03)	
Management Plan	Bernard Collins	1994	Wambo Homestead Near Warkworth, New South Wales, A conservation Study	

Note: Internet links may be to web pages, documents or images.

PLAN
UNDER THE
HERITAGE ACT.
1977

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Appendix B

History of Wambo Estate, by Professor Ian Jack, University of Sydney (2012)

Appendix B—History of Wambo Estate, Warkworth

Professor Ian Jack, University of Sydney (2012)

James Hale, Owner of Wambo, c1832–1857

The colonial career of James Hale, who first developed the Wambo Estate, had a trajectory attractive to time-expired transportees in the second quarter of the nineteenth century. Convict, overseer, innkeeper, purchaser of land in the Upper Hawkesbury, investor in the newly opened Hunter Valley, breeder of valuable horses and cattle, expanding into the Liverpool Plains and New England, managing a pastoral empire from a fine house in Windsor, Hale encapsulates the possibilities for gaining wealth and social position in the colony.

Born in the marches of Wales around 1795, James Hale fell foul of the law in 1815 and was transported for theft. Once in New South Wales in 1816, he was sent to Windsor and for most of the 1820s was working as overseer for William Cox, the local magistrate, entrepreneur and grazier.¹ In 1830, when Hale was seeking a grant of land, Cox wrote a warm character reference, emphasizing that Hale was ‘a very Industrious, deserving Character’ who married while in his employment.²

The woman whom Hale married was the widow of a prosperous Windsor butcher and grazier, the emancipist William Durham, who had been running stock on the Bathurst Plains as early as 1823.³ Durham died intestate in 1827, leaving his wife, Mary Broughton, with three young children.⁴ In the following year, 1828, Mary married James Hale. Their only child, Amelia Ann, was born in 1829, but the three Durham children, Amelia’s step-brother and step-sisters, were fully recognized as equal members of the Hale family.

The three girls married suitably. Mary Durham became Mrs William Town and her eldest son was Andrew Town of Hobartville in Richmond, one of the major horse-breeders in Australia. Elizabeth Durham married a Windsor doctor, Dr W.F. Stewart. Amelia Ann Hale married William, the son of a Catholic emancipist, Michael McQuade, who, like his friend James Hale, had become successful as an innkeeper, entrepreneur and politician in Windsor.

An earnest of the close relations among the McQuade, Durham and Hale families is the naming of their children. The daughter of Elizabeth Durham and Dr Stewart was christened Mary Amelia Ann after Elizabeth’s young step-sister; the second son of William Durham junior, born in 1850, the year of his step-sister’s marriage to William McQuade, was named Charles Henry McQuade Durham; while the elder son of Amelia Ann McQuade was William James Hale McQuade, and her younger son also bore the middle name of Hale.⁵ The three families were deeply intertwined and the names of all three resonated at Wambo throughout the nineteenth century.

By the time of his marriage, the census year of 1828, James Hale had managed to purchase a substantial farming estate on the Hawkesbury, amounting to 2,133 acres (850 hectares). He had cleared and cultivated 100 acres (40 hectares), while 11 horses, 433 cattle and 1090 sheep grazed on the remaining 2,000 acres (800 hectares), tended by a number of stockmen and shepherds. He also operated an inn in the main street of Windsor, called the White Hart. His principal occupation was declared as ‘innkeeper’.⁶

Hale's stock increased steadily: in 1830 his cattle numbered 600 head, his sheep 1,500, and he was now cultivating 150 acres.⁷ By 1832 he had acquired more uncultivated land and was advertising small sub-division plots on clearing leases, specifically aimed at what he called 'small capitalists'.⁸ Hale himself was a quintessential small capitalist, but becoming bigger. In the early 1830s he was using the produce of his Hawkesbury estate to supply food, including fresh meat and horse fodder, along with alcohol, to the military at Windsor, the road gangs in the Blue Mountains and on the Bathurst plains.⁹

His next strategy was to benefit from the keen interest of Hawkesbury folk in the new roads linking the Hawkesbury to the Hunter, the Bulga Road, blazed by John Howe and Benjamin Singleton in the 1820s, and the Great North Road through Wisemans Ferry, developed by Heneage Finch and Thomas Mitchell in the late 1820s and early 1830s. He had not been among those 260 settlers who had staked a claim to Hunter land between 1821 and 1825, although they included people he knew, such as John Howe, Benjamin Singleton, John Dight and the local Windsor doctor, Thomas Parmeter.¹⁰ The incipient town of Singleton and the adjacent areas known as Patricks Plains and Jerrys Plains were directly connected with the Hawkesbury and there was a very significant Hawkesbury investment in the newly opened lands.

In the second wave after 1825 Hale and many of his local acquaintances, such as the Onuses, Eathers and Eatons, joined this band-wagon and sought to purchase uncommitted crown land and to buy other people's acreage. Some of the new landholders moved to the Hunter and established their primary home there, but the majority of the first generation remained resident in the Hawkesbury and visited the Hunter intermittently to liaise with their overseers.

Many, including James Hale, also saw the opportunities to go further, beyond the then limits of location, occupying big grazing properties on the Liverpool Plains and in New England.¹¹ The Hunter then became both a spelling area and a selling area for stock travelling in both directions between the Sydney markets and the distant runs, while retaining its own economic importance, especially in breeding notable horses and cattle.

James Hale was a significant player in all these trends of the later 1820s, 1830s and 1840s. He put a tentative toe in the Hunter water in 1828, when he proposed to purchase land which had already been promised elsewhere,¹² but his first successful venture came in 1831-1832. He acquired the land which became the heartland of Wambo, on the southern edge of Lemington parish in the county of Hunter. Back in 1824, Governor Brisbane had promised a grant of 2,000 acres (800 hectares) to a Sydney merchant, Matthew Hindson. This land lay on the west side of Wollombi Brook, extending eastwards from the water frontage in a long narrow rectangle (no.122 in *Figure 1*).

Hindson's property was quite isolated. Even on the Hunter River itself just west of Maitland in 1830, a glimpse of the next cottage three kilometres away would 'give an air of neighbourhood to the scene, seldom observable in the distant districts'.¹³ The northern part of Wollombi Brook was not closely settled until the late 1830s.

Hindson's 2,000 acres is likely to have been exploited in the 1820s and the quit-rent of £15 a year became due for payment after 1 January 1831, subject to the usual provision of developing at least 120 acres (48 hectares) and making improvements such as clearing, cultivating, fencing and building. The conditions seem not to have been met by Hindson. Soon afterwards, in September 1832, he lost a case in the Supreme Court (*Cuthbert v. Hindson*) on an unconnected mercantile matter and incurred heavy costs, which were to be met from the sale of the Hunter land.¹⁴ The sheriff then sold the 2,000 acres to James Hale. On 26 October 1832, Hale paid the sheriff a

deposit of £50, representing a quarter of the purchase price and the sale was ratified on 14 November 1832. There had still been no formal crown grant of the land, and when Governor Bourke finally issued the document on 6 July 1833, it was to Matthew Hindson, not to Hale. Nonetheless, Hale was in effective and lawful control from 1832 until his death in 1857.¹⁵

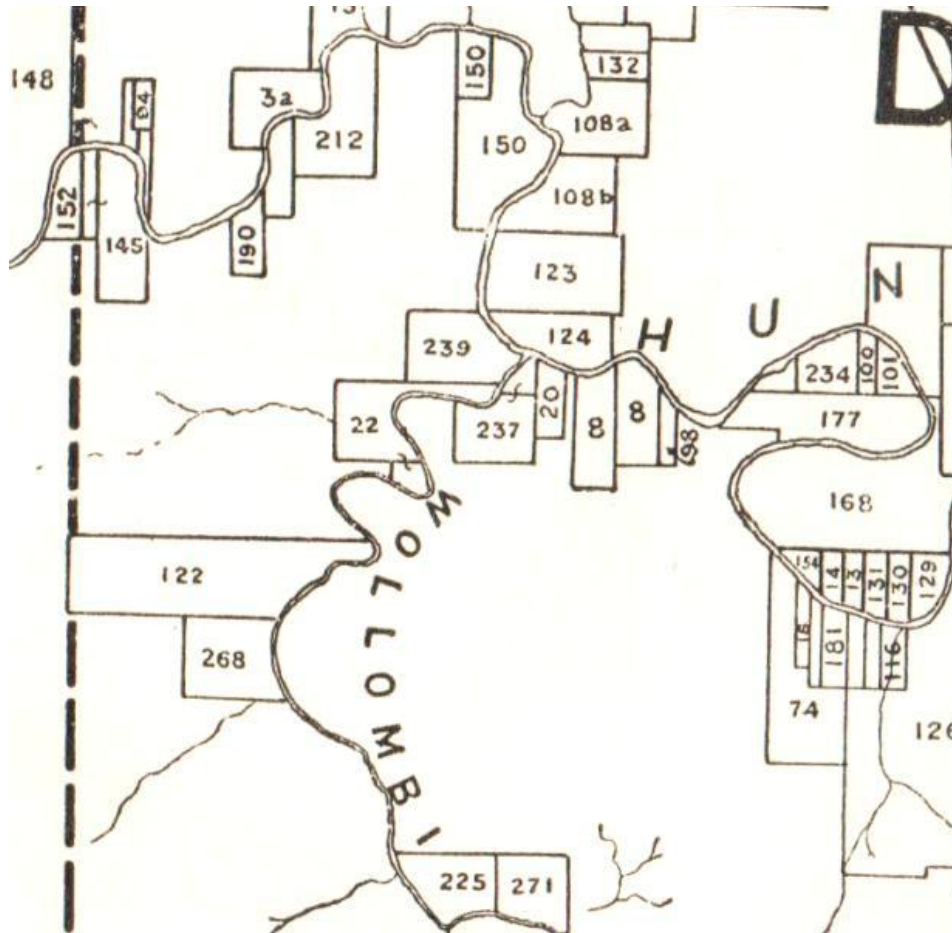


Figure 1. The first settlement of the Hunter River and Wollombi Brook, 1821 to 1825, showing the area from Singleton on the right to Jerrys Plains on the left. The two properties which became Wambo are numbered 122 (Hindson) and 268 (Mazière). Number 22 just to the north-east was taken up by Dr Parmeter of Windsor in 1821. (Source: JF Campbell, 'The Genesis of Rural Settlement on the Hunter', *Journal of Royal Australian Historical Society*, 12, 1926-1927, map after p86)

Hindson's estate is first mentioned by name as Wambo in September 1839,¹⁶ but the seasonal waterway running through the south of the 2,000 acres was by 1833 already known as Wambo Creek (later known as North Wambo Creek) (*Figure 2*).¹⁷

Robert Dixon's survey of the adjacent land to the south, dated 5 July 1833, shows that Hale had already established and fenced a wheat paddock on the south-east part of Hindson's 2,000 acres and extended it south over Hindson's boundary down to North Wambo Creek on the 746 acres (300 hectares) promised to David Mazière (no.268 in *Figure 1*). Moreover, dwellings had been built a short distance north-west of the junction of North Wambo Creek with Wollombi Brook. These dwellings, which Dixon identified as 'Hales Huts' straddled the boundary between the Hindson and Mazière grants (*Figure 2*).¹⁸ The south-east boundary of the Hindson grant had become *de facto* North Wambo Creek.

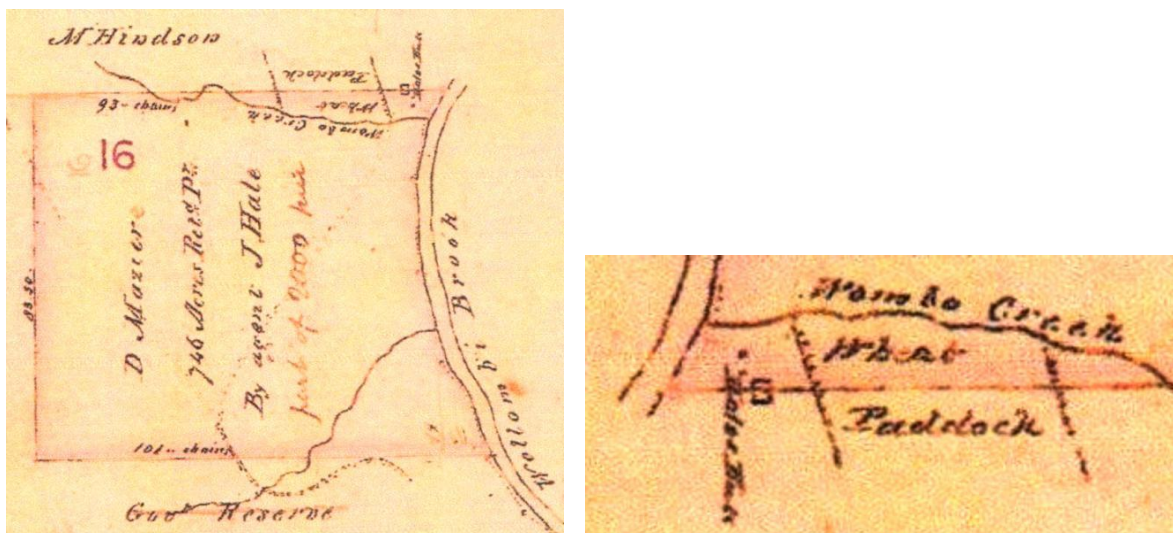


Figure 2. Maziere's grant of 746 acres surveyed by Robert Dixon in 1833, showing at the north-east corner Hale's first wheat paddock and his initial huts on Wambo: detail on the right. North Wambo Creek is named as Wambo Creek: South Wambo Creek is shown on the left image but is not named. (Source: Land and Property Information, Crown Plan H69.663)

Hale, therefore, had planted wheat and built accommodation for farm-workers at Wambo in or before 1833. He chose his land carefully and the wheat paddock of 1830 was still in use for cultivation in 1892 (Figure 3).¹⁹

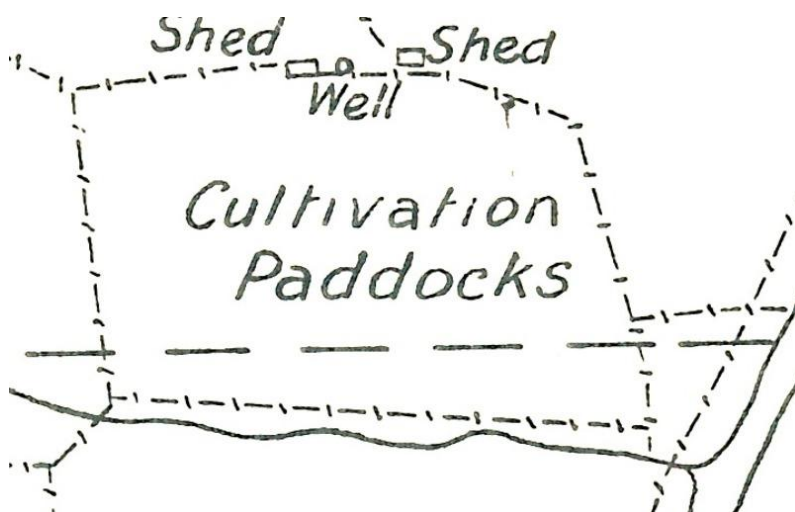


Figure 3. The same area of Wambo shown in the detail of Figure 2, mapped in 1892, showing the continuation of cultivation in Hale's first wheat-field. (Source: Land and Property Information, Primary Application packet 8868, plan)

This initial perturbation in the southern boundary of Hale's original 800-hectare holding lingers still in the irregular shape of the Wambo study area, now reduced to 68 hectares in a new lot 82 in Deposited Plan 548749. This area is mostly a section of Hindson's larger grant in Lemington parish, but includes also a sliver of Maziere's land in Whybrow parish (Figure 4).²⁰

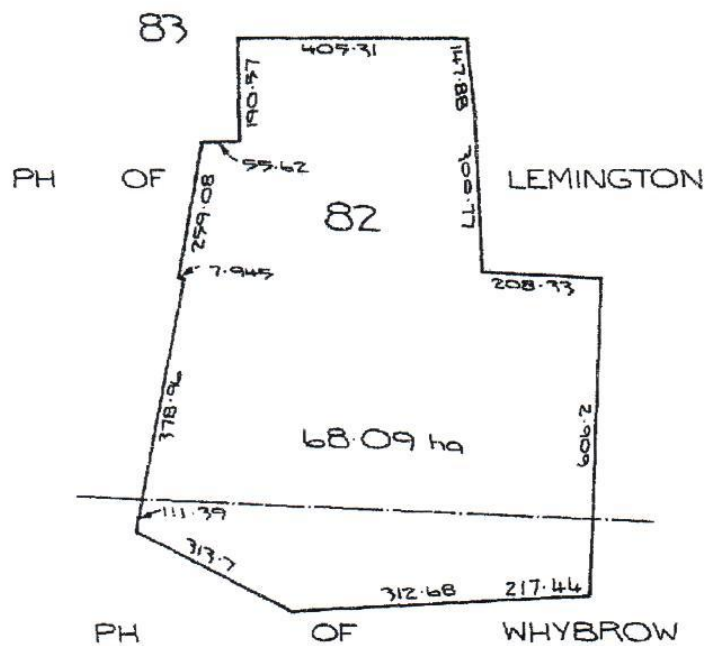


Figure 4. Wambo today, showing how it straddles the boundary between the parishes of Lemington, on the north (containing Hindson's grant), and Whybrow, on the south (containing Maziere's grant). (Source: Land and Property Information, Deposited Plan 548749, Vol.13070 fol.224)

Between 1835 and 1838, Hale systematically purchased 3,159 acres (1,264 hectares) of additional land, comprising seven portions immediately south of the Hindson land, all in the parish of Whybrow (county of Hunter). Six were crown grants by purchase.²¹ The remaining portion 16, adjoining Hindson's 2,000 acres, had been promised by Governor Brisbane in 1825 to another Sydney merchant, David Maziere, although the grant was not issued to Maziere until 1838.²² In July 1833, however, Hale had acted as Maziere's agent in having the 746 acres (300 hectares) surveyed for the first time.²³ Maziere's property was exceptionally well-watered, with Wollombi Brook as the eastern boundary, North Wambo Creek running through the northern part of the portion and South Wambo Creek in the south-east. Hale had already intruded on it from the north with part of his wheat paddock and workmen's huts lying athwart the boundary. This consolidated area in Hale's hands south of Hindson's 2,000 acres was later known as South Wambo.²⁴

In June 1837, Hale also acquired crown grants to four portions immediately to the east of the Hindson and Maziere land, across Wollombi Brook. These portions, 10, 11, 12 and 13 in Warkworth parish, county of Northumberland, totalled an additional 1,020 acres (400 hectares).²⁵

In 1839 Hale completed his consolidation by buying crown grants to two more portions (15 and 17) in Warkworth parish, and three in Wollombi parish, county of Northumberland, to the south and east, along with portion 12 in Wambo parish, county of Hunter, to the west and portion 2 (later renumbered 132) in Lemington parish.. These seven portions brought another 1,660 acres (660 hectares) to Hale (Figure 5).

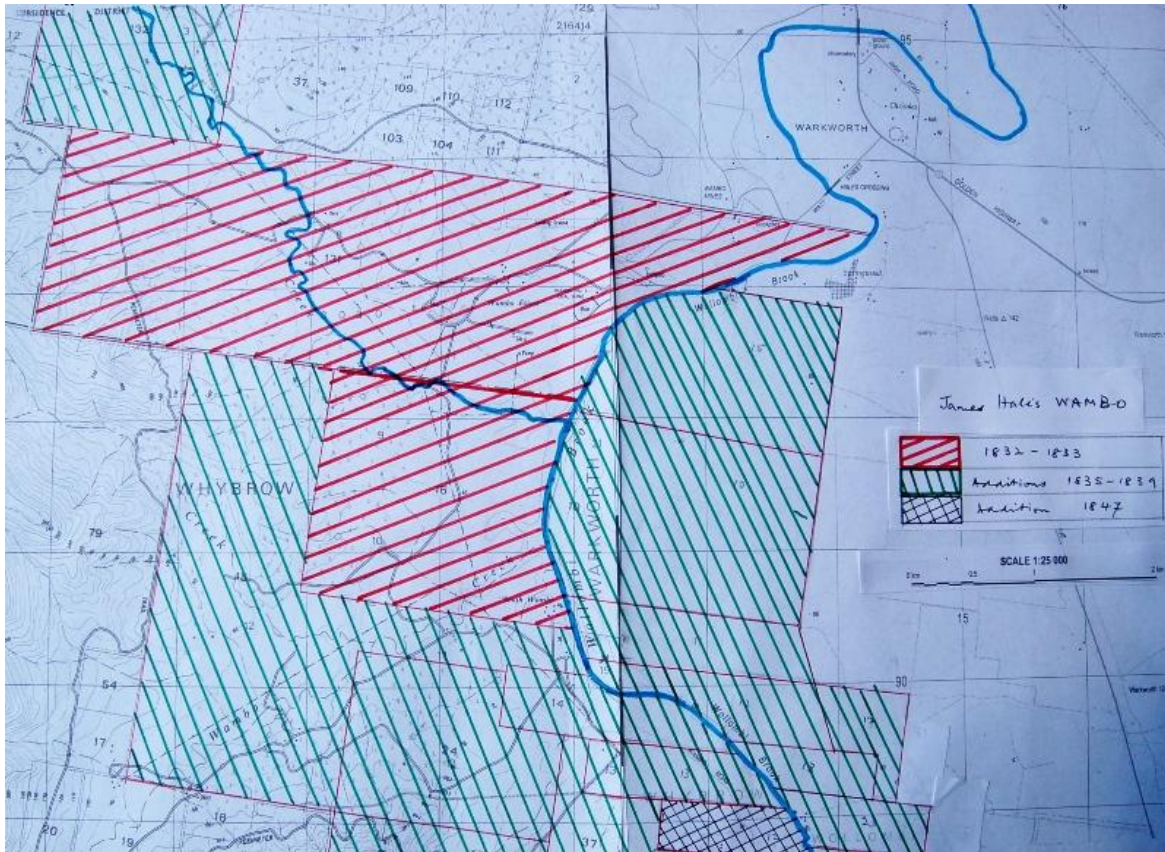


Figure 5 Integrated estate map of James Hale's Wambo. Red hatching shows lands acquired in 1832-1833, green hatching those acquired between 1835 and 1839 and black double-hatching those acquired in 1847. (Source: Based on Land and Property Information, 1:25000 maps, Doyles Creek, 9032-1N and Singleton, 9132-4N)

Between 1832 and 1838, Hale had made a significant investment in nearly 8,000 acres (3,200 hectares) on the Hunter. In 1837 he had the services of nine assigned convicts, whom he divided between his Hawkesbury estates and his Hunter property. Four of the men, all recent arrivals, aged between 17 and 34, were sent to his newly enlarged and consolidated holdings on Patricks Plains.²⁶ Hale continued to use convict labour and in 1849 was one of six landholders who shared out 38 recently arrived convicts sent to the Hunter.²⁷

There are few details available about Hale's operations at Wambo, but it is clear that in addition to growing wheat, he was grazing cattle by the late 1830s, while keeping good-quality horses and some prize pigs.²⁸ The evidence for the animals comes from Hale's sale advertisements and from notices of the pound-keeper at Singleton about stray animals impounded.

Hale expanded into new pastoral areas, first in the late 1830s around Bomera on the Liverpool Plains, south-east of Coonabarabran. Hale acquired some 180,000 acres (72,000 hectares) south-east of Coonabarabran: these sheep stations were Terawindi (or Tarawinda), Boobala (or Uliman), Bundalla and Bomera. In 1841 Hale had 21 workmen at Bomera, the head station, under James Coleman as overseer.²⁹ In 1866 Bomera and Boobala could sustain 11,000 head of sheep.³⁰

In 1845 Hale bought Bannockburn station, which occupied 32,000 acres (12,800 hectares) north of Inverell, where in 1850 he was running 82 horses and 1308 cattle.³¹ He also acquired Big River station on the Gwydir near Bingara. Big River and Bannockburn were large pastoral properties, totalling over 100,000 acres (40,000 hectares).

On most of these 280,000 acres (112,000 hectares) Hale ran large flocks of sheep in the 1840s and 1850s.³² In 1845 Hale brought more than 1,500 ewes from the Liverpool Plains to the Wambo paddocks and advertised them for sale there, either to butchers or to 'gentlemen requiring a lot of Ewes to breed from'.³³

Under Hale, Wambo became primarily a grazing property for high-quality cattle and horses. Sheep came to Wambo from farther afield for sale, while basic food animals such as pigs were reared for local consumption.

The land was, however, also suitable for cropping and Hale certainly planted a paddock with wheat from the early 1830s onwards. Hale also grew maize on part of his acreage in Wollombi parish, farther south along Wollombi Brook.³⁴ At the end of 1844, the *Maitland Mercury* noted that careful farmers on Jerrys Plains, such as Hale and his Hawkesbury associates, Doyle and Dight, always had good crops of wheat. Wambo was one of the properties where wheat continued to be a success because of 'deep and timely ploughings, fallowings and a selection of seed'.³⁵ The original cultivation paddock of the 1830s continued in use for crops for the rest of the nineteenth century (*Figure 8*).³⁶

As a result of prudent management of his estates in the Hawkesbury, the Hunter, Liverpool Plains and New England, as well as his careful fostering of his economic and political interests at home in Windsor, Hale seems to have survived the financial depression of the 1840s quite comfortably: so comfortably that he built a new homestead at Wambo in 1844.

The original huts of Wambo had been built on the south-easterly corner of Hindson's 2,000 acre portion. This was a natural place for the initial labourers' accommodation, with ready access to water both at Wollombi Brook and North Wambo Creek, and adjacent to the earliest wheat paddock. These huts are first shown on a survey drawn up on 5 July 1833 (*Figure 2*). Hale had started his campaign to get Hunter land only in 1828 and had acquired some sort of title to the 2,000 acres only in the latter part of 1832. The first huts on Wambo were almost certainly built in 1832 or early 1833.

These first huts were about a kilometre away from the present Wambo homestead complex. For whatever reason, the major centre for the estate which Hale consolidated between 1833 and 1839 was soon developed on this alternative site. The present homestead is known to have been constructed in the early 1840s. In 1892 Thomas Parmeter, a near neighbour of Hale's, recalled in old age how he had seen what he called the 'new' homestead completed in 1844. Parmeter's father, Dr Parmeter, had in 1821 obtained the first promise of land in the Wambo area and the family had moved there about 1827.³⁷

Since Hale built a 'new' homestead in 1844, there must have been a homestead of some sort on the present site in the 1830s. This was almost certainly the lower storey of the building now known as the Kitchen Wing. The single-storey core of the Kitchen Wing is constructed of stone, with two large rooms, and a cellar under the south room. A skillion area against the west wall, which is likely to be an extension, contains three more rooms. Since there is no detailed survey plan of Hindson's 2,000 acres comparable to the 1833 plan of Maziere's land, it is possible that this stone building was constructed by Hale at the same time as the huts a kilometre away in 1832-1833. But it is more likely that this centre for the administration of the whole 8,000 acres acquired during the 1830s was constructed during the latter half of the decade.

There is no evidence that Hale spent a substantial amount of consecutive time on the Hunter in the early years of Wambo, but the building of a handsome house in 1844 provided more suitable accommodation for the owner and Hale seems to have become a more frequent visitor. The new homestead was constructed immediately to the south of the 1835-1839 cottage, and at right angles to it, a common characteristic of the second, more substantial, house built on a country estate in the 1840s. Thomas Parmeter recalled that James Hale occupied the new house quite regularly in the 1840s and 1850s.³⁸ In May 1846, during a severe drought, when both North Wambo Creek and Wollombi Brook were dry, the local newspaper noted that 'Mr Hale, of Wambo, has daily to drive his horned cattle some miles from his own estate ... to drink at the [Hunter] river'.³⁹ Perhaps Hale did not personally drive his cattle, but the clear implication is that he was resident at that time.

The overseer at Wambo was a Portuguese ex-convict, Antonio Roderigo. Roderigo had initially been assigned to William Cox in the Hawkesbury and followed Cox to Bathurst after 1815. On gaining his freedom, Roderigo had become a settler at Bathurst and earned money by offering grazing there for other people's cattle. In 1823 he was looking after 98 cattle belonging to William Durham senior of Windsor and seeking more grazing land along Cocks River.⁴⁰ After the death of William Durham senior in 1827 and the marriage of Durham's widow to James Hale, Roderigo was employed by Hale. Roderigo's move from Bathurst probably happened after he had sold his land there to William Lees in 1840.⁴¹ Certainly by 1847 he had moved from Bathurst and was the resident overseer at Wambo.⁴² Roderigo stayed on at Wambo after Hale's death and in 1863 took up a pre-emptive lease of 100 acres (40 hectares) adjacent to Hale's 1,218 acres at South Wambo.⁴³ He was a highly literate man, with excellent English, as shown by his holograph memorial of 1823.⁴⁴

Hale's principal residence remained in Windsor. He had bought William Cox's fine, double-storey house called Fairfield after Cox's death in 1837 and he lived there consistently until his own death. When, for example, he published a public notice in 1854 warning against unauthorised droving of cattle and sheep through Wambo, he signed the notice from Windsor.⁴⁵ For a time, Hale also had possession of Clifton, a renowned horse-stud with a good homestead between Windsor and Richmond. Clifton stud had been developed between 1840 and 1845 by Charles Smith, another very successful emancipist, the owner of Bungarabee. One of Hale's stallions at Wambo was bred at Clifton in Smith's time.⁴⁶ Although Clifton held many attractions for Hale, Fairfield remained his primary home and he died there in 1857.⁴⁷

As in so many grazing families, the next generation took an active role in overseeing the out-stations during the patriarch's lifetime. James Hale's stepson, William Durham, played his role at Wambo in the 1850s as his stepfather aged. William moved to the Hunter in 1850 and soon took up residence in the 1844 homestead, although James Hale continued to use the house in the early 1850s.⁴⁸ Durham's sons had been born in Sydney or Windsor in 1848 and 1850, but on 17 April 1852 his first daughter, Catherine, was born at Lemington Grange, near Jerrys Plains, where his last child, Sophia Mary, was also born in 1855.⁴⁹

It has been alleged that Lemington Grange was the original name for Wambo, given by James Hale in the 1830s.⁵⁰ This attribution is attractive but uncertain. Hale himself consistently used Wambo as the name of his Hunter estate: the earliest printed example was in September 1839, when pigs from Hale's Wambo were impounded.⁵¹ The earliest mention of the alternative name appears in 1845, when a cart-horse stallion called 'Hercules' was advertised as standing at Lemington Grange near Cockfighters Bridge. Although the owner of the property and the stallion is not named, the pedigree of 'Hercules' is given and this confirms that James Hale was the owner and the breeder.⁵²

Cockfighters Bridge (known today to the Geographical Names Board as Hale's Crossing⁵³) is just south of Warkworth village. Since the 1830s it brought the Maitland to Jerry Plains road across Wollombi Brook, which was also known as Cockfighters Creek (*Figure 6*).⁵⁴ The western approaches to the bridge ran through the north-eastern part of Hindson's 2,000 acres. Wambo homestead is some 4 kilometres away to the south-west.

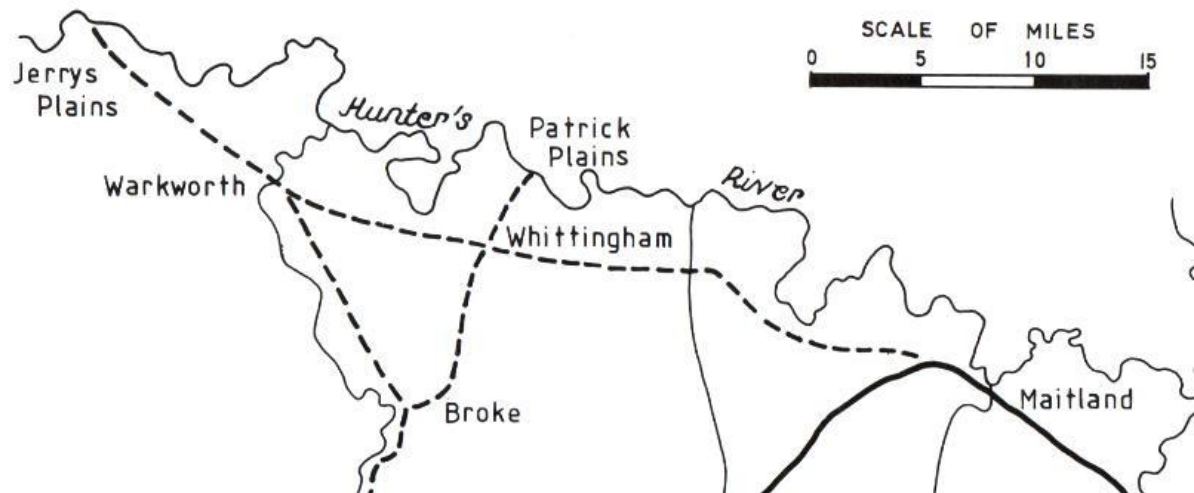


Figure 6. The projected roads from Maitland and from Broke to Jerry's Plains planned by 1829. The two roads converge at Cockfighters Bridge near Warkworth. (Source: John Armstrong, ed., *Shaping the Hunter*. Newcastle Division of Institution of Engineers, Australia, Newcastle, 1983, p.59.)

By 1839, however, James Hale also owned 1,420 acres as an integrated estate along the eastern side of Wollombi Brook just south of Cockfighters Bridge while he had also acquired some 2,500 acres to the west of the Brook, making an integrated Hunter estate of nearly 8,000 acres. The house called Lemington Grange could have been anywhere on this large holding but the evidence for its location and the reasons for the Durham birthings there in 1852 and 1855, if indeed it is not the same as Wambo, remain unresolved.

From the beginning of 1857, James Hale, at home in Fairfield, 'had been gradually sinking from a decay of nature'.⁵⁵ In May he made his will and on 21 June 1857 he died at the age of sixty. He was a significantly wealthy man, able to leave to his wife an annuity of £1,000 (the equivalent of nearly \$100,000 today). He also left to her, his three step-children and the three Town children bequests totalling £4,000 in cash and £5,200 in shares. The grand house of Fairfield was left to his widow for her life, passing then to their only daughter, Amelia Ann McQuade, for her life, finally descending to Amelia's heirs. The wide acres in the Liverpool Plains, the Gwydir Valley and New England, with all their stock of horned cattle and sheep, were divided in three ways, among Hale's step-daughters, the widowed Elizabeth Stewart and Mary Town, and Mary's son, Andrew Town.⁵⁶

William Durham junior, the other step-child, received a life interest in the entire Hunter estate, 'farms, lands and hereditaments'. On William's death, Wambo would then pass to his two eldest surviving sons and their heirs, to hold in common. Stock was not specifically mentioned, but all the horses anywhere on the Hale estates were to be divided equally among four of the Durhams: Mary Town and her son Andrew, Elizabeth Stewart and William Durham junior.⁵⁷

William Durham junior was described in the will as 'of Hunter River, grazier'. Now permanently at Wambo, he entered on a rich inheritance in land and bloodstock in 1857, embellished with £1,000 (some \$100,000 today) in cash.

His step-father was buried in St Matthew's Anglican churchyard at Windsor. In due course, after Hale's daughter, Amelia Ann McQuade, died in 1875, her widower in 1882 erected a grandiose monument at St Matthew's to his wife and her parents (*Figure 7*). The imported memorial sculpted in Carrara marble, surrounded by a marble fence, was unsympathetic to the Georgian elegance of Greenway's church, but remains an unmistakable statement of the success story of the Hales, in the Hawkesbury, in the Hunter and beyond the limits of location.⁵⁸



Figure 7. Monument in Carrara marble to James Hale, his wife and daughter, erected in 1882 outside St Matthew's Anglican Church, Windsor. (Source: Photograph by Ian Jack, 18 July 2009)

The Durham Family at Wambo, 1857–1898

William Durham junior never owned Wambo, but as life tenant from 1857 until his death in 1891 he controlled the property just as comprehensively as his step-father, James Hale, had done over his quarter-century of ownership. He continued to employ as overseer the Portuguese Antonio Roderigo until 1863, when Roderigo bought land of his own near the southern part of Wambo.⁵⁹

William was a man of 34 when his step-father died. He had married very suitably in 1847. His bride, Sophia Hill, was the sister of a prosperous lawyer, Richard Hill, and of the wealthy naturalist and traveller, Edward Hill of Point Piper.⁶⁰ In 1848, one of Sophia's sisters, Elizabeth, married the merchant and philanthropist Daniel Cooper, who was knighted in 1857: in the 1850s Lady Cooper, William Durham's sister-in-law, presided over the expenditure of £50,000 on building Woollahra House.⁶¹

By 1857 William and Sophia Durham had established a family of two boys and two girls, the last two born in or near Wambo. William did not control the economic resources enjoyed by James Hale, but, unlike Hale, he lived at Wambo and his primary concerns were in the Hunter Valley.

At first, William Durham played a vigorous role in local affairs. In September 1858 he became a magistrate at Singleton.⁶² He played a highly visible role in the local shows. During the 1860s, he was the judge for the horse races at Patricks Plains and Jerrys Plains. He also served on the committee of the Northern Agricultural Association in its early days and was a frequent exhibitor at its Singleton shows, while in the mid-1860s he was prominent in the Hunter River Agricultural and Horticultural Association.⁶³

Good quality horses were bred and raised at Wambo and initially Durham had stallions at stud there, in succession to Hale's 'Hercules'. In 1860 an imported Suffolk stallion 'Young Prince' was standing at Wambo, where, Durham advertised, a 'good secure paddock, well watered, will be provided for the mares sent'. At the same time the services of a cart-horse stallion called 'Boxer' were advertised. Neither of these stallions had been bred at Wambo, but they had been acquired through associates of Durham's step-father at Richmond on the Hawkesbury: 'Young Prince' had been imported from England by Arthur Dight, while 'Boxer' had been bred by William Town (who had married William Durham's sister).⁶⁴

Durham continued to breed his own horseflesh at Wambo. In 1859, he sold 60 to 70 horses, mainly mares, sent from Wambo to Sydney for auction.⁶⁵ These may have been left over from Hale's time, but by 1865 twelve draught colts were being sold 'from the celebrated stud of W. Durham, Esq.'. ⁶⁶ In 1867, Durham had 42 head of 'strong useful horses, broken and unbroken' sent from Wambo for sale at Rutherford.⁶⁷ Horse-sales petered out at Wambo, but Durham seems to have maintained his interest in racing into the 1870s, when he successfully ran his own racehorse. Durham had bought the horse when it was called 'King of the Ring', but renamed it 'Wambo'. Under its new name, 'Wambo' won the Shorts handicap at Randwick in September 1872.⁶⁸

In the 1870s and until William Durham's death in 1891, however, cattle and not horses dominated the paddocks at Wambo. When in 1871 Miss Kate Lambert came to be governess to the Durhams' younger teenage daughter, Sophie, she described Wambo as 'a large farm and station for breeding from famous imported cattle'.⁶⁹ The dominant breed was, appropriately, Durhams.⁷⁰ It is not known how many cattle regularly occupied Wambo. The number of fat stock from Wambo advertised at the local saleyards or at Sydney up to 1867 fluctuated between 61 and 187 in any one year.⁷¹ The only substantial sales after 1867 occurred in 1872, when 184 cattle were sold in Sydney and Maitland, in 1875, when 70 fat bullocks were driven from Wambo to Maitland, and in 1880, when 30 calves were sold at Maitland.⁷²

Durham had a number of valuable bulls. Over the years 1868 to 1870, three of his bulls won significant prizes: in 1869 'Conqueror' took a first prize at the Intercontinental Exhibition in Sydney.⁷³

During a lawsuit in 1863 William Durham explained how he had between 400 and 500 cattle of no particular breed in one paddock close to the homestead, kept separate from his 'picked herd'. He did not sell these ordinary cattle, branded twice with a distinctive 'W', at Singleton or Jerrys Plains, but in 1862 he sold them at Wambo 'to come to Singleton'. He also sent such cattle to Windsor and Sydney for sale and others he sold at Wambo for slaughtering, but they were not killed there.⁷⁴

These figures understate the extent of William Durham's cattle-raising in his heyday up to the mid-1870s. He had access to grazing properties elsewhere. In 1865 he brought 200 stock from Byron Plains, a cattle station near Inverell, where they had been fattening.⁷⁵ In the same year, he sold the 32,000 acres (12,800 hectares) of Bannockburn, also in New England, which he had acquired from his sister: his stock there was estimated at the auction to be between 2,000 and 3,000 head of cattle.⁷⁶ This may have been an exaggeration, because at this time the station was said to be capable of running only 640 head, but Durham's herd at Bannockburn is likely to have equalled or exceeded the stock at Wambo.⁷⁷ Durham also leased for three years an undeveloped station called Coreen near Baerami: even while uncleared, this supported a few hundred head of cattle.⁷⁸ As on most estates, there was considerable flux, as mobs were moved around.

Over the first twenty years of William Durham's occupation of Wambo, there were clearly defined areas for run-of-the-mill cattle, for fine-bred Durhams and for bulls, as well as paddocks for stock horses and separate accommodation for the stallions and breeding mares. The estate map of 1892 shows the position at the end of William Durham's life. The main grazing paddocks were then to the north and west of the homestead, although the calf paddock was to the south, straddling North Wambo Creek on the north-east sector of Maziere's 746 acres. The stockyard is shown to the north-east of the 1844 homestead, beyond the main barn. To the north-west there was a milking yard (Figure 8).⁷⁹

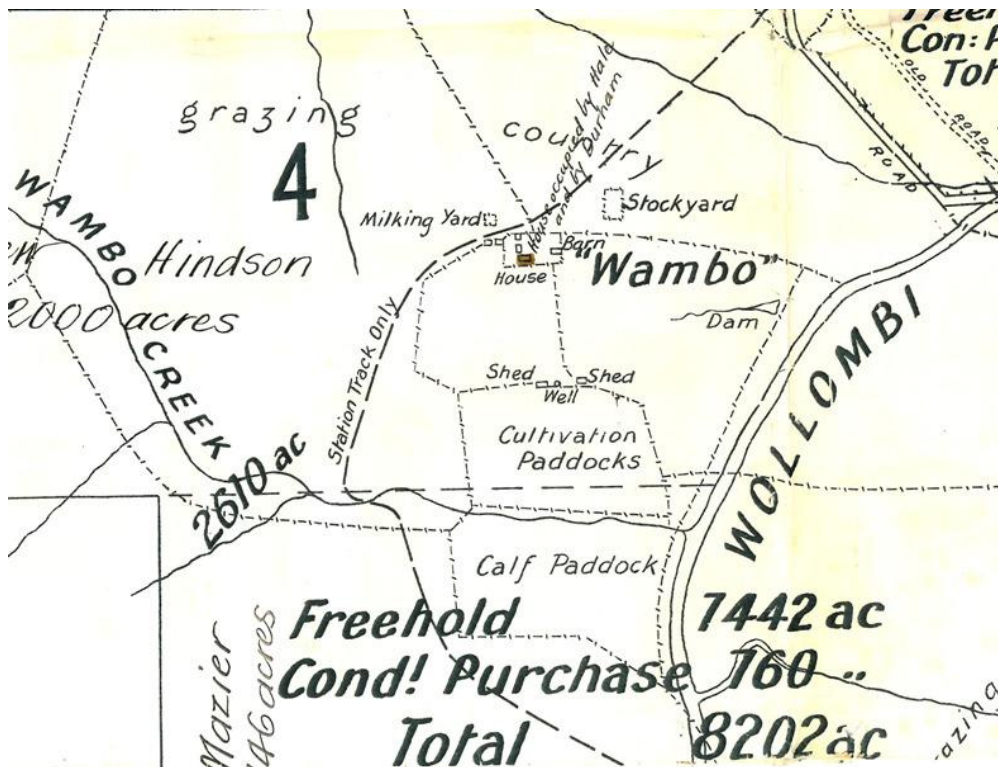


Figure 8. The paddocks at Wambo in 1892. (Source: from the plan in Land and Property Information, Primary Application packet 8868)

There was also a short period of sheep-raising in the late 1860s. In 1867 70 fat lambs from Wambo were sold at Rutherford sale yards, followed by 40 more in Sydney in 1868.⁸⁰ There was also shearing done, for wool was sold in England at the end of 1868 bearing the stamp 'ΔH WAMBO', which seems to date from Hale's time.⁸¹ There is no trace in the newspapers of any sheep kept by Durham at Wambo before 1867 or after 1868.

Some of Wambo was good for crop-raising, as Hale had found when he planted wheat in the 1830s and 1840s. There is no evidence that Durham had wheat, but he exploited lucerne in the later 1860s, selling 60 or 70 tonnes a year.⁸² Wheat in the 1830s had been grown in the south-east corner of Wambo's foundation 2,000 acres, intruding into Maziere's 746 acres. This continued to be the cultivation area throughout the Durham period and presumably the lucerne was grown there (*Figure 8*).⁸³

William Durham in his early forties, during the 1860s, was a vigorous and imaginative landholder. When coal was discovered near Wambo homestead in 1863, he was quick to see the potential. A well was being dug, when a coal seam 7 feet (2.1 metres) wide was found 50 feet (15.25 metres) down. Under the coal was clay and below that there was a second, thinner seam of coal, 4 foot (1.2 metre) thick, with the water-level a short distance below. The coal was hailed as 'of a very superior description'. Durham informed the press that 'the coal might be easily obtained by the construction of a tunnel, as the well is situated on the side of a hill'⁸⁴. The only well shown on the 1892 estate map is to the south of the homestead, on the northern edge of the cultivation paddock (*Figure 8*).⁸⁵ Durham does not seem to have proceeded to mine commercially, but it is not known whether he proceeded to extract coal for domestic needs.

William Durham suffered increasing debility in his fifties and sixties. His decline may have set in even earlier: it is striking that Miss Lambert, the governess, who is chatty about Mrs Sophia Durham and her daughter, even about Jimmy the tidy Chinese cook and his slatternly Australian wife, does not mention the master of the house at all in her account of Wambo in 1871.⁸⁶ In 1875, Durham leased the entire estate, with the exception of the homestead block, to his two sons, in return for an annuity of £600 (the equivalent of over \$60,000 in modern terms), while he and his wife continued to occupy the homestead.⁸⁷ When Durham died at the age of 68 in 1891, his obituary emphasized that he had been as 'a young man ... most active and a hard worker', how he had been a 'large exhibitor' at the early Singleton shows, how he had been a 'true sportsman', especially in horse-racing, up to the 1860s. 'But of late years physical infirmities necessitated him to withdraw from all public matters.'⁸⁸

During these long years of increasing frailty, William Durham's fortunes had ebbed. In his brief will, drawn up two days before he died, he simply left all his property to his wife.⁸⁹ This property did not, of course, include the freehold of James Hale's Wambo land, of which he was only life tenant. But the valuation of his moveable property prepared by another old Hawkesbury settler, James Eather, in February 1892, shows how far into decline Wambo had gone in the 1880s.⁹⁰

Table 1 Item values (then and now)

Items	Details	Value in £ sterling, 1892	Approximate Equivalent in Australian \$, 2004.
Livestock	100 horses, 400 cattle	1,350	164,000
Crops	30 tons hay	30	3,650
Farm implements		30	3,650
Carriages		8	1,000
Harness & saddlery		5	600
Household furniture		150	18,000
TOTAL		1,573	190,000

Durham had acquired real property independent of the Hale estate, but there was little left of this investment, either in money or in land. When he sold Bannockburn in 1865, he had received the substantial sum of £6070.⁹¹ He had also bought crown land, 100 acres (40 hectares) in Wollombi parish, 80 acres (32 hectares) in Warkworth parish and, in 1873, another 80 acres in Wambo parish, but these portions had been sold.⁹² Similarly the 28 town allotments in Singleton which he had purchased in 1876 had been sold before his death.⁹³ The only acquisitions in the Wambo area which Durham retained in 1891 were 280 acres in Whybrow parish, valued at £490 and a parcel of land in Warkworth village valued at £10. He no longer had any grazing interests in the north and his only other piece of real estate was an old boatshed in Windsor, valued at £30.⁹⁴

Because a detailed estate map was drawn up in 1892, it is possible to recreate the estate as William Durham left it. On the 1892 plan there is no evidence of structures surviving from the Durham or Hale stud, although it is likely that there had been facilities similar to those built in the early twentieth century (*Figure 9*). The 1892 plan shows Hale's 1844 homestead, and behind it, on the north, only two footprints, which must represent three surviving nineteenth-century buildings, the Kitchen Wing (the first Hale house), the Servants' Wing and the wooden carriage-house with its stables and granary.⁹⁵

Of the two rectangular buildings shown on the 1892 plan just west of the homestead fence, only the 'Stud Master's Cottage' survives. This cottage has no proven connection with the Hale or Durham horse-stud and was probably built in Hale's time for workmen on the estate.

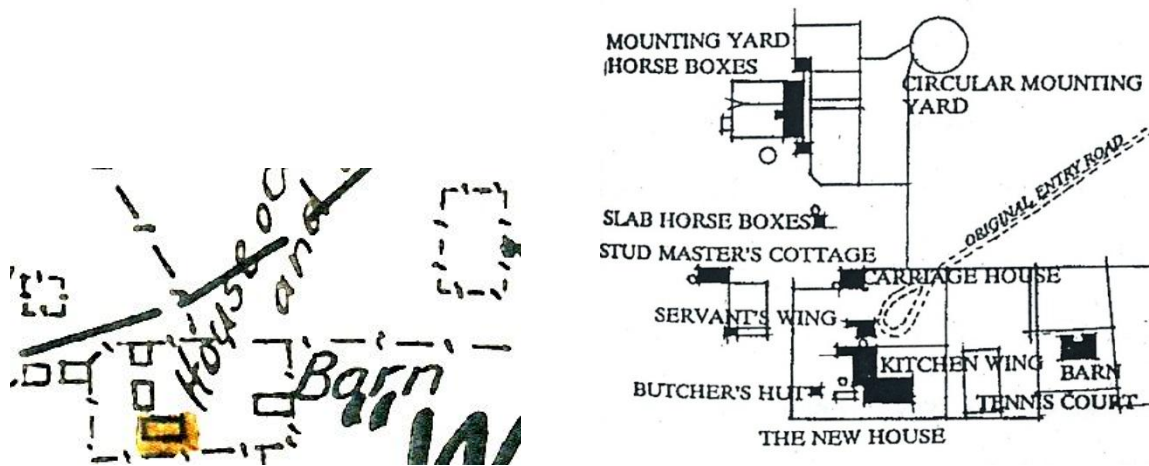


Figure 9. Footprint plan of the homestead buildings in 1892 (Source: LPMA, Primary Application packet 8868, plan, detail), on left. On right, Bernard Collins' suggested plan of the same area under Allen and McDonald between 1900 and 1908 (Source: Collins, 'Wambo Homestead', p.38 plan 5). In the 1892 plan the yard on the left was for milking cows, while the stockyard on the upper right lies well to the east of the mounting-yards and horse-boxes of 1905-1907.

The entire estate of William Durham had been reduced to £2103, just over \$250,000 in modern Australian terms. The contrast to the abundant prosperity of his step-father, who, thirty-four years before, had left him the life interest in the whole of Wambo plus a bequest of £1,000 in cash, is striking. The perception of local Singleton historians today that the Durhams were relatively poor by 1890 seems eminently just.⁹⁶

Ownership of the estate, now in the grip of the growing national recession, passed in 1892, under James Hale's will, to William's 'two eldest sons living at the time of his death as tenants in common and their heirs for ever'.⁹⁷ When James Hale had died in 1857, his stepson already had two sons, William James Hill Durham, born in 1849 and Charles Henry McQuade Durham, born in 1850. Their two sisters were born in 1852 and 1855, but William and Sophia had no more children.⁹⁸ William and Charles therefore succeeded to the freehold of the Wambo estate, holding the land in common. Both had married, William J.H. in 1876, Charles in 1879, and had offspring. William J.H. and his Braidwood bride, Annie Bennison, already had two sons and two daughters before 1891, while Charles and Elvina Richards had five children, including two sons.⁹⁹ The descent of the property in 1891 seemed to be assured.¹⁰⁰

The two brothers moved rapidly to bring the complex title to Wambo under the Real Property Act. Their application to convert the Old System deeds to Torrens title was lodged on 22 August 1892 and the process of conversion was complete twelve months later.¹⁰¹

Before the transfer to Torrens Title was complete, however, the property was offered for sale in 28 sub-division plots. The auction of these allotments was conducted by J.N. Brunker in Singleton on 7 October 1893, but only six allotments were sold (and six more were sold a few days later by private treaty). The remaining 2,823 acres were offered again for sale in August 1894.¹⁰²

The six initial allotments, including the homestead block, were all purchased in 1893 by the father-in-law of Charles Durham.¹⁰³ Benjamin Richards, who had been born in Richmond in 1818, had advanced from being a retail butcher to founding a major meat-works at nearby Riverstone in 1878. At first supplying the Sydney market with beef and mutton, the meat-works turned to refrigeration

and an international export market in the late 1880s and 1890s. To maintain supply to Riverstone, Richards and his associates travelled widely throughout the state, buying and transporting live stock. The acquisition of Wambo from his son-in-law fitted into Richards' system of droving cattle and sheep to holding yards close to suitable railheads, although Milbrodale on the Wollombi was Richards' principal stock depot in the Hunter region. Richards continued to live on the Hawkesbury, at his grand house in Richmond called Kamilaroi, completed in 1893. It is unlikely that he spent much time at Wambo or effected many material changes there before he died in 1898.¹⁰⁴

After Richards' death, his entire Wambo holdings were sold in 1898 to a consortium consisting of a member of a major pastoralist family, Frederick Durham Badgery, and Prosper Henry Ridge, one of a prominent pioneer Hawkesbury family. Badgery was married to Sophia Durham's orphaned niece, Ann Hill, who had been brought up at Wambo. Frederick had other indirect connections to Wambo: he had been christened with the middle name Durham after his grandfather's friend William Durham senior (died 1827) and his grandfather, like Ridge's, had also been very close to James Hale.¹⁰⁵

After Ridge's death in 1904, Badgery took his son, William Theodore Badgery, along with Frank Booth Jones into the Wambo partnership, but in the following year the property was sold.

Reginald Allen and the McDonald Family, 1905–1983

The new owners in 1905 were Reginald Charles Allen of Allen, Allen and Hemsley, the brilliant son of a leading lawyer, Sir George Wigram Allen,¹⁰⁶ and his friend Frank McDonald. Allen and McDonald, who had substantial capital, at once started rehabilitation of the property, which does not seem to have been improved under the Badgery consortium. Hundreds of acres were ring-barked, burned off and grubbed for suckers; prickly pear had been allowed to spread and 500 acres (200 hectares) were burnt in 1907.¹⁰⁷ At least 100 acres (40 hectares) were put under plough by 1906 and by 1908 200 acres (80 hectares) had been planted with the traditional Wambo crop of lucerne.¹⁰⁸ Wells had been dug and windmills installed.¹⁰⁹

Most of all, however, under Allen, briefly, and McDonald until the 1920s, Wambo resumed and exceeded the distinction as a horse-stud which it had enjoyed under James Hale and William Durham, especially in the 1860s.

Within months of purchasing the estate, Allen and McDonald had a major stallion standing at stud there: 'Bonnie Chiel' had won the Toorak Handicap and the Eclipse Stakes and earned 6 guineas for servicing each mare.¹¹⁰ The stud rapidly expanded, with 'Mousqueton' purchased in Britain at Newmarket in 1906, along with 'Persian Knight'.¹¹¹ By 1908 the partnership had acquired seven significant stallions and a number of outstanding breeding mares.¹¹²

The Allen family, who were enthusiastic motorists and photographers, visited Wambo early one morning in December 1906 and took fifteen fine photographs of the main buildings, the open paddocks and four of the horses.¹¹³

To accommodate this large and prosperous stud, Allen and McDonald built 30 loose-boxes, 18 stalls and yards for the horses. These were all located 'at the back of the homestead', with haysheds 'very handy': the existing circular mounting yard and the stallion boxes nearby were almost certainly built at this time.¹¹⁴

Frank McDonald's wife died in December 1906¹¹⁵ and in 1908 the partnership of Allen and McDonald was dissolved amicably. The estate was offered for sale in ten sub-division lots in April 1908 and all lots were sold over the next few months. The homestead block, including the stud buildings, was occupied by Frank McDonald and the southern part of the estate, known as South Wambo, was developed by Reginald Allen. The two men remained tenants in common of this central part of the estate until 1915.¹¹⁶

There was a clearing sale at the homestead in May 1908. This included a dairy herd of seven bulls, 100 cows, and 145 dairy heifers, thirteen draught horses, 15 riding horses and a great deal of farm and dairy machinery. Much of this was probably bought back by the McDonalds, who continued to run their own commercial dairy.¹¹⁷

The 87 horses which were jointly owned were also sold, on 2 May 1908. Frank McDonald bought back the stallion 'Dorchester' for 300 guineas, while his son William Francis McDonald bought 'Riding Master' for 600 guineas. Reginald Allen paid the highest price, 2,000 guineas, for the stallion 'Antonio'. 'Bonnie Chiel', the first stallion to stand at Wambo in the twentieth century, went to the White stud at Havilah, while 'Playbill' went to South Australia.¹¹⁸

All this meant that there was a contraction but no discontinuity at the Wambo homestead stud, with 'Riding Master' as its principal stallion, while a new stud opened at South Wambo in friendly competition, spearheaded by the two stallions 'Antonio' and 'Persian Knight'. Although Reginald Allen was more widely known nationally as 'a shrewd judge' of horses, William McDonald, who was stud-master at Wambo from 1908 onwards, also created an outstanding stable of stallions, including his father's 'Dorchester' and 'Petrillo' as well as his own 'Riding Master': in 1914, just before war broke out, he sent his father Frank to Britain and Frank sent back a stallion of outstanding endowment called 'Kerman'.¹¹⁹

In 1915, the widowed Frank McDonald and his co-owner, Reginald Allen, transferred title to Wambo to Frank's son, the stud-master (*Figure 10*).¹²⁰ Ever since 1907, William's wife had been mistress of Wambo and had hired domestic staff there.¹²¹

The McDonalds, father and son, utilised Wambo in three ways, as a horse-stud, as a dairy farm and as a lucerne producer. All three avocations had their counterparts in the nineteenth century.

The horse-stud ceased to be prominent after the First World War. There were no more advertisements for standing stallions and the sale in 1916 of 30 horses, the progeny of 'Riding Master' and 'Dorchester', was the last major enterprise.¹²² There were still good horses at Wambo, however, and after his father's death in 1919 William had still some blood stock to sell.¹²³ The last Wambo stallion to figure in the local press was not a racehorse but a Clydesdale called 'Scottish Chief'.¹²⁴ By contrast, the Allen stud at South Wambo flourished into the 1930s under successive members of the family.¹²⁵

Dairying with a Jersey herd was a lasting business for the McDonalds. They advertised for a dairyman to look after 100 cows in 1915 and ten years later for a dairying family to tend 80 cows.¹²⁶ In 1936 a Wambo bull was added to the national Honour Board for Jersey Bulls.¹²⁷

There were cross-bred sheep at Wambo in 1922, when the quality of the wool was praised, but as in 1867-1868, when William Durham had some fat lambs and sold some wool, this seems to have been a short-lived enterprise.¹²⁸

Lucerne had been grown at Wambo since the 1860s. Allen and McDonald had already cultivated 200 acres (80 hectares) of lucerne by 1908 and their sale advertisement in that year noted that 1,000 more acres (400 hectares) were suitable for extending the crop.¹²⁹ In 1910 William McDonald told the Railway Commission that he would plant another 300 acres with lucerne if the railway was extended from Muswellbrook to Merriwa.¹³⁰

After being very scathing about the local Pastures Protection Board, William McDonald joined the Board in 1915 and remained an active member for ten years.¹³¹ He was praised for his activity in improving his Wambo pastures in 1939.¹³²

Wambo estate had now been defined in 1915 as 3,023 acres (1,200 hectares), consisting fundamentally of the original grants promised to Hindson and Mazière with the addition of portions 21 and 22 in Warkworth parish across Wollombi Brook (Figure 10). It remained in this configuration until 1971.

William McDonald died in 1944, his wife moved to Sydney and the property passed by will to his children, John Linden McDonald, at that time a grazier in Scone, and Joan Blasick, the wife of an American serviceman: the family solicitor, Colin Dunlop of Singleton also had a third share in the estate. This joint ownership lasted until 9 April 1954, when John McDonald became sole proprietor: his sister was then living in Arizona. McDonald himself had become a stock and station agent, located in Double Bay at Sydney, so did not occupy Wambo.

From 1944 until the early 1960s, the homestead had been occupied by overseers or managers and their families, one of whom made substantial undesirable alterations to the fabric.¹³³

In 1966, after Joan and her husband had returned to Australia to live at Wambo, she and her brother became tenants in common, just as the two Durham brothers had been in the 1890s and as Joan's grandfather, Frank McDonald, and Reginald Allen had been between 1905 and 1915.

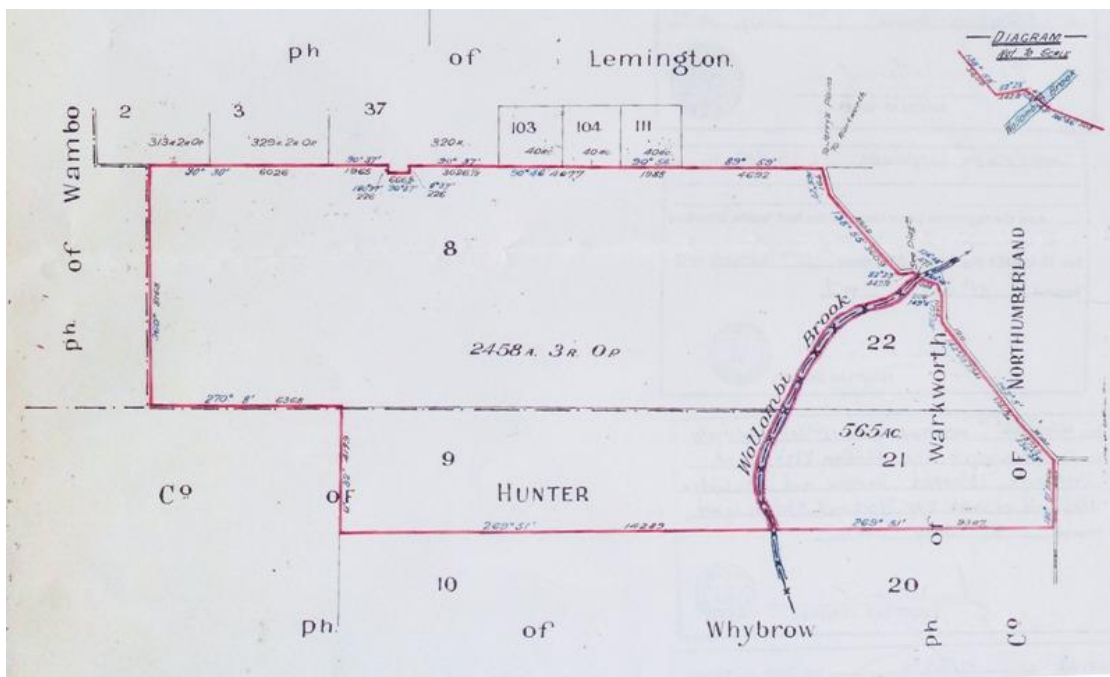


Figure 10. Wambo estate under William Francis McDonald and his children, 1915 to 1971. (Source: Land and Property Information, Land Titles, Vol.2558 fo.182)

By 1966, when the National Trust first brought visitors to Wambo, the Blasicks were in residence.¹³⁴ But in 1971 Mrs Blasick and her brother sold the entire estate to the Wambo Mining Corporation.¹³⁵ The company then sub-divided the land and a new lot 82 within Deposited Plan 548749 was created, containing the homestead complex near the north of an area totalling 68.09 hectares (*Figure 4*). This was held by Joan Blasick until 1983.¹³⁶ The Blasick family then moved permanently to the Southern Highlands, taking with them many of the items of furniture which had probably been used in the nineteenth century by both the Hales and Durhams and acquired by the McDonalds.¹³⁷

The Wambo Mining Corporation had been founded in 1969 and coal-mining very close to the homestead began in 1972, when a shaft was sunk for underground mining 100 metres north of the house. The first open-cut soon followed in 1974.¹³⁸

Epilogue

The new owner in 1983 was a veterinary surgeon, John Birks. After successfully suing the Wambo Mining Corporation for damage to the homestead through subsidence and for noise pollution, he sold the house and the remaining land in lot 82 to the company in 1985.¹³⁹

Since 1985, the extraction of coal at Wambo has intensified under a number of companies, often owning the rights in combination. Since 2006 it has been owned by Wambo Coal Pty Ltd, which consists of Peabody Energy (75%) and Sumiseki (25%).

The heartland of old Wambo has become a derelict but evocative oasis trapped within an expanding mining landscape.

Endnotes

- ¹ Joy Pickette and Mervyn Campbell, *Coonabarabran as it was in the Beginning: a History of Coonabarabran to 1900*, authors, Coonabarabran, 2nd ed. 1984, p.25.
- ² State Records NSW [SRNSW], Colonial Secretary, Correspondence re Land, Reel 1135, 2/7872.
- ³ SRNSW, Colonial Secretary, Correspondence, Fiche 3108, 4.1839/1, no.837, p.467.
- ⁴ SRNSW, Probate, Series 1, 14/3182/317.
- ⁵ See the genealogy of the Durham and Hale family in Bernard Collins, 'Wambo Homestead, near Warkworth, New South Wales: a Conservation Plan', unpub. MSc (Arch) (Cons) thesis, 1994, p.viii.
- ⁶ Malcolm R. Sainty and Keith A. Johnson (eds), *Census of New South Wales, November 1828*, Library of Australian History, Sydney, 1989, pp.175, 419 no.H212; Hale's evidence in a court case, *Sydney Gazette*, 12 June 1803, p.3. The White Hart inn owned by Hale is not the same as the White Hart built by William Cox in 1828, as claimed by Collins ('Wambo Homestead', 12): this other inn was a half-way house between Windsor and Parramatta (D.G. Bowd, *Hawkesbury Journey: Up the Windsor Road from Baulkham Hills*, Library of Australian History, Sydney, 1986, p.32).
- ⁷ SRNSW, Colonial Secretary, Correspondence re Land, Reel 1135, 2/7872.
- ⁸ *Australian*, 16 March 1832, p.4 to 29 June 1832, p.9.
- ⁹ *Sydney Gazette*, 1 January 1831, p.1; 9 December 1832, p.1.
- ¹⁰ JF Campbell, 'The Genesis of Rural Settlement on the Hunter', *Journal of Royal Australian Historical Society*, 12, 1926-1927, pp.79-87.
- ¹¹ See the lists in J.F. Campbell, "'Squatting" on Crown Lands in New South Wales', *Journal of Royal Australian Historical Society*, 17, 1931, pp. 47-85.
- ¹² SRNSW, Colonial Secretary, Correspondence, to Surveyor General, 11 June 1828, Reel 3014, 4/3903, 28/4284. The application is confused, referring to 2,000 acres promised to David Mazière: on the date indicated Mazière had been promised 746 acres, later acquired by Hale. The 2,000 acres of 1828 seems likely to have been the grant promised to Hindson, discussed below.
- ¹³ James Jervis, 'The Journals of William Edward Riley', *Journal of Royal Australian Historical Society*, 32, 1946, p.241.
- ¹⁴ Report on Cuthbert v. Hindson, *Sydney Herald*, 27 September 1832, p.2.

- 15 SRNSW, Primary Application documents, 10/26720/8868, nos. 1 (the original receipt for Hale's 25% deposit in 1832), and 9 (the original grant to Hindson dated 1833).
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- 17 Land and Property Information, Crown Plan H 69.663.
- 18 Land and Property Information, Crown Plan H 69.663.
- 19 Land and Property Information, Primary Application packet 8868, 1892 plan.
- 20 Land and Property Information, Deposited Plan 548749.
- 21 SRNSW, Primary Application form, 6/10123/8868. These were portions 13, 14, 15, 24, 25 and 37.
- 22 SRNSW, Primary Application form, 6/10123/8868.
- 23 Land and Property Information Crown Plan H 69.663.
- 24 Map of Whybrow parish, county of Hunter, 5th ed. 1950, Land and Property Information, PMap, MD05 10901001.
- 25 SRNSW, Primary Application documents, 10/26720/8868.
- 26 FG Butlin, C.W. Cromwell and K.L. Suthern (eds), *General Return of Convicts in New South Wales, 1837*, Australian Biographical and Genealogical Record, Society of Australian Genealogists, Sydney 1987, nos. 4988, 5089, 6714, 7581, 11958, 16379, 19284, 21281, 24122.
- 27 *Maitland Mercury*, 29 August 1849, p.2.
- 28 *Sydney Monitor*, 9 September 1839, p.2; *Maitland Mercury*, 24 February 1847, p.1.
- 29 J Pickett and M. Campbell, *Coonabarabran as it was in the Beginning*, authors, Dubbo, 2nd ed., 1984, pp.25, 39, 41; the acreage of 180,000 for Bomera, Terawindi and Boobala is given by W. Hanson, *Pastoral Possessions of New South Wales*, Gibbs, Shallard, Sydney 1889, p.192.
- 30 RP Whitworth, *Bailliere's New South Wales Gazetteer and Road Guide*, Bailliere, Sydney, 1866, pp. 65,66.
- 31 www.inverell-online.com.au/dir205/invonline.nsf/sections/Local+History.
- 32 Pickett and Campbell, *Coonabarabran*, p.39; Collins, 'Wambo Homestead', pp.13-14; Campbell, "Squatting" on Crown Lands in New South Wales', *Journal of Royal Australian Historical Society*, 17, 1931, pp. 49, 53, 57, 81.
- 33 *Maitland Mercury*, 5 April 1845, p.3.
- 34 Sale notice for former Hale land in Wollombi parish, *Maitland Mercury*, 4 March 1861 p.4.
- 35 *Maitland Mercury*, 14 December 1844, p.3.
- 36 Land and Property Information, Primary Application packet 8868, 1892 plan.
- 37 Land and Property Information, Primary Application packet 8868, Statutory Declaration by Thomas Parmeter [junior], 21 August 1892; Campbell, 'The Genesis of Rural Settlement on the Hunter', *Journal of Royal Australian Historical Society*, 12, 1926-1927, pp.85, 91; Land and Property Information, Land Titles, Book 22 no.216; SRNSW, Map 2983, Crown Plan H.1.376. The Parmeter land was portion 133 in Lemington parish, county of Hunter, just north-east of Wambo, shown as no.22 in *Figure 1*.
- 38 Land and Property Information, Primary Application packet 8868, Statutory Declaration by Thomas Parmeter, 21 August 1892.
- 39 *Maitland Mercury*, 2 May 1846, p.2.
- 40 SRNSW, Memorial of Antonio Roderigo, 2 August 1823, Colonial Secretary, Correspondence, Fiche 3108, 4/839A, p.467.
- 41 *Sydney Monitor*, 27 November 1840, p.3.
- 42 *Maitland Mercury*, 30 October 1847, p.2.
- 43 *Empire*, 29 January 1863, p.6. Hale's 1218 acres constituted portion 15 in the parish of Whybrow, county of Hunter, acquired in 1835 (SRNSW, Primary Application documents, 10/2672/8868, no.14). It is likely that the O. Roderigo mentioned as resident at Wambo in 1861 was Antonio (*Empire*, 29 November 1861, p.2). There is no record in Births, Deaths and Marriages of Antonio Roderigo.
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- 52 *Sydney Morning Herald*, 4 October 1845, p.2; 4 September 1847, p.4. The reason for the name Lemington Grange remains uncertain. The sire of 'Hercules' had been imported into Australia by Charles Smith of Clifton.

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- 57 James Hale's will, 1857, SRNSW, Probate, Series 1, 14/3296/3842.
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- 59 *Empire*, 29 January 1863, p.6.
- 60 'Lyth' [Kate Lambert], *The Golden South: Memories of Australian Home Life from 1843 to 1888*, Ward and Downey, London, 1890, p.185; Obituary on Edward Hill, *Town and Country Journal*, 3 April 1880, p.24.
- 61 A.W. Martin, 'Cooper, Sir Daniel (1821-1902)', *Australian Dictionary of Biography*, vol.3, Melbourne University Press, Carlton, 1969, p.452.
- 62 *Bells Life in Sydney and Sporting Reviewer*, 4 September 1858, p.2.
- 63 E.g. *Maitland Mercury*, 31 March 1860, p.3; *Maitland Mercury*, 8 September 1860 p.7S; *Bells Life in Sydney and Sporting Chronicle*, 13 July 1861, p.4; *Maitland Mercury*, 22 July 1865, p.2; *Maitland Mercury*, 1 December 1891, p.6.
- 64 *Maitland Mercury*, 11 August 1860, p.2; 23 August, 1860, p.4.
- 65 *Sydney Morning Herald*, 25 February 1869, p.7.
- 66 *Maitland Mercury*, 2 November 1865, p.4.
- 67 *Maitland Mercury*, 8 October 1867, p.4.
- 68 *South Australian Advertiser*, 13 September 1872, p.2.
- 69 'Lyth' [Kate Lambert], *The Golden South*, p.183. The pseudonymous author is identified, with convincing argument, in a typescript page pasted into David Scott Mitchell's own copy of the book (Mitchell Library, State Library of NSW, DSM 981/44A1).
- 70 *Empire*, 31 August 1870, p.3.
- 71 *Maitland Mercury*, 31 May 1859, p.4 (120 head); *Sydney Morning Herald*, 20 June 1860, p.9 (100); *Sydney Morning Herald*, 27 March 1861, p.7 (90); *Sydney Morning Herald*, 2 May 1862, p.7 (187); *Maitland Mercury*, 3 November 1863, p.4 (61); *Maitland Mercury*, 2 May 1865, p.4 (108); *Maitland Mercury*, 28 September 1867, p.5 (a lot);
- 72 *Sydney Morning Herald*, 15 March 1872, p.7 (134 head); *Maitland Mercury*, 27 July 1872, p.4 (50); *Australian Town and Country Journal*, 21 August 1875, p.14 (70); *Maitland Mercury*, 5 February 1880, p.8 (30).
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- 74 *Maitland Mercury*, 31 October 1863, p.2.
- 75 *Maitland Mercury*, 8 April 1865, p.4.
- 76 *Maitland Mercury*, 17 June 1865, p.3.
- 77 Robert P. Whitworth, *Bailliere's New South Wales Gazetteer and Road Guide*, Bailliere, Sydney 1866, p.25.
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- 81 *Maitland Mercury*, 10 December 1868, p.3.
- 82 *Maitland Mercury*, 17 August 1865 (70 tons); *Maitland Mercury*, 4 July 1867, p.1 (60-70 tons)
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- 85 Land and Property Information, Primary Application packet 8868, plan.
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- 88 *Maitland Mercury*, 1 December 1891, p.6. Cf. *Maitland Mercury*, 15 December 1891, p.3.
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- ⁹⁶ Discussions with Kay Stacey and other members of the Singleton Historical Society, 31 October 2011.
- ⁹⁷ SRNSW, Probate Series 1, 14/3296/3842.
- ⁹⁸ Births, Deaths and Marriages, New South Wales.
- ⁹⁹ Births, Deaths and Marriages, New South Wales.
- ¹⁰⁰ *Sydney Morning Herald*, 15 December 1876, p.9; *Sydney Morning Herald*, 29 July 1879, p.1.
- ¹⁰¹ SRNSW, Primary Application form, 6/10123/8868; SRNSW, Primary Application documents, 10/26720/8868; LPMA, Primary Application packet 8868.
- ¹⁰² *Maitland Mercury*, 10 October 1893, p.3; 21 October 1893, p.6; *Sydney Morning Herald*, 3 July 1894, p.8.
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- ¹⁰⁴ Rosemary Phillis, *The Riverstone Meatworks*, author, Riverstone, 2004, pp.7, 71, 111, 134, 180; Jack, *Exploring the Hawkesbury*, pp.147-148; obituary on Richards, *Sydney Mail*, 12 March 1898.
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- ¹⁰⁶ Norman Cowper, 'Allen, Sir George Wigram (1824-1885)', *Australian Dictionary of Biography*, vol.3, Melbourne University Press, Carlton, 1969, pp.24-25.
- ¹⁰⁷ *Singleton Argus*, 27 June 1905, p.3; 20 March 1906, p.3; 17 May 1906, p.3; 20 September 1906, p.429 June 1907, p.5.
- ¹⁰⁸ *Singleton Argus*, 7 December 1905, p.4; 31 March 1908, p.3.
- ¹⁰⁹ *Singleton Argus*, 31 March 1908, p.3
- ¹¹⁰ *Singleton Argus*, 12 October 1905, p.3.
- ¹¹¹ *Singleton Argus*, 28 August 1906, p.4; 16 October 1906. p.4.
- ¹¹² *Singleton Argus*, 2 May 1908, p.3.
- ¹¹³ Allen family photograph albums, Mitchell Library, State Library of NSW, album 38, PX*D580 nos.1935 to 1950 (1949 is an enlargement of a smaller print, 1950).
- ¹¹⁴ *Singleton Argus*, 31 March 1908, p.3
- ¹¹⁵ *Singleton Argus*, 1 January, p.4.
- ¹¹⁶ *Singleton Argus*, 3 May 1910, p.3; 1 September 1910; 22 December 1910, p.4; p.3 Land and Property Information, Land Titles, Vol.2558 fo.182.
- ¹¹⁷ *Singleton Argus*, 5 May 1908, p.3; 13 February 1915, p.7.
- ¹¹⁸ *Singleton Argus*, 2 May 1908, p.3; 7 May 1908, p.3.
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- ¹²⁰ Land and Property Information, Land Titles, Vol.2558 fo.182.
- ¹²¹ *Singleton Argus*, 26 May 1908, p.3; 12 September 1908, p.6.
- ¹²² *Singleton Argus*, 8 April 1916, p.7.
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- ¹²⁴ *Singleton Argus*, 24 March 1944, p.3. The stallion had formerly been owned by William McDonald.
- ¹²⁵ E.g., *Singleton Argus*, 16 November 1932, p.4; 5 September 1933, p.7.
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- ¹²⁸ *Singleton Argus*, 24 October 1922, p.2.
- ¹²⁹ *Singleton Argus*, 31 March 1908, p.3.
- ¹³⁰ *Singleton Argus*, 3 May 1910, p.3.
- ¹³¹ *Singleton Argus*, 5 December 1911, p.2; 15 May 1915, p.7; 12 February 1925, p.3.
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- ¹³³ EJE Heritage, 'Wambo Homestead', pp.32-34.
- ¹³⁴ National Trust of Australia (NSW) Archives.
- ¹³⁵ Land and Property Information, Land Titles, Vol.2558 fo.182.
- ¹³⁶ EJE Heritage, 'Wambo Homestead', pp.34, 37, citing Land and Property Information, Land Titles, Vol. 11670 fo.32 and Deposited Plan 548749.
- ¹³⁷ EJE Heritage, 'Wambo Homestead', pp.34, 39.
- ¹³⁸ EJE Heritage, 'Wambo Homestead', pp.34, 39.
- ¹³⁹ EJE Heritage, 'Wambo Homestead', p.38; Vivien Dwyer, 'Wambo: an Artist's Impression', Lonsdale Gallery Press, Singleton, 2007, p.99.

Appendix C

The Burra Charter—The Australia ICOMOS Charter for Places of Cultural Significance (1999)

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;
- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Explanatory Notes

The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

1.9 *Adaptation* means modifying a *place* to suit the existing *use* or a proposed use.

1.10 *Use* means the functions of a place, as well as the activities and practices that may occur at the place.

1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

1.12 *Setting* means the area around a *place*, which may include the visual catchment.

1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.

1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.

1.15 *Associations* mean the special connections that exist between people and a *place*.

1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.

1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

The term cultural significance is synonymous with heritage significance and cultural heritage value.

Cultural significance may change as a result of the continuing history of the place.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Fabric may define spaces and these may be important elements of the significance of the place.

The distinctions referred to, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters;
- repair involving restoration — returning of dislodged gutters;
- repair involving reconstruction — replacing decayed gutters.

It is recognised that all places and their components change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

Conservation Principles

Article 2. Conservation and management

- 2.1** *Places of cultural significance* should be conserved.
- 2.2** The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3** *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4** *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1** *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2** Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

Article 6. Burra Charter Process

- 6.1** The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.
- 6.2** The policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3** Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A place should have a compatible use.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.

Article 8. Setting

Conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

Article 9. Location

9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

There may be circumstances where no action is required to achieve conservation.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its *maintenance* is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

Article 22. New work

22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

22.2 New work should be readily identifiable as such.

Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

These may require changes to significant *fabric* but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

For many places associations will be linked to use.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

The results of studies should be up to date, regularly reviewed and revised as necessary.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

26.3 Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Article 27. Managing change

27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.

27.2 Existing *fabric, use, associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

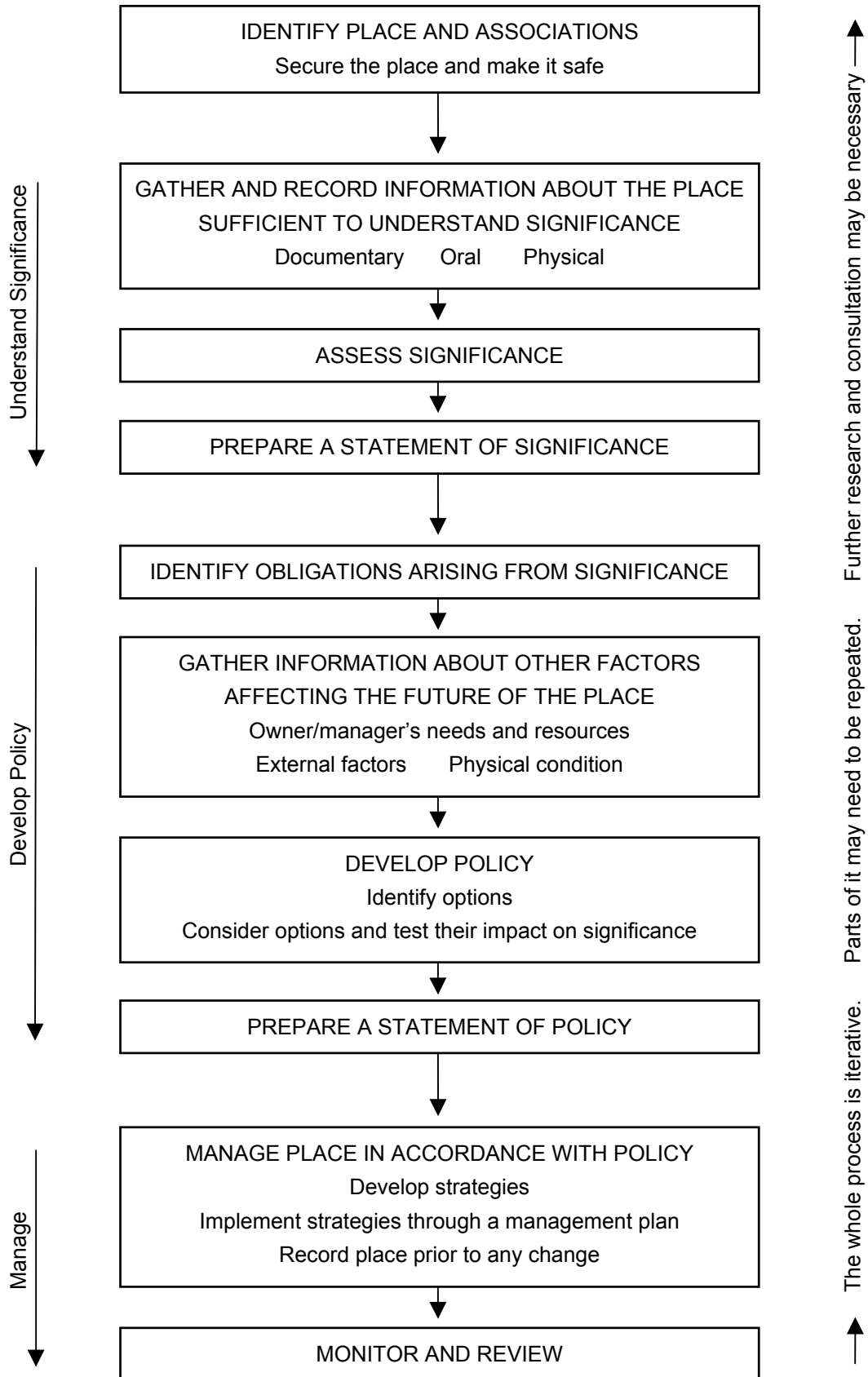
Adequate resources should be provided for *conservation*.

The best conservation often involves the least work and can be inexpensive.

Words in italics are defined in Article 1.

The Burra Charter Process

Sequence of investigations, decisions and actions



Appendix D

European Settlement of the Hunter Region up to 1850, by Professor Ian Jack, University of Sydney
(October 2011)

European Settlement of the Hunter Region up to 1850

Ian Jack, October 2011

1. A penal settlement at Newcastle and the first small farms on the central Hunter

In January 1798 Governor Hunter reported to the British government that ‘a small river has been lately discovered.....[O]n its south shore and near the water a considerable quantity of coal was discovered, and specimens were brought hither.’¹ To exploit the coal seam at the mouth of the Hunter River, convicts were sent to what became Newcastle, where Hunter’s successor, Governor King, established a penal settlement in 1801. The primary function of the settlement was to supply three basic raw materials needed in the colony: coal, lime and timber. The desire for timber encouraged exploration. It was soon found that Hunter’s ‘small river’ was navigable for a considerable distance and the valley’s potential for farming was recognised. But penal policy precluded free settlement along the river for more than a decade.²

Settlement began tentatively in 1813 on the good farming land along the Paterson River and in 1818 some thirty-three men, convicts, ex-convicts and free, were given small farms of 30 acres (13 hectares) along the Hunter on Patersons Plains and Wallis Plains in the vicinity of what became Morpeth and Maitland.³ These farms were reached by water, since land routes were still undeveloped.

¹ *Historical Records of Australia*, series 1, vol.2, p.118.

² Cf J.W. Turner, *Newcastle as a Convict Settlement: the Evidence before J.T. Bigge in 1819-1821*, Newcastle History Monograph 7, Council of City of Newcastle, Newcastle, 1973.

³ W.Allan Wood, *Dawn in the Valley: the Story of Settlement in the Hunter River Valley to 1833*, Wentworth Books, Sydney, 1972, pp.2-5.

2. Free settlement and large grants, 1821 to the 1830s

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The critical change in the exploitation of the Hunter Valley came only towards the end of Macquarie's time as governor. As part of the exploration for potential areas of habitation to the north of the Hunter, a survey of the Hastings River had been completed in 1819. As a result, a new penal settlement was Port Macquarie, at the mouth of the Hastings, was approved. In 1821 the decision was taken to close the convict station at Newcastle and in 1823, under Governor Brisbane, most of the inhabitants of Newcastle were transferred to Port Macquarie.⁴

At much the same time as the Hastings River was being surveyed, a group of men from the Hawkesbury, both free and unfree, headed by the chief constable, John Howe, and assisted by two Aboriginal men, tried to establish a land route to the Hunter from Windsor. Howe, who was aware of previous unsuccessful attempts by Benjamin Singleton and William Parr, went to the junction of Wheeny Creek and the Colo River and then headed north to Putty. At Putty, he turned in a north-easterly direction to Howes Valley and finally due north over difficult country to the Hunter River at Jerrys Plains. This was not a viable route for a public road, as Howe explained to the Governor. Macquarie himself then directed Howe to send his Aboriginal companion, Myles, back to ascertain a better route to the Hunter. On Myles' return, Howe, funded by Macquarie, organized another expedition in March 1820.

This was a more amply supplied group of seven freemen, including Benjamin Singleton, and an equal number of convicts, guided by Myles. A fortnight later they met a government boat on the Hunter at the site of the future Maitland. Instead of turning north at Howes Valley, the party had continued north-east to cross Wollombi Brook near Bulga and had reached the Hunter at what became Dangar's Neotsfield (*Figure 1*).⁵

⁴ N. Sheather, 'Penal Settlement – the Beginning', in F. Rogers, ed., *Port Macquarie: a History to 1850*, Hastings District Historical Society, Port Macquarie, 1982, pp.25-26.

⁵ Andy Macqueen, *Somewhat Perilous: the Journeys of Singleton, Parr, Howe, Myles & Blaxland in the Northern Blue Mountains*, author, Wentworth Falls, 2004, pp.89-116.

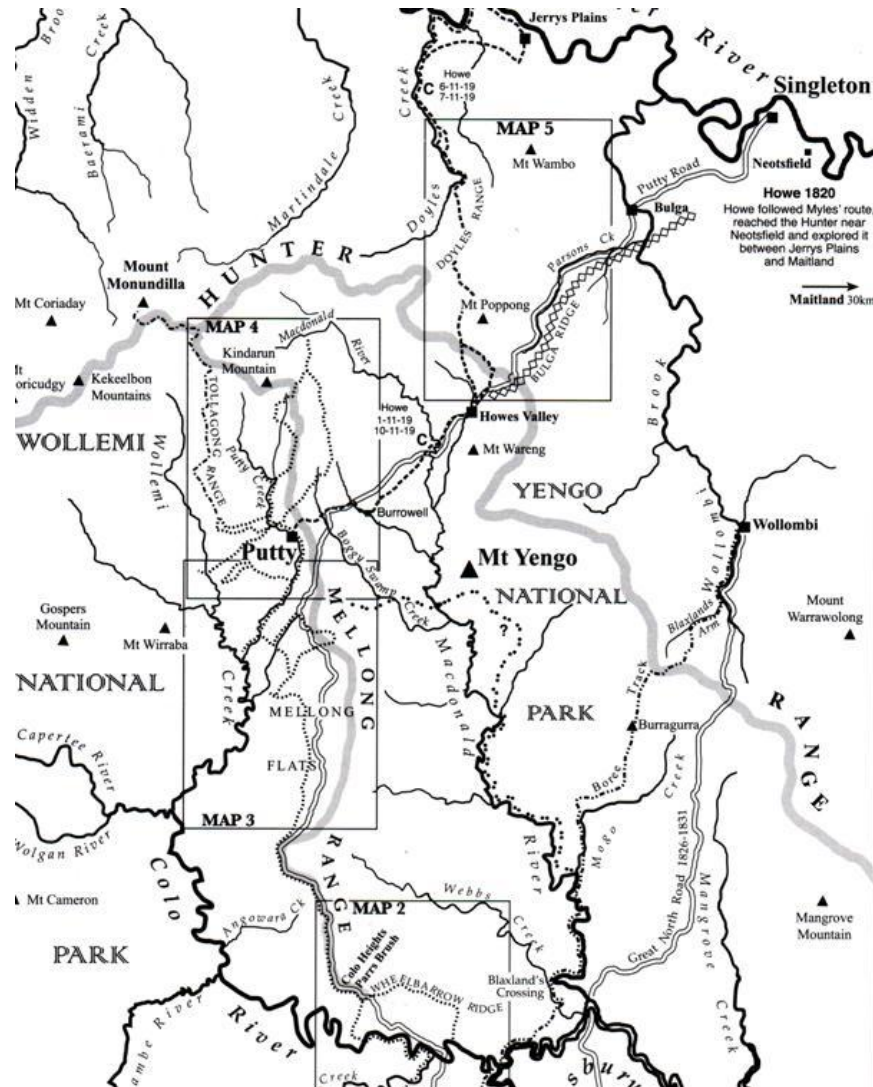
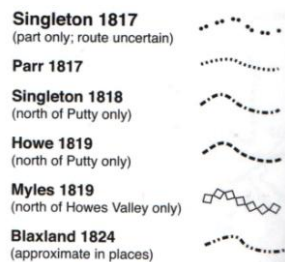


Figure 1. Exploratory routes from the Hawkesbury to the Hunter, 1817 to 1824. Composite map by Andy Macqueen, in his *Somewhat Perilous: the Journeys of Singleton, Parr, Howe, Myles & Blaxland in the Northern Blue Mountains*, author, Wentworth Falls, 2004, p.191. The key is:



Howe reported to the Governor that the land around the future Singleton was ‘fine Land for cultivation & equally so for grazing, & throws as great a quantity of food as the low

lands at Richmond ...exclusive of a great quantity of high forrest land which generally is good pasturage'.⁶

Acting upon Howe's intelligence and the pending closure of Newcastle penal settlement, Macquarie in 1821 began the series of large allocations of land in the central Hunter which transformed the valley over the next fifteen years (*Figure 2*). Whereas the farms taken up between 1813 and 1818 had been small, the new properties promised by Macquarie and his successor, Governor Brisbane, were much larger, consonant with policy changes proposed by Commissioner Bigge. Some 280 properties on the Hunter and its major tributaries, the Williams and Paterson Rivers and Wollombi Brook, were allocated between 1821 and 1825. Half of these new farms were over 1,000 acres (400 hectares), 89 of them exceeding 2,000 acres (800 hectares), while another 44 were between 500 and 999 acres (200 to 400 hectares). The largest grant was to Dr James Bowman, whose Ravensworth estate amounted to 12,160 acres (nearly 5,000 hectares).⁷

⁶ Macqueen, *Somewhat Perilous*, p.113.

⁷ See the tabulation of all the government orders relating to land grants in the Hunter region, in J.F. Campbell, 'The Genesis of Rural Settlement on the Hunter', *Journal of Royal Australian Historical Society*, 12, 1926, pp.79-87.

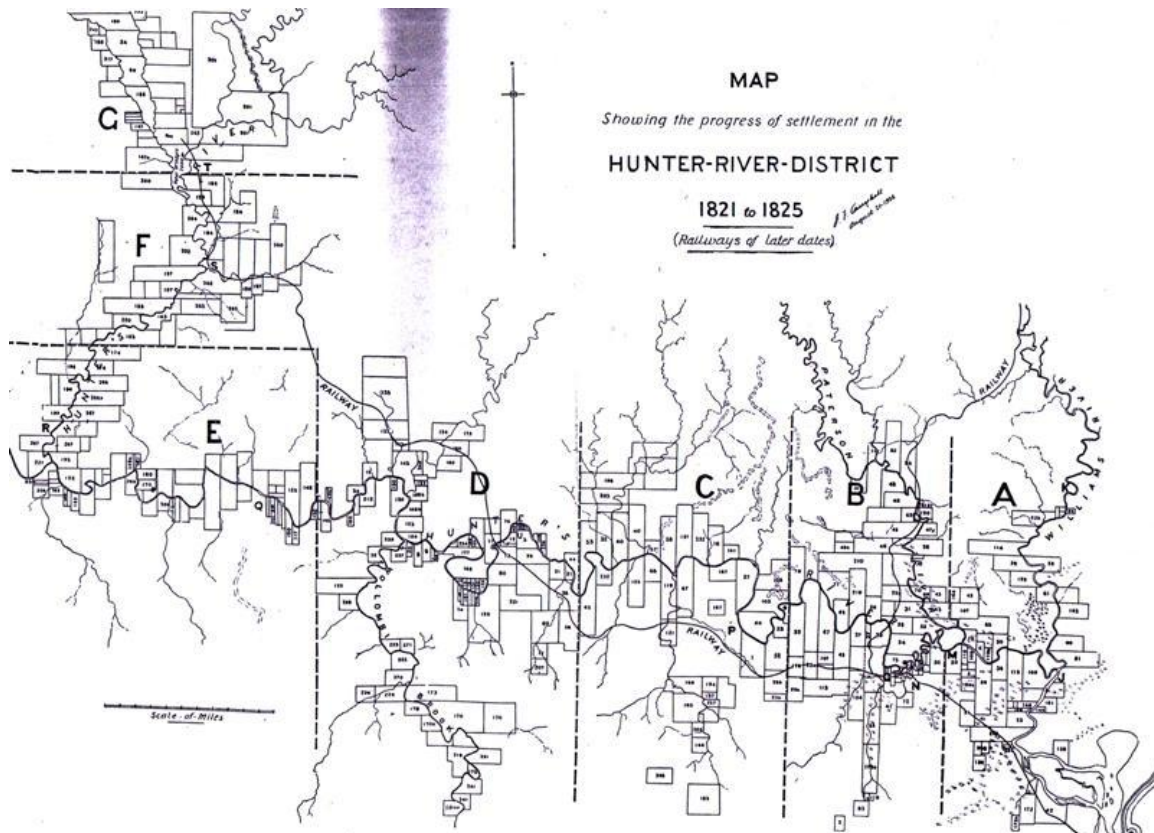


Figure 2. The distribution of land allotments in the Hunter region, 1821 to 1825, drawn by J.F. Campbell, 'The Genesis of Rural Settlement on the Hunter', *Journal of Royal Australian Historical Society*, 12, 1926, after p.86. The divisions A to G are artificial finding aids used in Campbell's index to these grants, pp.79-87.

The size of these new grants gave the Hunter its lasting character. This contrasted sharply with the Upper Hawkesbury, where the farms on the rich alluvial flood-plain, established from 1794 onwards, rarely exceeded 100 acres (40 hectares) and had a median size of 30 acres (1.2 hectares).⁸ The Hawkesbury farms around Windsor, Pitt Town, Wilberforce and Richmond, could not expand directly onto the higher adjacent land, since that had been reserved as common grazing since 1804.⁹ As a result, many ambitious Hawkesbury farmers sought new land on the Hunter in the 1820s and 1830s.

Macquarie himself in 1821 agreed to eight Hunter land-grants. These included several to Hawkesbury folk, including 240 acres (96 hectares) to Benjamin Singleton on the site of the future town which bore his name; 700 acres (280 hectares) to John Howe himself; and

⁸ Cf. Jan Barkley-Jack, *Hawkesbury Settlement Revealed: a New Look at Australia's Third Mainland Settlement, 1793-1802*, Rosenberg, Dural, 2009.

⁹ Ian Jack, *Macquarie's Towns*, Heritage Council of NSW, Parramatta, 2010, pp.26-27.

850 acres (340 hectares) to John Dight.¹⁰ Although the creation of many new large farms transformed the Hunter region in the 1820s, settlement, even along the Hunter River, was much less dense than among the small farms along the reaches of the Upper Hawkesbury. When William Riley visited the Hunter in 1830, he noted how the flourishing McLeod property of Luskintyre on the main river gave ‘an air of neighbourhood to the scene’, although it was three kilometres from Windermere, the nearest homestead across the water.¹¹ The upper reaches of the Paterson and Williams Rivers were not settled at all, while occupation was only sporadic along the northern parts of Wollombi Brook (*Figure 2*).



Figure 3. Windermere, the 1884 house built over the cellars of Thomas Winder’s homestead of the late 1820s, viewed from near Luskintyre Bridge, showing the continuing degree of isolation of these properties commented upon by William Riley in 1830. For Windermere under Winder and W.C. Wentworth, see Cecily J. Mitchell, *Hunter’s River: a History of Early Families and the Homes they Built in the Hunter Valley between 1830 and 1860*, 2nd ed., family of author, Newcastle, 1984, pp.124-127. Photograph by Ian Jack, 30 October 2011.

¹⁰ Campbell, ‘The Genesis of Rural Settlement on the Hunter’, *Journal of Royal Australian Historical Society*, 12, 1926, pp.81, 83, 86.

¹¹ James Jervis, ‘The Journals of William Edward Riley’, *Journal of Royal Australian Historical Society*, 32, 1946, p.241.

There was a shortage of surveyors in the colony in the 1820s and most of these allocations of land were not surveyed and ratified as formal crown grants until the 1830s. Nonetheless, in the course of the 1820s, many became working farms, growing crops and running stock, with no formal title, just as had happened in the 1790s on the Cumberland Plain. Some properties also changed hands before, or soon after, the formal grant was issued. Despite some outstanding continuities, the Hunter was a dynamic society in the Victorian period.

Wambo demonstrates these themes. The foundation grant, where the existing homestead complex is located, was assigned to Matthew Hindson in 1824. It is not known whether Hindson developed his 2,000 acres (800 hectares) before James Hale purchased the land in 1832. But by 1833, Hale had planted a paddock with wheat and built his own workmen's huts, before any grant was issued. When the grant was issued in July 1833, it was to Hindson, not to Hale, removing the irregularity of the purchase.¹²

By contrast, on the neighbouring part of what became Wambo, David Maziere, who in 1825 was promised the land immediately to the south of Hindson's portion, already had an overseer there by July of that year and was clearly exploiting the 300 hectares with a long frontage to Wollombi Brook. By 1833, however, Hale was acting as Maziere's agent and had encroached on the Maziere land with his own huts and his wheat paddock. The grant was finally issued to Maziere in 1838, but Hale had by then been the occupier and *de facto* owner for at least five years.¹³

Many of the families which dominated the Hunter's development in agriculture, stock-breeding and viticulture during the early and mid-Victorian period obtained their core properties in this 1820s phase of settlement. Among these were:

¹² State Records NSW, Primary Application documents, 10/26720/8868; Land and Property Management Authority, Crown Plan. H 69/663.

¹³ Campbell, 'The Genesis of Rural Settlement on the Hunter', *Journal of Royal Australian Historical Society*, 12, 1926, p.106; State Records NSW, Primary Application form, 6/10123/8868; Land and Property Management Authority, Crown Plan, H 69.663.

James Bowman at Ravensworth
George Bowman (unrelated to James) at Arrowfield and Archerfield
Edward Close at Illalaung and Green Hills near Morpeth
Edward Cory at Gostwyck
John Cory at Cory Vale
William Cox senior at Negoa
Henry Dangar at Neotsfield
Henry Dumaresq at St Heliers
William Dumaresq at St Aubins
William Dun at Duninald
John Eales at Duckenfield
James Glennie at Dulwich
George Lang at Dunmore
Donald McIntyre at Kayuga
Peter McIntyre at Pitnacree, Bingeberry and Blairmore and, by purchase,
Bolwarra, (McIntyre was also the original manager at Segenhoe for the absentee
owner, Potter Macqueen)
Alexander McLeod at Luskintyre
Timothy Nowland at Eelah, Maitland Vale
William Ogilvie at Merton
Helenus and Robert Scott at Glendon
Edward Sparke at Woodlands
George Townshend at Trevallyn
George Wyndham at Dalwood.

Much of the Europeans' information about the district, not least about the effects of flooding, came from the local Aboriginal people, who were increasingly dispossessed. Some Aboriginal people continued to live on some, possibly most, of the properties taken over by Europeans in the 1820s and 1830s. The evidence is patchy and scattered. Settlers such as William Ogilvie of Merton, employed Aboriginal stockmen on a regular

basis in the 1840s.¹⁴ When Edward Kennedy embarked on his ill-fated expedition to Cape York, he had three Aboriginal companions from the Hunter, including the well-known Jacky Jacky, who returned to his people at Patricks Plains after the 1849 expedition.¹⁵

At Wambo, a Aboriginal woman lived from childhood as a member of the family in the 1840s and 1850s, before going to Jerrys Plains as a domestic servant to the Doyles in the 1860s.¹⁶ William Durham still had an Aboriginal tracker on Wambo in 1863, who helped to locate stolen stock.¹⁷

¹⁴ Wood, *Dawn in the Valley*, p.157.

¹⁵ Wood, *Dawn in the Valley*, pp.151-152.

¹⁶ *Sydney Morning Herald*, 22 April 1867, p.2.

¹⁷ *Maitland Mercury*, 31 October 1863, p.2.

3. Consolidation of settlement in the early Victorian period.

The initial phase of surveying and regularizing the settlement pattern authorized in the 1820s was completed only in the later 1830s. It overlapped with new grants, usually by purchase, under successive changes to the land-law in New South Wales. The early editions of the parish maps of the region show clearly how many smaller properties were created in the later 1830s and beyond, filling many of the gaps left by the more sporadic activity of the 1820s (*Figure 4*).

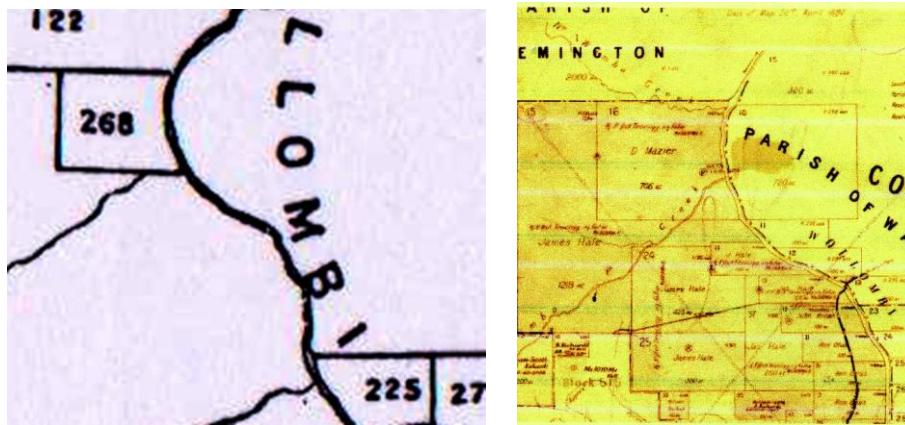


Figure 4. On the left, the land occupied around Wambo on the great bend in Wollombi Brook in 1825. Detail of the map in J.F. Campbell, 'The Genesis of Rural Settlement on the Hunter', *Journal of Royal Australian Historical Society*, 12, 1926, after p.86.

On the right, the same area around Wollombi Brook, closely settled after 1835. Area 122, the location of Wambo homestead on the 1825 map, is in Lemington parish at the top, while area 268, Maziere's grant, has become portion 16 in Whybrow parish. South Wambo Creek is shown on both maps. Detail of the 2nd edition (1892) of the map of Whybrow parish, county of Hunter, Land and Property Management Authority, PMap, MD05, 10901301.

Around Wambo, for example, Hawkesbury families acquired many farms, mostly of 100 acres (40 hectares). Between 1835 and 1841, the Onus family from Richmond added five farms, totalling 1,000 acres (400 hectares) to the 1,220 acres acquired by Joseph Onus in

the 1820s, while related Hawkesbury people from the Eather and Eaton families acquired their first Hunter properties nearby in the same parish at the same time.¹⁸

New owners emerged on some of the large properties of the 1820s. In 1832 Thomas Horton James, for example, sold his 2,000 acres (800 hectares) called Carrington Park to his overseer, Robert Pringle, for £1,300. Pringle soon expanded to create a significant grazing portfolio on the Liverpool Plains and elsewhere, in common with many of the 1820s grantees.¹⁹

The famous vineyard estate, Dalwood, had originally been David Maziere's Annandale. Maziere, who also held what became the southern part of James Hale's Wambo, became insolvent in 1828 and Annandale passed to George Wyndham, who renamed it Dalwood. Although Maziere had spent £1,000 on improvements, clearing paddocks and bring 60 acres (24 hectares) under cultivation, Wyndham transformed the property and built the Grecian homestead.²⁰ By 1831 Wyndham was expanding in the Upper Hunter and acquired a stock station of 2,560 acres (1,000 hectares) at Merriwa, which he called Miangarinda, later known as Wyndham. Richard Jones, who owned Bolwarra, and a son of Gregory Blaxland had also acquired stations there on the Gummun Plains.²¹

Expansion was made easier by improvements in the transport system from the south. Howe's Bulga Road and an alternative stock route blazed by a son of Gregory Blaxland along the Macdonald River and then via Laguna and Wollombi to the Hunter, were superseded by the Great North Road initiated by Heneage Finch and completed under Thomas Mitchell in the early 1830s. Simultaneously the introduction of steam navigation in 1831 enhanced both coastal shipping and riverine trade as far upstream as Morpeth, Paterson and Clarence Town. These improvements in communications gave better access to markets for the produce of the Hunter and encouraged regional development.

¹⁸ Land and Property Management Authority, parish map of Whybrow, county of Hunter, 2nd ed., 1892. PMap MD 05, 19901301; 3rd ed., 1916, PMap MD 05. 10901201; Campbell, 'The Genesis of Rural Settlement on the Hunter', *Journal of Royal Australian Historical Society*, 12, 1926, p.85.

¹⁹ Wood, *Dawn in the Valley*, pp.279-280.

²⁰ Cynthia J. Mitchell, *Hunter's River : a History of Early Families and the Homes they Built in the Hunter Valley between 1830 and 1860*, 2nd ed., family of author, Newcastle, 1984, pp.135-136.

²¹ Wood, *Dawn in the Valley*, pp 281, 304

As a result, new and more attractive homesteads were built on some of the large properties already assigned in the 1820s. Timothy Nowland, for example, had in 1825 received 5,800 acres (2,320 hectares) in Maitland Vale (to the north-west of Maitland), but the delightful homestead at Eelah was not constructed until 1835 (*Figure 5*).²²



Figure 5. The front verandah at Eelah, with the original stone flagging and French doors. Photograph by Ian Jack,,28 October 2011.

The 4,150 acres (1660 hectares) called Glendon, near Singleton, was offered to the brothers Helenus and Robert Scott in 1822. The Scotts initially lived in a tent, then in a plain stone house constructed beside the Hunter in 1824-1825 and finally built the surviving homestead in 1837, adding a large kitchen wing in 1842.²³

Dr John Dunmore Lang, whose brother had in 1833 built the fine homestead called Dunmore on the Paterson River, knew the region well. In the third edition of his *Historical and Statistical Account of New South Wales* in 1852, he described the prospects of the Hunter at mid-century:

The agricultural capabilities of much of the available land in this district are of the first order, as it not only produces fair crops of all the European grains, fruits, and

²² Campbell, 'The Genesis of Rural Settlement on the Hunter', *Journal of Royal Australian Historical Society*, 12, 1926, p.85; Dulcie Hartley, *Men of Their Time: Pioneers of the Hunter River*, Aquila Agribusiness, North Arm Cove, 1995, p.75; information from owner, Alan Moyle

²³ Singleton Historical Society, *Shingles, Slabs and Sandstone: a History of Early Singleton District Homes to 1870*, author, Singleton, 2005, p.35. See below, Case Studies C.

roots, but is admirably adapted for the cultivation of the vine, and of tobacco and cotton. The district of Hunter's River is also the great coal-field of the colony, and the trade in coal is already considerable and rapidly increasing.²⁴

The agricultural produce was strikingly diverse. The grains included wheat, maize, barley, rye and oats. There was a substantial acreage under potatoes. Tobacco was prospering, although cotton, in which Lang strongly believed, was not the crop of the future. Lucerne became a valuable industry in the later nineteenth century, not least at Wambo, and in the twentieth century the Hunter region was the principal source of lucerne in New South Wales.²⁵

The other crop in the Hunter was the grape. Vines had been planted since the 1820s and 1830s. James Busby had published *A Treatise on the Culture of the Vine, and the Art of Making Wine* in 1824, just two months before he received 2,000 acres (800 hectares) at Kirkton, south-east of Singleton, where he built up an important varietal collection of French and Spanish vines. Busby was 'the prophet of Australian viticulture' and he had notable followers, such as Dr Henry Lindeman, George Wyndham and James King of Irrawang (*Figure 6*). Andrew Lang at Dunmore had 8 acres under grapes, managed by a German immigrant.²⁶ By 1843, there were 262 acres (105 hectares) under vine on the Hunter, and this acreage had doubled by 1850, when there were 32 vineyards around Maitland alone.²⁷ Although the majority of properties, like Wambo, had no vineyard, the industry was of increasing commercial importance to the region.

²⁴ John Dunmore Lang, *An Historical and Statistical Account of New South Wales*, 3rd. ed., Longman, London, 1852, vol.2, p.189.

²⁵ *The Australian Encyclopaedia*, Angus and Robertson, Sydney, 1958, vol.5, p.383. For Wambo, the first advertisement for selling lucerne hay is *Maitland Mercury*, 17 August 1865, p.1.

²⁶ Lang, *An Historical and Statistical Account of New South Wales*, 3rd. ed, vol.2, pp.221-222.

²⁷ Max Lane, 'The Wine', in W.S. Parkes, Jim Comberford and Max Lane, *Mines, Wines and People: a History of Greater Cessnock*, Council of City of Greater Cessnock, Cessnock, 1979, pp.224-234; Eric Ramsden, 'James Busby – the Prophet of Australian Viticulture', *Journal of Royal Australian Historical Society*, 26, 1940, pp.361-386.

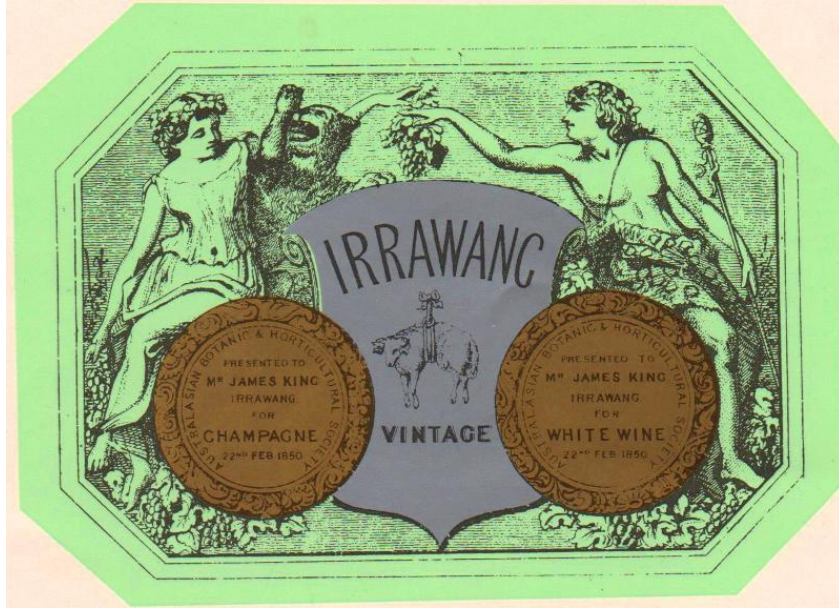


Figure 6. James King's wine label used at his Irrawang winery near Raymond Terrace in 1850. Copy in possession of Ian Jack.

Along with wine, horse-breeding has been the iconic Hunter industry. The fame of the horse-studs of the Hunter has tended to eclipse the extent of mixed farming which was the norm throughout much of the region. The breeding of horses had been a preoccupation of many early colonial landowners on the Cumberland Plain, from John Macarthur onwards. On the Hunter, as early as the 1820s, settlers such as George Bowman at Archerfield, Potter Macqueen at Segenhoe, George Townshend at Trevallyn, Edward Cory at Gostwyck and, most of all, the Scott brothers at Glendon had significant stallions standing on their properties and the horse-breeding industry grew rapidly from the 1830s onwards.²⁸

The production of good cart-horses was just as important as the more glamorous breeding of racers. William Dangar, for example, wrote to his brother in England in 1854 that:

²⁸ Keith R. Binney, *Horsemen of the First Frontier (1788-1900)*, Volcanic Productions, Sydney 2005, pp.223-300; Elizabeth Guilford, 'The Glendon Stud of Robert and Helenus Scott, and the Beginnings of the Thoroughbred Breeding Industry in the Hunter Valley', *Journal of Hunter Valley History*, 1 i, 1985, pp.63-106.

As to Horses I think you have made an error by sending out two blood Racers – Draught Horses are in great demand [and] sell for long prices from 45£ to 90£.²⁹

Over a long period, many landowners, such as James Hale and William Durham at Wambo, had small but successful studs for the heavy breeds, so that stalls had to be set aside for the stallions and separate paddocks for visiting mares.³⁰

Similar breeding programs for good-quality cattle were common. The sale-yards at places like Singleton or Maitland or the shows of the Northern Agricultural Association were full of cattle with impressive pedigrees from local breeders.³¹ Dairy herds were not uncommon and already by 1850 there was an export trade in cheeses.³² The preferred fattening breed with many farmers was the Durham. William Dangar, for example, preferred the Durham to the Devon, because:

The former are more docile, less inclined to become Wild if not looked after and gather fat at a younger age, Three Years old – for ... all rich Land the Durham is the sort of Cattle reqd.³³

Dangar ran Durhams at Neotsfield just as Potter Macqueen had run them at Segenhoe in the 1830s. At Wambo, William Durham bred prize-winning Durhams from a bull called Champion, originally imported from Britain by William Ogilvie of Merton. At George Hobler's Aberglasslyn in the 1830s and 1840s, and then at Charles Reynolds' Tocal, Durhams cross-bred with Devon bulls became a well-known stock of quality.³⁴

²⁹ William Dangar to Henry Dangar, 20 January 1854, transcribed in Elisabeth Mary Dangar, *William Dangar of Turanville, together with some Letters Written by William Dangar, 1852-1854*, Scone Historical Monograph 1, Scone & Upper Hunter Historical Society, Scone, 1968, p.30.

³⁰ E.g. *Maitland Mercury*, 11 August 1860, p.2: 'good, secure paddock, well watered, will be provided [at Wambo] for the mares sent' to be served by Young Prince.

³¹ *Maitland Mercury*, *passim*.

³² Lang, *An Historical and Statistical Account of New South Wales*, 3rd ed, vol.2, p.190.

³³ William Dangar to Henry Dangar, 20 January 1854, transcribed in Dangar, *William Dangar of Turanville*, p.30.

³⁴ Judy White, *Tocal: the Changing Moods of a Rural Estate*, SevenPress, Scone, 1986, pp.44-45; *Empire*, 5 September 1870, p.4; 31 August 1870, p.3

Sheep were less ubiquitous than cattle and horses. This was particularly true of the Lower Hunter. The early sheep stations in the 1820s lay principally on the Wybong Creek or the Goulburn River. Prominent examples were Ogilvie's Merton at Denman and John Pike's Pickering, while further along the Wybong William Cox, George Bowman and Alexander Bell also ran sheep. A similar development occurred in the 1820s up Halls Creek north from Gungah.³⁵

Sheep were mobile and a breeder like James Brindley Bettington, the son-in-law of William Lawson, established a chain of sheep stations in the Hunter in the 1830s, Piercefield near Muswellbrook, Martindale south of Denman and his premium stud at Brindley Park near Merriwa.³⁶ The Scott brothers, who had bought their first flock from John Macarthur, had a shearing-shed at Glendon,³⁷ while the famous flock at Dr Bowman's Ravensworth included 2,000 merinos brought as dowry by James Bowman's bride, Elizabeth Macarthur, in 1823.³⁸

The rapid expansion beyond the settled counties into the Liverpool Plains and New England encouraged many Hunter landholders to extend their interest in sheep and by the 1840s the majority of over two million sheep in the Hunter and the squatting districts to the north were located in the new lands. But the sheep came back regularly to the Hunter for sale and there was an impressive movement of sheep in both directions through the Hunter in the Victorian period, creating problems for the settled estates. James Hale at Wambo was among those who complained about damage from travelling stock, while himself bringing large flocks of sheep to Wambo paddocks for sale, after travelling from Bomera, his station on the Liverpool Plains.³⁹

The coal deposits outcropping at Newcastle had attracted the initial convict settlement at the mouth of the Hunter in 1801 and exploration of the river in 1803 produced news of a

³⁵ Wood, *Dawn in the Valley*, p.212; Donald and Hungerford, *Exploring the Hunter Region*, pp.120-123.

³⁶ Donald and Hungerford, *Exploring the Hunter Region*, p.127.

³⁷ Wood, *Dawn in the Valley*, p.205; State Records NSW, Map 3489.

³⁸ Wood, *Dawn in the Valley*, p.205; Nancy Gray, 'Bowman, James (1784-1846)', *Australian Dictionary of Biography*, vol.1, Melbourne University Press, Carlton, 1966, p.138.

³⁹ *Sydney Morning Herald*, 13 June 1854, p.3; *Maitland Mercury*, 5 April 1845, p.3.

coal-mine, apparently inland from Newcastle.⁴⁰ After John Busby was appointed the government Mineral Surveyor in 1823, he took an active interest in the Hunter field and reported in 1827 that he had seen ‘a specimen of coal from the Upper branches of Hunter’s River’.⁴¹ Soon afterwards, between 1828 and 1833, the Revd C.P. N. Wilton published articles discussing the burning coal seam at Wingen and other evidence of coal in the Upper Hunter, paying attention to the petrified wood found in the river at Glendon and coining the geological name *glendonite*.⁴² One of the officers on duty with the convicts of the Great North Road, as it was built early in the 1830s, sketched outcrops of coal near Bellbird.⁴³

In the meantime, however, in 1829, the Australian Agricultural Company took over the government coal-mines at Newcastle and, as part of the deal, the Company was given exclusive rights to mine coal in the district for 31 years.⁴⁴ This heightened local awareness and did not discourage some attempts at private enterprise. William Coombes was working an outcrop of coal at Minmi in the 1830s and 1840s, supplying blacksmiths in Maitland.⁴⁵ One of the Yeoman family in the Maitland to Singleton area found usable coal on his property in 1830.⁴⁶ Edward Close opened a mine on his property at Morpeth and in 1840 the Revd Lancelot Threlkeld opened a successful mine at his Ebenezer mission on Lake Macquarie.⁴⁷

At Four Mile Creek south-east of East Maitland, Edward Turner ran a coal mine in the 1840s, and the formidable Brown brothers opened a successful shaft some 20 metres deep on Dumaresq land beside the same creek in 1843 (*Figure 7*).

⁴⁰ D.F. Branagan, *Geology and Coal Mining in the Hunter Valley, 1791-1861*, Newcastle History Monograph 6, Council of City of Newcastle, Newcastle, 1972, pp.22-23.

⁴¹ Branagan, *Geology and Coal Mining in the Hunter Valley*, p.34.

⁴² Branagan, *Geology and Coal Mining in the Hunter Valley*, pp.39-40.

⁴³ Jim Comerford, ‘The Mines’, in Parkes, Comerford and Lane, *Mines, Wines and People*, p.174.

⁴⁴ Brian R. Andrews, *Coal. Railways and Mines: the Story of the Railways and Collieries of J & A Brown*, Iron Horse Press, Redfern, 2004, pp.13-14.

⁴⁵ Andrews, *Coal, Railways and Mines*, p.16.

⁴⁶ Branagan, *Geology and Coal Mining in the Hunter Valley*, p.41,

⁴⁷ Andrews, *Coal, Railways and Mines*, p.16; Branagan, *Geology and Coal Mining in the Hunter Valley*, pp.65-66.

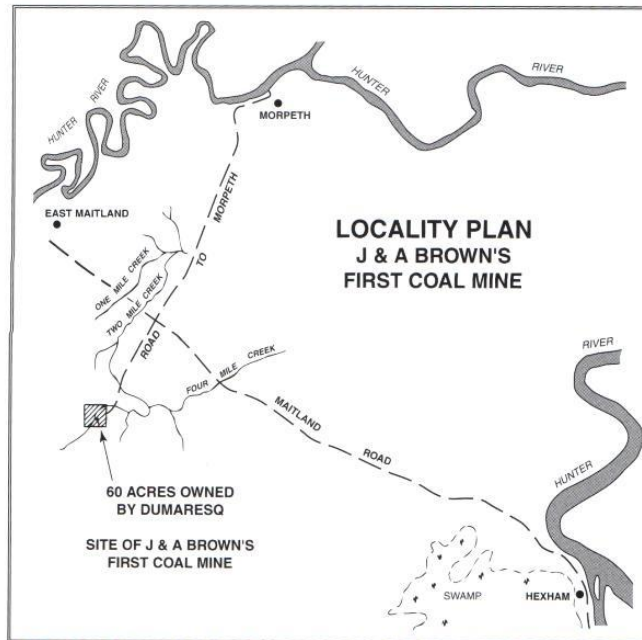


Figure 7. Coal-mining near East Maitland in the 1840s. Brian R. Andrews, *Coal. Railways and Mines: the Story of the Railways and Collieries of J & A Brown*, Iron Horse Press, Redfern, 2004, p.14.

The Browns directly competed with the Australian Agricultural Company in supplying the Hunter River Steam Navigation Company and they were sued by the A.A. Company for infringing its monopoly. The Browns lost the case, and lost their appeal, but took the matter to the Privy Council in Britain, where in 1847 the government set up a major inquiry. The outcome was that the A.A. Company lost its monopoly over much of the Northern coalfield and after 1847 mining was legitimately open. As a result the Browns moved to Burwood in 1852, and John Eales developed the Coombes mining area at Minmi, selling to the Browns in 1859.⁴⁸

To transport the Minmi coal, Eales arranged for the construction of the private Minmi to Hexham railway in 1853.⁴⁹ At the same time the public rail link from Newcastle to Maitland was under consideration and opened in 1857. It was extended to Singleton in

⁴⁸ Andrews. *Coal, Railways and Mines*, pp.13-16, 22.

⁴⁹ Andrews, *Coal, Railways and Mines*, pp.17-20.

1863, Muswellbrook in 1869, Scone in 1871 and Murrurundi in 1872, with substantial implications for the social and economic life of the region.⁵⁰

At just the time that the railway reached Singleton, William Durham found coal on Wambo. While his men were digging a well 21.5 metres deep in August 1863, they encountered two good quality coal seams, one 2.15 metres thick 15.4 metres down, and another seam 1.2 metres thick 3 metres further down. This well had been sunk close to the homestead, on the side of a slope, and Durham anticipated that he might access the upper seam through a horizontal tunnel.⁵¹ It is not known whether he persevered with this intention.

Once the full extent of the Northern Coalfield became clear through the work of Professor Edgeworth David in the 1880s (*Figure 8*), the mining developments of the late-nineteenth and twentieth centuries were ineluctable.⁵²

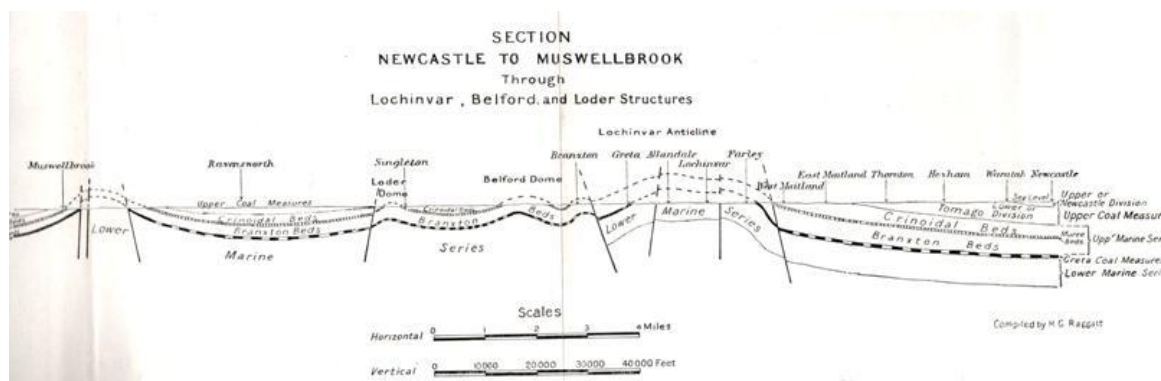


Figure 8. The Northern Coal Measures. E.C.Andrews and staff, *The Mineral Industry of New South Wales*, Sydney, 1928, after p.232.

Coal has not left any legible remains from the first half of the nineteenth century, except at Newcastle and at Ebenezer, but the out-buildings on many country properties reflect the variety of needs and the wide diversity of farming activity. Although most substantial holdings had need of stabling, storage barns, smithies and accommodation for workers,

⁵⁰ John Armstrong, ed., *Shaping the Hunter*, Newcastle Division of Institution of Engineers, Australia, Newcastle 1983, pp.74-76.

⁵¹ *Maitland Mercury*, 20 August 1863, p.3.

⁵² Comerford, 'The Mines', in Parkes, Comerford and Lane, *Mines, Wines and People*, p174.

not all had need of stallion yards, cow-bails, shearing-sheds, wineries or silos. There is no one pattern for the quintessential country property in the Hunter region, no one set of out-buildings which may be anticipated on any one farm.

This diversity is compounded by changes of ownership and use over time. As prosperity recovered in the half-century after the recession of the 1840s, many of the original homesteads were modified or replaced. The building of a new homestead at Wambo in 1844, while the economy was in general still depressed, is unusual. Most of the replacement houses, like St Aubins or Anambah, date from late Victorian times or, like Belltrees, from Edwardian. The number of later Victorian homesteads in the Hunter region is in striking contrast to the Hawkesbury, where, because of crippling difficulties in the 1850s and 1860s with flood and cereal disease, no new, fashionable homesteads were built. The Hunter scene includes a wide variety of rural heritage, in which early out-buildings of all sorts often survive in more legible condition than the homesteads and reflect the balance between crops and stock, among cattle, sheep and horses, between grain and hay or grain and vines.

Some Case Stories

A. Bolwarra: 31 Bayswater Road and 34 Kensington Road, Bolwarra

Bolwarra, just across the Hunter from West Maitland, was a property of 2,030 acres (800 hectares) granted to John Brown in 1822, passing in 1826 to Peter McIntyre, the ambitious manager of Segenhoe, and thence in the 1830s to the banker and rural investor, Richard Jones.⁵³ McIntyre had already built two houses on the property by 1826, and under a manager, William Vivers, from 1828 until 1831, both hops and tobacco were extensively cultivated: cigars were manufactured on the site.⁵⁴ Although it was only under Richard Jones that the grand homestead (which partly survives in extensive grounds as 31 Bayswater Road, Bolwarra) was built in the 1830s, the huge stone omnipurpose barn which is externally intact and converted internally into a modern residence (34 Kensington Road, Bolwarra) may date from the McIntyre period.

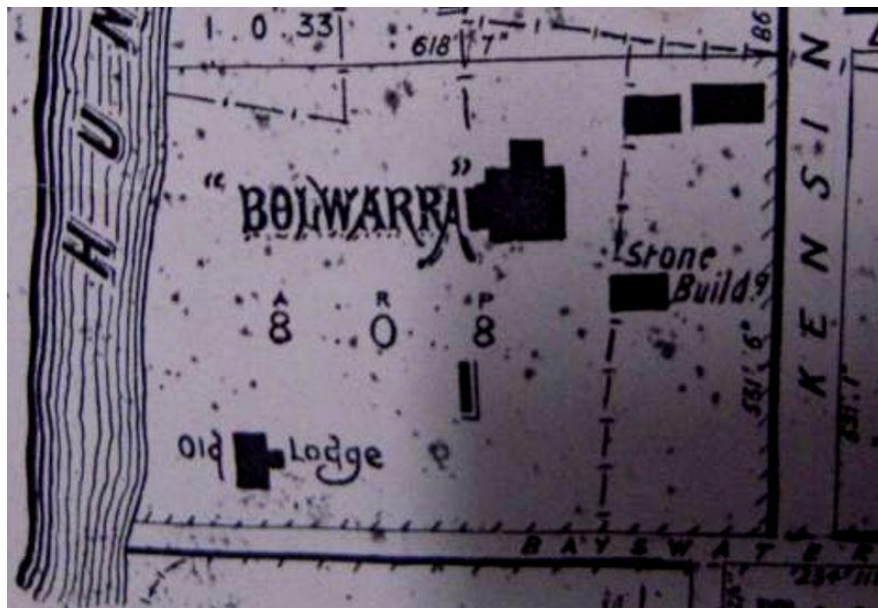


Figure 9. The footprint of Bolwarra House and its barn (marked 'Stone buildg.'), 1886. The orientation of the barn is incorrect: its long sides run from east to west. Detail of 1886 sub-division plan by Bruncker and Wolfe, in possession of Maitland Historical Society, Cathedral Street, Maitland.

⁵³ Wood, *Dawn in the Valley*, pp.22, 94, 210.

⁵⁴ Wood, *Dawn in the Valley*, p.234.



Figure 10. The remaining section of Bolwarra homestead, 31 Bayswater Road, Bolwarra, believed to be the workers' accommodation. The part of the right is a later reconstruction of the original Jones homestead. From west. Photograph by Ian Jack, 28 October 2011.



Figure 11. . The stone barn at Bolwarra, 34 Kensington Road, Bolwarra. From south-east. Photograph by Ian Jack, 28 October 2011.

B. Dunmore: 557 Paterson Road, Woodville

The choice 1050 acres (420 hectares), allotted to George Dunmore Lang in 1822 and named Dunmore after his mother, were not developed before George's death in 1825. George was the brother of the formidable and controversial Presbyterian minister, Dr John Dunmore Lang. A third brother, Andrew, took responsibility, appointed a resident overseer in 1826 and moved there himself in 1827 to administer the property.⁵⁵

The first house at Dunmore, presumably occupied by the overseer in 1826, was a three-roomed slab cottage. An assigned convict and his wife lived in the detached kitchen. In 1827 Andrew Lang, with the help of his father, constructed the two stone rectangular buildings, placed in parallel, which still exist. These provided initially facilities for a kitchen, for stores and for a temporary residence for Lang himself.⁵⁶ The building to the east later are said to have become accommodation for the dozen assigned convicts, while the one on the west was occupied by a subsequent ex-convict overseer and his family. These two substantial, single-storey buildings were ruinous by 2000 and the present owners, Mr and Mrs Osborne, had them dismantled stone by stone and re-erected.⁵⁷

In 1833 Andrew Lang built a quintessentially Georgian homestead of two storeys, closing off the gap between the two existing buildings at their northern end.⁵⁸ It is noticeable that the unusual decorations on the window lintels of the overseer's cottage are duplicated in the later homestead lintels.

A slab stables was built at some undetermined date to the south, creating a classic square, with none of the four component parts touching. It is now partly weatherboarded. Internally it is a very impressive early stables, with slabs used as flooring in the horse stalls and the stallion box and the original mangers still intact.

⁵⁵ Archibald Gilchrist, ed., *John Dunmore Lang, Chiefly Autobiographical, 1799 to 1878 : an Assembling of Contemporary Documents*, Jedgarm Publications, Melbourne 1951, vol.1, p.174

⁵⁶ Gilchrist, ed., *John Dunmore Lang*, vol.1, p.176.

⁵⁷ Information from Mrs Melissa Osborne, October 2011; Gilchrist, ed., *John Dunmore Lang*, vol.1, pp.186-177.

⁵⁸ Cecily J. Mitchell, *Hunter's River: a History of Early Families and the Homes they Built in the Hunter Valley between 1830 and 1860*, 2nd ed., family of author, Newcastle, 1984, pp.184-190

In the middle of the courtyard the original cistern is still in operation to supply the house with water. The attractive wrought-iron stand for the bucket, made by the Langs' blacksmith (a free settler already employed by 1828), is intact, though no longer in use.⁵⁹

The five-seater brick dunny, divided into two unequal parts, survives.

Just as the homestead was being built, Andrew Lang purchased the adjacent farm, Goulburn Grove. By 1850, when John Dunmore Lang described a visit to Dunmore, the property occupied an isthmus of 2560 acres (1000 hectares) between the Hunter and the Paterson, with a water frontage of eight kilometres, much of it let out in small farms to Scottish emigrants whom he had brought to Australia, while Lang's 8-acre (3.2-hectare) vineyard was managed by a German vine-dresser and his Gaelic-speaking wife.⁶⁰ The rural outbuildings do not survive, but the homestead court is a particularly fine complex largely dating from the 1820s and 1830s.



Figure 12. Dunmore. The two 1827 single-storey buildings (allegedly overseer on the left, assigned convicts on the right) and the 1833 homestead beyond. From the south. Photograph by Ian Jack, 28 October 2011.

⁵⁹ For the blacksmith, see Gilchrist, ed., *John Dunmore Lang*, vol.1, p.175.

⁶⁰ Lang, *An Historical and Statistical Account of New South Wales*, 3rd. ed, vol.2, pp.204, 221-222.



Figure 13. The front of the 1833 homestead at Dunmore and the overseer's accommodation beyond on the right. From the north. Photograph by Ian Jack, 28 October 2011.



Figure 14. The stone capping to the cistern at Dunmore, with the blacksmith-made stand for the water-bucket. Beyond, the slab and weatherboarded stables. From the north. Photograph by Ian Jack, 28 October 2011.



Figure 15. Decorative window lintels at Dunmore: left, at the north end of the overseer's cottage; right, on the main house, west side. Photograph by Ian Jack, 28 October 2011.



Figure 16. The five-seater, two-room dunny at Dunmore. Photograph by Ian Jack, 28 October 2011.

C. Glendon: 923 Glendon Road, Singleton.

The brothers Robert and Helenus Scott, who arrived in the colony in 1821, received adjacent grants in 1822 of 4,150 acres (1660 hectares). They established their joint property of Glendon and created there the premier horse-stud in the Hunter. Their first cottage, built in 1825-1826, was superseded in 1837 by the existing house, directly in front of the earlier building. The new homestead was designed by Robert Scott himself. This house has an extensive cellar, with stone walls and three fireplaces, approached from the front of the house (*Figure 21*). A new freestanding kitchen and servants' quarters was added to the north-west of the house in 1842.⁶¹

By 1856, when the Scotts sub-divided and sold the estate, there were many buildings, including additional workers' huts to the north and a woolshed to the east (*Figure 17*).

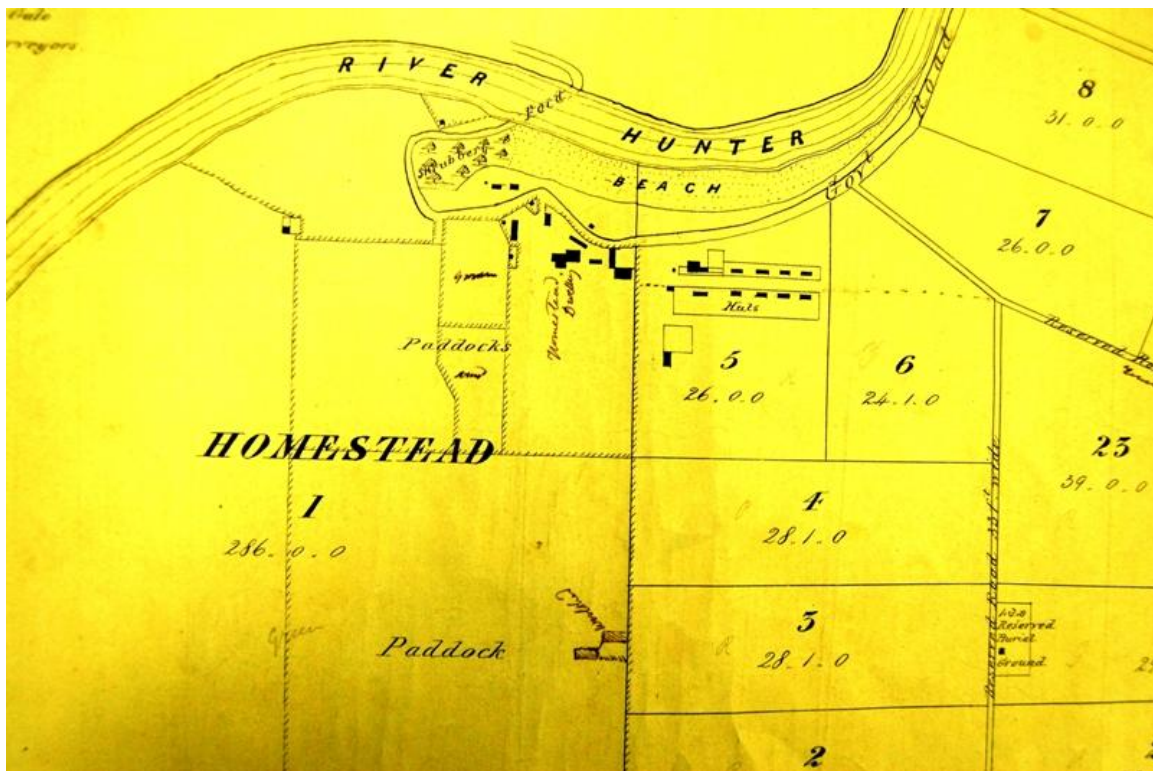


Figure 17. Plan of buildings at the Scotts' Glendon in 1856. State Records NSW, Map 3489.

⁶¹ Singleton Historical Society, *Shingles, Slabs & Sandstone*, p.35,

None of these out-buildings now exists. The homestead is at present unoccupied, but has a high degree of integrity. The weatherboard building to the rear is a later replacement of the earliest kitchen, which may have been the homestead of the 1820s (*Figures 18, 20*).

It is striking that there is no internal communication between the three main rooms for the 1837 house. Each room is accessible only through the French doors on the front verandah or through the external doors onto the back verandah.

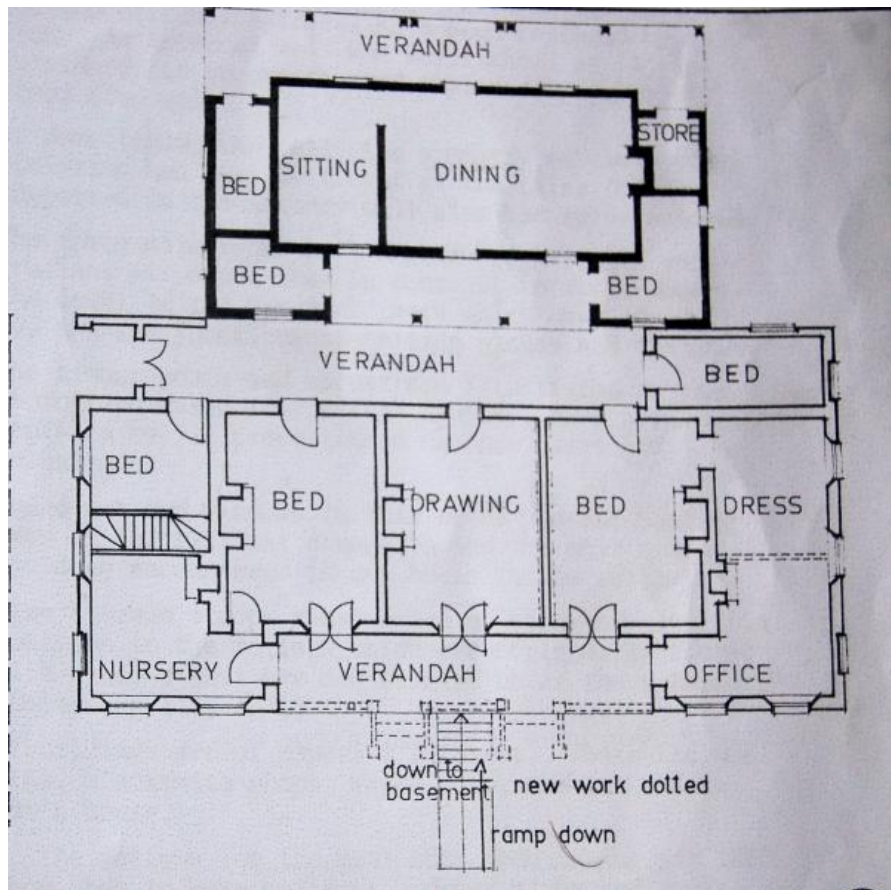


Figure 18. Plan of the existing house (1837), in front, and conjectural plan of the original homestead (1825-1826) behind. In possession of Ross Shearer, the present owner of Glendon.



Figure 19. The 1837 homestead today. From the west. Photograph by Ian Jack, 31 October 2011.



Figure 20. The 1837 homestead and the site of the 1827 house to the right, From the south. Ian Jack, 31 October 2011.



Figure 21. The entrance to the cellar at Glendon. Photograph by Ian Jack, 31 October 2011.