



Figure 2.10: Painting of Wolgan Valley Homestead c. 1860. In the possession of Mr Jack Nicol, given to his father by Hazel Barton. The Nicols lived at Wallerawang Station.

3.0 Physical Assessment

3.1 Introduction

In October and December 2005 Lynette Gurr, Kate Denny and Judith Rintoul, of Conybeare Morrison International, and Eric Ashton, heritage builder, conducted site visits to Wolgan Valley Homestead. During these visits a physical assessment of the Wolgan homestead study area was prepared. This assessment identifies the subject site's layout, provides a description and condition assessment and photographic record. Due to the dilapidated condition of the homestead buildings and occupational health and safety issues, some interiors were not accessed.

In July, August and September 2006, Brian McDonald, Rosemarie Canales and Ameera Mahmood of HBO+EMTB Heritage Pty Ltd inspected the site and measured the homestead buildings. Additional descriptions and observations of the physical condition and construction of the structures have been included arising from these visits.

3.2 Site Description

The Wolgan Homestead is located in the south-eastern section of the Wolgan Valley and lies south of Donkey Mountain. The Wolgan River bisects the site. Carne Creek branches off from the river within the property boundaries. Access to the homestead is gained via Wolgan Road, an unsealed road. A private access road leaves Wolgan Valley Road north of Donkey Mountain and follows the river. The property is bordered along the eastern edge by the Wollemi National Park and to the south by the Gardens of Stone National Park. Donkey Mountain is part of the Gardens of Stone National Park.

The homestead site consists of open grazing lands which end abruptly at the foothills of the Wolgan Valley escarpments and Donkey Mountain. The homestead is located in close proximity to the river. Individual remnant trees are located across the site, with a corridor of vegetation along the creek-line. The eastern side of the property fronts Carne Creek (Wolgan River East) and is the area which contains the most evidence of past and present use. A timber lathe and mud hut is located west the access road directly to the north of the main homestead site (see Figure 3.1 Location Plan).

The Wolgan Valley Homestead site consists of buildings that represent the post-1950s' phase of development comprising two fibro homestead buildings (currently occupied by the Webb family), corrugated steel prefabricated sheds, workshops, garages and abandoned vehicles. The earlier phases of development comprise the slab hut homestead and outbuildings, including men's quarters, privy, slaughterhouse, meat safe, shearing shed, barn, chicken coop, associated piles of construction materials, remnant post and wire fence lines. Figure 3.2 shows the location of each of these buildings. The following physical assessment addresses the original farm buildings within the property.

CURTILAGE

The curtilage for the Wolgan Valley Homestead may be regarded in a number of ways.

In the widest sense, the setting is the experience of travelling to the place. This experience takes in the enclosed valley with the dominant cliff lines framing views on

both sides, the dirt road and the turn off, the journey along a rough track around Donkey Mountain to the more confined valley in which the homestead stands.

For the first time visitor there is a dramatic and unexpected introduction at the Wolgan Gap to the scale and grandeur of a place that is relatively remote and distinctly different from the landscapes previously seen.

At the next level of scale is the visual curtilage of the homestead, where the outlook is contained by the valley walls. On the eastern side, the outlook is more confined by the screen of vegetation along Carne's Creek and the closer proximity of the vegetated slope and high rock escarpment. To the south, the aspect extends along the south fork of the valley; closed by the overlapping slopes halfway along. The northern view takes in the grasslands of the approach to the homestead, the creekline and, beyond, the steep rise to the stone capping of Donkey Mountain. There is a more expansive outlook to the west, where the grassy valley floor extends into the distance.

It is important to recognise the visual curtilage of the valley as a whole establishes the unique sense of place comprised of powerful geological features and an open landscape of grassland evocative of the long established grazing activities carried out by generations of farmers.

At a more intimate scale, the immediate curtilage comprises: the homestead; workers' hut and outbuildings; the orchard; and the kitchen garden. It extends eastwards to Carne's Creek, north to embrace the orchard and trees adjacent to the homestead, as well as west and south to incorporate the furthest outbuildings. The fibro cottage at the junction of the south and west forks of the valley is well outside the immediate curtilage and may have been sited with the intention of creating a distinct separation from the homestead.

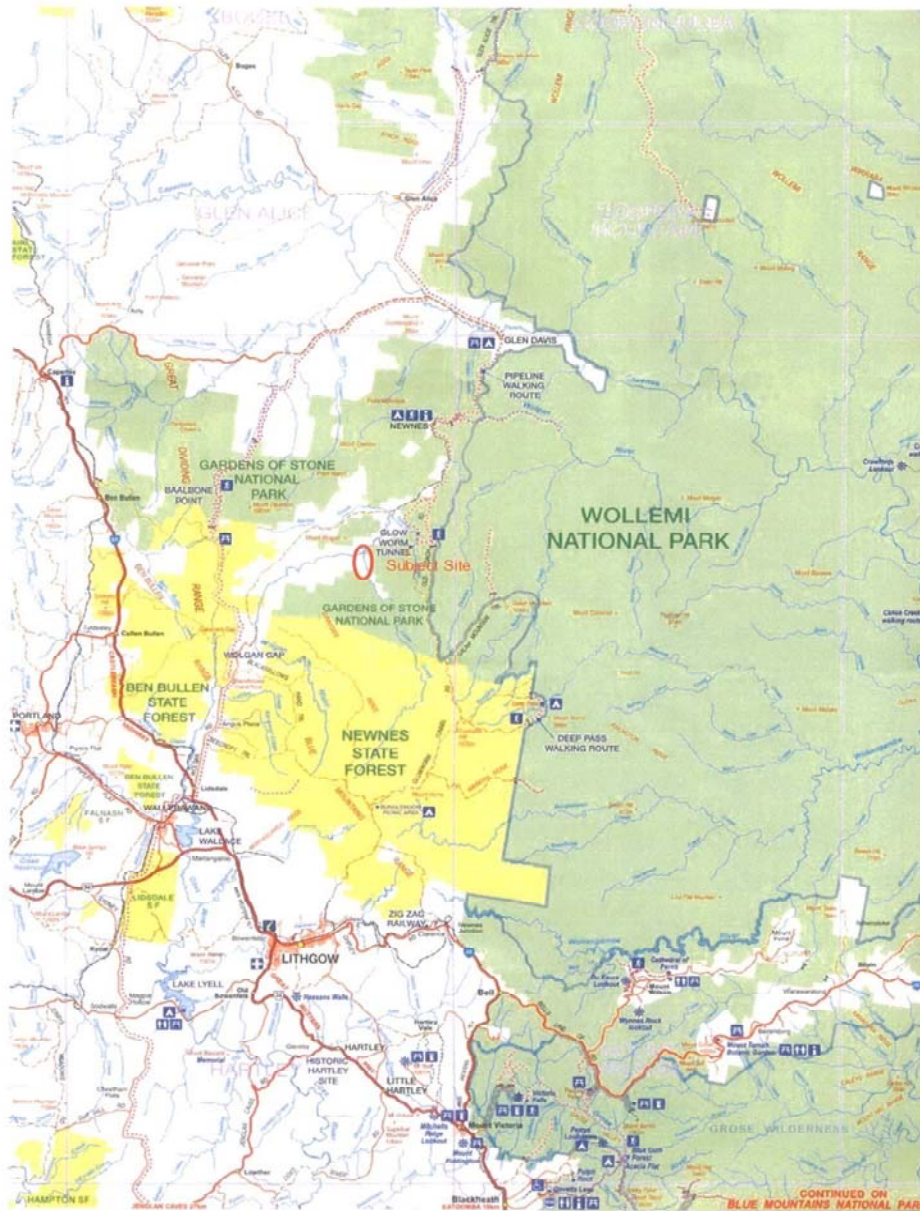


Figure 3.1 Location Plan of Wolgan Valley Homestead Complex

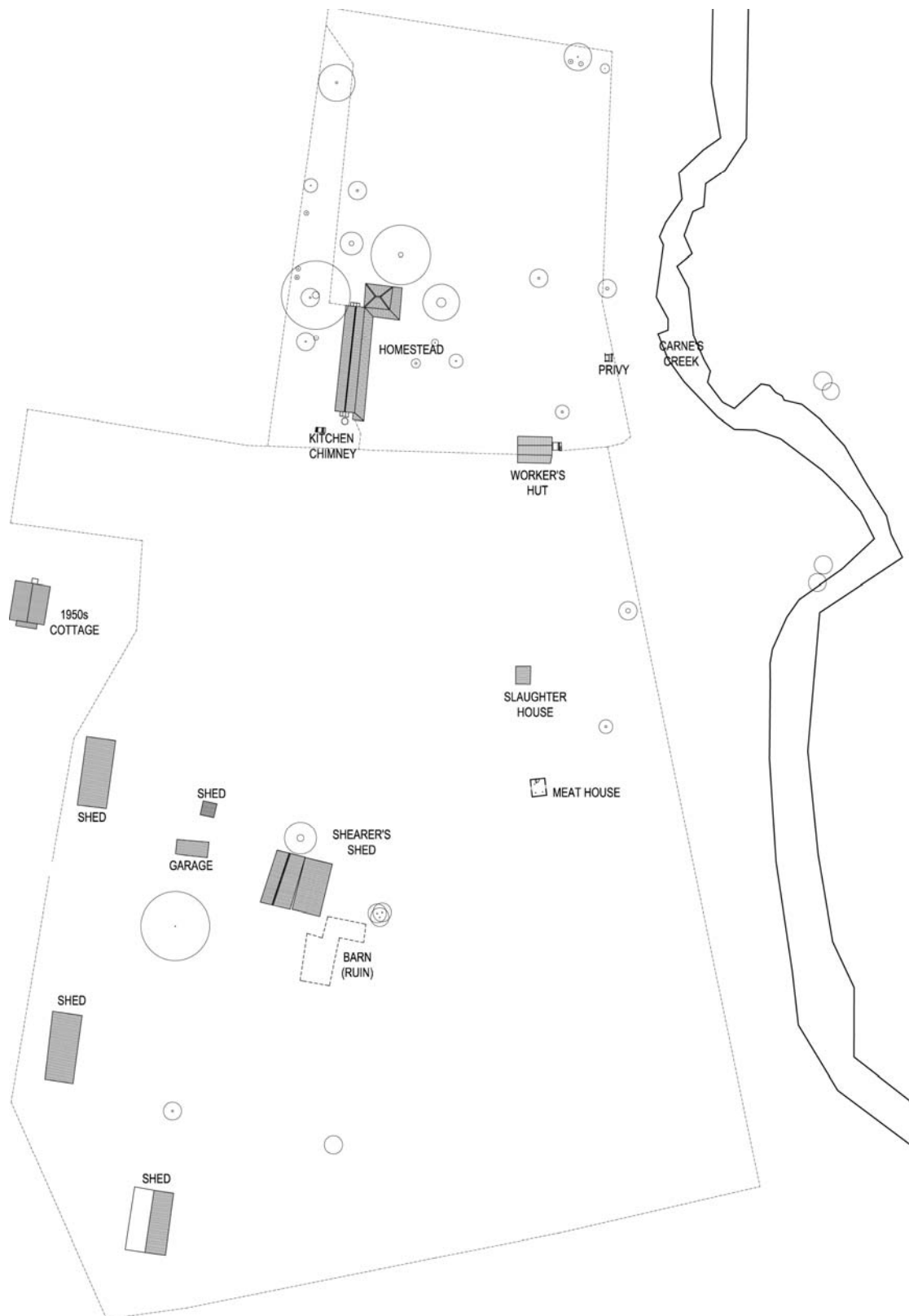


Figure 3.2 Site Plan of Homestead Complex

3.3 BUILDINGS AND STRUCTURES

3.3.1 Slab Homestead

The overall plan of the building is an L-shaped dwelling. Five rooms are located on the main north-south wing and one room forms the east-west orientated wing. The slab hut homestead is representative of the Old Colonial Rustic Vernacular style

North-South Wing

The north-south oriented wing forms the main body of the homestead and was the original part of the building. The East Elevation is the principal elevation and is oriented to the river (see Figure 3.4). The elevation comprises a verandah that allows access to all the rooms. The north-south wing is slab hut construction comprising vertical timber slabs in a combination of sawn and hand hewn planks and whole logs. The eastern slab construction is mounted on a stone base which varies in height from 380-400mm. The East Elevation shows evidence of having been painted. Window openings are located between each doorway. A six-pane sash timber window remains the only intact window on the East Elevation. Two similar sash windows are extant on the West Elevation (see Figures 3.5, 3.6 and 3.8).

The north-south wing has a hipped roof finished in corrugated iron. The corrugated iron covers the original timber shingled roof of both the wing and the verandah. The rafters are timber logs. Stone fireplaces and chimneys are located on the South and North Elevations of the wing (see Figure 3.10). The chimneys are constructed of rough-hewn stones at the base, while the shaft comprises cut stone work. Both chimneys have etched initials of 'MD' on the shaft. The northern chimney has a semi-legible date and possibly reads '1874'. The fireplaces appear to be later additions. Located on the South Elevation of the wing is a concrete rainwater tank.

Adjacent to the southern end of the north-south wing is an isolated fireplace with chimney of rough-hewn sandstone with corrugated iron capping (see Figures 3.5 and 3.8). To the north of fireplace is an assortment of construction material including timber planks and corrugated iron. This is the surviving remnant of the external kitchen.

There is evidence of gutters previously installed. On the west elevation there is a displaced Ogee pattern gutter and elsewhere iron spike gutter supports are still fixed to rafter ends.

The verandah (see Figures 3.12 and 3.13) appears to have been a later addition to the East Elevation. Timber verandah poles are rammed into the earth. The notched over beam is approximately 100mm to 200mm in depth. The verandah flooring is stone edged slab on rammed earth and gravel. The timber board dimensions are approx 60 x 130mm. The external ends are affected by wet rot. The southern end of the verandah has been in-filled to form a bathroom. The eastern wall of the bathroom has been removed. A bathtub remains in situ.

East-West Wing

The east-west wing is constructed of horizontal timber slabs. The wing comprises one room located at the northern end of the building with a bay window on its East Elevation (see Figure 3.7). The bay window contains three six-pane sash windows with similar fine glazing bar details to the window on the north-south wing. The verandah extends along the South and East Elevations. A door opening is located on the South Elevation.

The room is timber framed with horizontally laid timber wall panelling, the timber log rafters are exposed and timber floors are sprung. A window opening is located on the North Elevation; however, the window case has been removed. The West Elevation shows evidence of a former chimney which has since been removed.

3.3.2 Interior

Internally, each room is walled with timber lathe and plaster work with exposed support posts. Pressed metal ceilings have been installed in some of the rooms. The ceiling of the East-West wing comprises exposed rafters (see Figure 3.9), which may possibly have been lined with a canvas fabric but has since been removed. The flooring of the three southern-most rooms on the North-South Wing and the East-West wing comprises timber floorboards. The flooring of the two rooms located at the northern end of the East-West wing is cut flagstones.

3.3.3 Moveable Heritage

The homestead is currently used for storage. At the time of inspection a considerable amount of old furniture and personal effects related to both domestic and agricultural use was contained within the homestead building.

3.3.4 Slab Hut Homestead Condition

The homestead is substantially intact and in moderate condition. The timber construction, comprising unfinished posts and logs set straight into the ground, has caused the house to deteriorate through white ant activity and rot. Wombats have tunnelled under the house and threaten its structural stability. A verandah post at the junction of the north-south and east-west wings has been removed and the roof has begun to collapse but has been confirmed as an easy project to stabilise¹.

3.3.5 Slab Hut Homestead Kitchen Garden

The homestead is located within a fenced enclosure which holds remnant plantings of an early orchard (northern side) and kitchen garden (western side). Plantings include an oak, robinias, walnut, pear, apple and cherry. Some leeks and asparagus still remain in the kitchen garden area.

¹ As per conversation on site with Eric Ashton (heritage builder), Lynette Gurr and Judith Rintoul (CM+), on 22 November 2005
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September 2006



Figure 3.3: East and North Elevations of homestead



Figure 3.4: East Elevation of homestead



Figure 3.5: West Elevation of homestead showing Kitchen Chimney



Figure 3.6: West Elevation of homestead



Figure 3.7: North Elevation of homestead



Figure 3.8: View of Chimney surviving from original Kitchen, west of homestead



Figure 3.9: Interior of East-West Wing showing exposed rafters and corrugated metal sheeting



Figure 3.10: North Elevation of North-South wing showing chimney



Figure 3.11: Interior of homestead showing stone chimney, painted lathe plaster walls and pressed metal ceiling.



Figure 3.12: Detail of East Elevation of Slab Hut with verandah roof junction



Figure 3.13: East Elevation showing verandah



Figure 3.14: Interior of south room looking north

3.3.6 Privy

The privy is located to the east of the slab hut homestead and northeast of the Men's Quarters. The door opening to the pit toilet is oriented west, facing the house (see Figure 3.14). The privy is constructed of timber poles and is clad with corrugated metal sheeting. The floor of the privy is timber slabs and a timber seat is constructed over the pit. The corrugated iron cladding appears to be reused from other structures. Rust is found on sections of the cladding. Some cladding panels are missing, including the roof. Generally, the structure is in poor condition, although still functional.

3.3.7 Men's Quarters

The two-room slab hut, known as the Men's Quarters, is located southeast of the slab hut homestead. The Men's Quarters has a verandah on the South Elevation (see Figure 3.15) and a metal chimney on the East Elevation. It is constructed using timber poles rammed into the earth. Vertical slabs are used to infill the four walls. Horizontal slabs are used in the construction of the gables (Figure 3.17). The slab hut has a gabled and pitched roof finished with corrugated metal sheeting. The verandah roof continues the roof line with a broken back pitch. A small annex room is located at the western end of the verandah. The annex is horizontal slab construction and a panel of corrugated metal sheeting, used where slabs have been lost.

Internally, the timber slabs and roof beams are exposed and unfinished. The flooring comprises exposed timber floor boards. There is evidence that the walls have been whitewashed. The internal dividing wall between the two rooms is constructed of short sawn timber planks. There are no windows. The fireplace is partially collapsed (see Figures 3.17 and 3.18).

The building is in moderate condition. The chimney has partially collapsed. The slabs have begun to splay on the West Elevation (see Figure 3.16). Corrugated metal sheeting used as cladding where slabs have been removed.



Figure 3.15: West Elevation of Privy



Figure 3.16: South Elevation of Men's Quarters



Figure 3.17: North Elevation of Men's Quarters



Figure 3.18: West Elevation of Men's Quarters



Figure 3.19 Interior of Men's Quarters showing the Fireplace



Figure 3.20 Worker's Hut from the north east

3.3.8 Slaughterhouse

The Slaughterhouse and yard (see Figures 3.19 and 3.20) lies to the southeast of the Slab Hut Homestead. The structure is enclosed by a fence. A remnant post and wire fence line runs east-west to the north of the building. A fruit tree (possibly an apple tree) is located to the east.

The Slaughterhouse comprises a single-space structure. It is constructed of a timber frame (uncut logs, rough hewn and sawn planks). Sections of corrugated metal sheeting, fixed to the interior of the structure are used as cladding. Concrete upstands (between 400-500 mm in height) are constructed between the timber poles on the South, West and North Elevations. Internally, the floor is concrete and a drain is located adjacent to the entry doorway on the eastern façade. The building contains the discarded timbers, corrugated iron sheeting and some equipment associated with its former use. The building is unroofed although timber bracing indicates that a roof was formerly located on the structure. The structure is in poor condition.

Attached to the southern side of the building is a small enclosed area surrounded on the south and west side by timber fencing. The western side consists of timber posts with supporting lintel and the remains of corrugated iron cladding, while the southern edge is constructed of a mix of post and rail fencing and timber post and vertical slab (sawn timber) cladding.

3.3.9 Meat Safe

Located to the south of the Slaughterhouse stands a concrete building used as a Meat Safe (see Figures 3.21 and 3.22). Evidence of banding in the concrete walls indicates the walls were constructed in horizontal sections using formwork. Access is provided through a single entry opening, located to the North Elevation. A timber frame wire mesh panelled door is screw fixed to the opening. A single window opening is located on the East and West Elevations. Below each window are three air vents. The windows and air vents are fixed with wire mesh screens. The windows are framed with timber and evidence remains (iron hinges attached to outer frame) that timber shutters were once fixed to the openings. The floor of the Meat Safe is concrete.

The building has no roof, although the South and North Elevations indicate a shallow pitched and gabled roof existed. Cracking in the wall is evident from the roofline to the door and window openings.

Inside the building is a frame comprised of two timber posts and a flat metal bar holding a collection of meat hooks, wire mesh and loose timbers. A post hole in the concrete and in the south east corner and a slot in the south west corner post indicate the framing for suspending carcasses extended across the rear of the space. Surrounding the building is assorted debris including timber, corrugated metal sheeting and an old refrigerator. The building is in poor condition.



Figure 3.21: Remains of Slaughterhouse



Figure 3.22: Western elevation of Meat House



Figure 3.23: Eastern elevation of Meat House



Figure 3.24: North elevation of Meat House

3.3.10 Shearing Shed

The layout of the building comprises two abutting structures – an eastern and western wing. The structure is currently used as a tack room and workshop, however, was used formerly as a shearing shed, among other uses (see Figures 3.22, 3.24, 3.25 and 3.26).

Large timber framed pole structure comprising three internal areas with an attached covered driveway. Timber frame is infilled with vertical timber slabs. Both frame work and slabs are a mix of bush poles and hand hewn and sawn timbers. Corrugated metal sheeting has been used as cladding where timber slabs have been removed or fallen out. Timber flooring is used throughout. Evidence of sheep's wool beneath the spaced floor boards of the northern space and the remains of a timber ramp from the adjacent yard show where the shearing operations took place. A sorting table can still be seen (August 2006) in the long central space.

The eastern wing comprises two rooms with door openings on the North and South Elevations, and has a hipped roof clad in corrugated metal roof sheeting. A covered driveway is attached to the northern end of the eastern wing. The western wing, a single long room accessed through an open carriageway on the North and South Elevations. The western wing has a low pitch skillion roof clad in corrugated metal roof sheeting and a concrete floor. Internally, each room is accessed from the western wing.

The western wing is in a moderate condition while the eastern wing is in a dilapidated state.

3.3.11 Barn

A timber framed barn clad in corrugated metal sheeting is located southeast of the shearing shed (see Figures 3.27 and 3.28). A covered driveway is attached to the barn. The barn has a mezzanine level accessed via a ladder. The flooring comprises rammed earth. Overall the building is in a poor condition in a state of collapse due to a severe windstorm.

3.3.12 Chicken Coop Remnants

In a ruinous state the remnant chicken coop is a timber framed structure with corrugated metal sheeting used as cladding and roofing (see Figure 3.29). Evidence remains of wire mesh wall covering.

3.3.13 Later Outbuildings

Several later farm buildings are distributed over the land to the south west of the slab homestead. These are:

- A timber framed and corrugated iron clad gable roofed garage.
- A metal clad prefabricated shed.
- Two skillion roofed long sheds – steel framed and clad in corrugated steel sheet with open eastern sides.
- A large shed, the most remote to the south, framed in timber with knee braces and additional stays with roof cladding only on the east face and wall cladding only on the west wall.

3.3.14 1950s House and Cottage

The fibro house on the far side of the valley to the west (occupied by Nigel and Andrew Webb in August 2006) and the fibro cottage closer to the homestead built by the Webb family were not inspected. As viewed externally these later structures appear to be in reasonable structural condition.

3.3.15 Orchard and Kitchen Gardens

Numerous tree plantings exist on the homestead complex along with two kitchen gardens (one to the north and the other to the west). Remnant fruit trees are located around the perimeter of a fenced area, to the north and east of the homestead. Asparagus and leek were growing in the kitchen garden to the west. Perimeter plantings of various identified fruit trees include:

- Walnut
- Pear
- Apple
- Cherry
- Plum
- Apricots
- Tarinar

A mature Black Locust (Robinia) is located west of the Homestead Ballroom. Three (3) tall, mature eucalypts are located south and south-east of the homestead and in close proximity to the outbuildings. These could be remnant native plantings.



Figure 3.25 Prefabricated Farm Shed



Figure 3.26 Prefabricated Farm Shed



Figure 3.27: South Elevation of Shearing Shed



Figure 3.28: North Elevation of Shearing Shed



Figure 3.29: Part of North Elevation of Shearing Shed



Figure 3.30: West Elevation of Shearing Shed and adjoining Barn



Figure 3.31: 1950's House, Webb family period



Figure 3.32: 1950's Cottage, Webb family period



Figure 3.33: West Elevation of Barn



Figure 3.34: South Elevation of Shearing Shed and Barn



Figure 3.35: Garage and prefabricated shed



Figure 3.36: South and West Elevation of Timber Lathe and Mud Hut



Figure 3.37: North and West Elevation of Timber Lathe and Mud Hut



Figure 3.38: Charcoal pits located adjacent to Timber Lathe and Mud Hut

3.3.16 Timber Lath and Mud Hut

A timber lathe and mud hut (see Figure 3.30 and 3.31) is located along the access road that leads to the Wolgan Homestead site. It is located on the western side of Wolgan River where the valley floor begins to open out from the foot of Donkey Mountain. The hut is a four-room residential building with central corridor. Door and verandah are located on the West Elevation. A door is located on the East Elevation. The building is constructed in timber lathe and mud construction on a timber frame. The South, West and part of the East Elevations are clad in corrugated metal sheeting. The walls are further reinforced with an internal layer of chicken wire. The roof is clad with corrugated metal sheeting.

Internally, the remains of the floor are constructed with timber floorboards. The internal walls have plaster and paint finish. Ceilings are constructed of plasterboard.

The hut is in poor condition.

Located to the north of the hut in close proximity to the access road are two trenches. The walls of the first trench are constructed from brick (see Figure 3.32), while the second trench is constructed principally from concrete with the southern wall constructed from brick. It is understood that these trenches were constructed during the 1929 to early 1930s depression period and were used for charcoal burning.

3.4 Comparative Analysis – Slab Huts

3.4.1 Dundullimal, Obley Road - Dubbo NSW



Figure 3.39: Dundullimal Homestead (Source: Australian Heritage Commission Photographs/ RT0589)

Dundullimal was the head station of a large squatting sheep run in central western NSW (see Figure 3.33). Situated 4km from Dubbo, near the Western plains Zoo, the property consists of a timber dwelling, stone stables, outbuilding, and barn. Other features include wells, fencing, a wind-mill, remnants of garden plantings, agricultural machinery, furniture and archaeological sub-surface remains. The house, dating from the 1840s, is one of the oldest surviving buildings in western NSW. Now a National Trust property operating as a house museum, the property demonstrates the development of the squatting era and reflects the broader process of 19th century land occupation and division in the state.²

Dundullimal is of state significance as the oldest known extant house situated outside the limits of settlement (the initial 19 counties proclaimed by Governor Darling in 1826). It is the oldest known squatters' residence in this part of New South Wales, having been built c.1842. The original homestead building, in its original form, has survived in a near-unaltered condition since its construction in the 1840s. It has well-detailed joinery. Associated with the house is a fine stone stables/barn and a large timber shed which is sympathetic to the earlier buildings.³

Although Dundullimal is important for its association with the squatting period and the settlement of western NSW, it is the house which makes the property so significant. Of vertical slab construction, it is made from a framework of hewn timber posts with wall infill of split slabs of timber with internal walls of lath and plaster on timber joined by hand made nails. The hipped roof is of boxwood shingles now covered by corrugated metal sheeting. The stone barn and stable building behind the house together with the homestead, are the only remaining original farm buildings. The house contains a sitting room, dining room, kitchen and two

² NSW Heritage Office, State Heritage Register listing (Listing no. 01497)

³ NSW Heritage Office, State Heritage Register listing (Listing no. 01497)

bedrooms as well as passageways and is surrounded by low verandahs of unsawn timber posts.⁴ Surviving elements typical of the slab dwelling include the exposed ceiling beams, the exposed bush pole rafters of the verandahs with their shingled roofs, the boarded internal doors and the cobbled verandahs.⁵

The slab homestead also retains design features and detailing which allow it to lay claim as the most sophisticated slab dwelling known in Australia. The homestead is a 'T-shaped' plan with internal plasterwork, a bellpull system to call servants, glazed French doors, tapered verandah columns, uniquely designed cedar windows and chimney pieces. The interior of the house is finished with wallpaper. The cedar joinery suggests that one of the early owners, John Maughan (British army officer), wanted to build a house suitable for his wife Aphrasia Kemmis.⁶

3.4.2 Kunderang East Pastoral Station



Figure 3.40: Kunderang East Homestead (Source: NSW Heritage Office, State Heritage Register Listing)

Kunderang East Pastoral Station (see Figure 3.34) is located at the eastern edge of the Great Dividing Range near the headwaters of the Manning, Hasting and Macleay Rivers. Captain George Jobling established Kunderang Station in the early 1840s, possibly as an outpost for Toorookoo, Joblings' first grant. In 1889 the original property was sub-divided when Joe Fitzgerald and Alex McDonnell, from Cundletown (near Taree), purchased sections of the Kunderang Run. The remainder of the property stayed with the previous owners, the Crawfords, and became Kunderang West.

The existing Kunderang East homestead was first established in 1890 with the construction of a three-roomed vertical timber slab building (later used as a kitchen). In 1892 a larger four

⁴ Department of Environment and Heritage, Register of the National Estate (Place ID. 10575)

⁵ National Trust of Australia (NSW), 1988; *Dundullimal Dubbo*, Richards communications Pty Ltd, Crows Nest, NSW, p.6

⁶ National Trust of Australia (NSW), 1988; *Dundullimal Dubbo*, p.6

roomed solid cedar vertical slab house was built and the Fitzgerald family moved in. Soon after the gap between the earlier hut and the new house were infilled to form a dining room. The Fitzgeralds lived there until 1928 and the experience of living at Kunderang East was profoundly influenced by its isolation. Although the telephone was installed in 1919, a road into the property was not put through until 1967 with electricity following in 1973. This isolation, while limiting the economic viability of the place as cattle station, created an environment which gave unique aspects to its cultural history.

Kunderang East Station is historically significant as one of the earliest properties established on the Macleay River in c.1841. Its history demonstrates the major processes of early European settlement. The existing cedar homestead provides tangible evidence of natural resource exploitation. By the 1840s, cedar had almost disappeared from the northern rivers. That the main house at Kunderang is built in 1892, almost entirely of cedar, is testament to its remoteness and inaccessibility. Kunderang East has historic association with prominent person involved in early settlement. These persons included Major A C Innes, Commandant of the penal colony of Port Macquarie, and business associate of its first owner, Captain George Jobling.

The historic landscape of cleared, grassed paddocks surrounding the homestead, ringed by massive mountain ranges, is significant because it has changed little since it was the site of the first station huts in c.1841 and reflects the isolation. The homestead is architecturally significant as the only known pit sawn Australian red cedar slab house constructed as late as 1892. It is the only one surviving on the coast of NSW.

Kunderang East has special significance for Aboriginal people as the site of many massacres, a result of their experience of dispossession. It also provides tangible evidence of the major contribution that Aboriginal men and women made to the pastoral industry and of the labour arrangements made between the property manager and particular Aboriginal families to supply labour. The homestead also has broader significance for what it demonstrates about changing social customs and multi-functional use.⁷

⁷ NSW Heritage Office, State Heritage Register (Listing No. 00996)

3.4.3 Oaklands (Pamboola Station), Pambula NSW



Figure 3.41: Aerial view of Oaklands (Pamboola Station) (Source: NSW Heritage Office register/ www.heritage.nsw.gov.au)

The first major industry in the Pambula region was whaling. Whaling was introduced by Thomas Raine in 1828 when he established the first whaling station at Twofold Bay. Shortly after in 1834, the Imlay brothers, Alexander, George and Peter set up a second, larger whaling station at Twofold Bay. They extended their business interests to include coastal shipping and large scale pastoral interests involving extensive leaseholds along the South Coast. The Imlay brothers established the estate originally known as Pamboola Station (see Figure 3.35) in 1833 and in 1835 they built a substantial homestead at Kameruka, near Candelo NSW. By the early 1840s, the Imlays pastoral and whaling interests were no longer successful and they became heavily indebted to Messrs. Walker and Sons (William, Edward and James). The Walker Brothers were the third largest shareholders in the Bank of NSW. They took over the Pamboola Station in the early 1840s and erected the homestead in 1842. In 1844, the Walkers also took over Kameruka.

In 1853, Sydney businessmen formed the Twofold Bay Pastoral Company and took over the Walker holdings, controlling more than 16,000 hectares in the Bega Valley. James Manning a partner in the company acquired Kameruka and Pamboola Stations, changing the name of the latter to Oaklands. He established an extensive garden and planted the oak and olive trees which survive today. Following Manning's death in the 1880s, the property was purchased by the Hayward brothers, who developed the property as a dairy farm. Originally covering 28 km², by 2000 the property had been subdivided with the homestead occupying 1.3 hectares overlooking its former pastoral landholdings.⁸

⁸ NSW Heritage Office, State Heritage Register (Listing No. 01686)

Oaklands is of State significance as a rare surviving intact colonial homestead remaining within its curtilage from the late Georgian period. The house was originally sited on a rise to avoid flooding and to overlook the pastoral landscape and its own landholdings. The main homestead, together with its associated out-buildings and immediate garden, is one of the oldest buildings in the Bega Valley and one of the earliest surviving colonial houses on the NSW South Coast. The house, built in 1842, demonstrates the early colonial settlement of the south coast and the later development of the dairy industry as one of the major pastoral activities in the region.

The estate developed as a dairy farm in the late nineteenth century. The olive trees and oak trees, after which the house was named, were planted in the 1860s. The immediate garden also includes surviving post-and-rail fencing. The house is sited to overlook the valley and to take advantage of pastoral views, forming an aesthetically distinctive landmark within the landscape of the South Coast.⁹

3.4.4 Comparative Analysis – Extant Walker Homesteads

The Walker Family had numerous pastoral homesteads throughout NSW. Properties included:

- Lue, near Mudgee,
- Biambil on the Castlereagh River, near Mundooran
- Yooloondoory, cattle breeding station”
- Coonamble, a heifer station,
- Barradean the “bullock station” and
- Mobilla near the Warrumbungle Ranges

Squatter stations established by the Walker family in the Castlereagh River area include the following:

- Nullen;
- Bidden;
- Yarragrinn, Bligh District;
- Gundy;
- Mogie Melon;
- Wullumburrawang, Bligh District;
- Tooraweenah Creeks
- Yoolangra, Bligh District;
- Round Hills, Bligh District;
- Wallangolang, Bligh District; and
- Dilly-Dilly, Bligh District

Wolgan Valley Homestead forms part of this group, it is the only extant isolated outstation within the group. Other extant homesteads, formerly owned by and associated with the Walker family, are discussed below.

⁹ NSW Heritage Office, State Heritage Register (Listing No. 01686)

3.4.5 Lue Station Homestead, near Mudgee

Lue Sheep and Cattle Station is set in the Lawsons Creek Valley, 70 miles from Wallerawang and twenty-eight kilometres from Mudgee along Rylstone Road. Lue Station is one of the district's original pastoral holdings and is currently home to three generations of the Combes family.

3.4.6 Coerwull House, Bowenfels, near Lithgow

Coerwull House was owned by Andrew Brown, a former employee of James Walker involved in establishing Wallerawang and working as the overseer. The stone house was built between 1839 and 1842 and built by Andrew's brother, Thomas Brown. The house and stables is described as a remarkable complex of State significance (see Appendix B) and was the first major homestead in the Lithgow area.

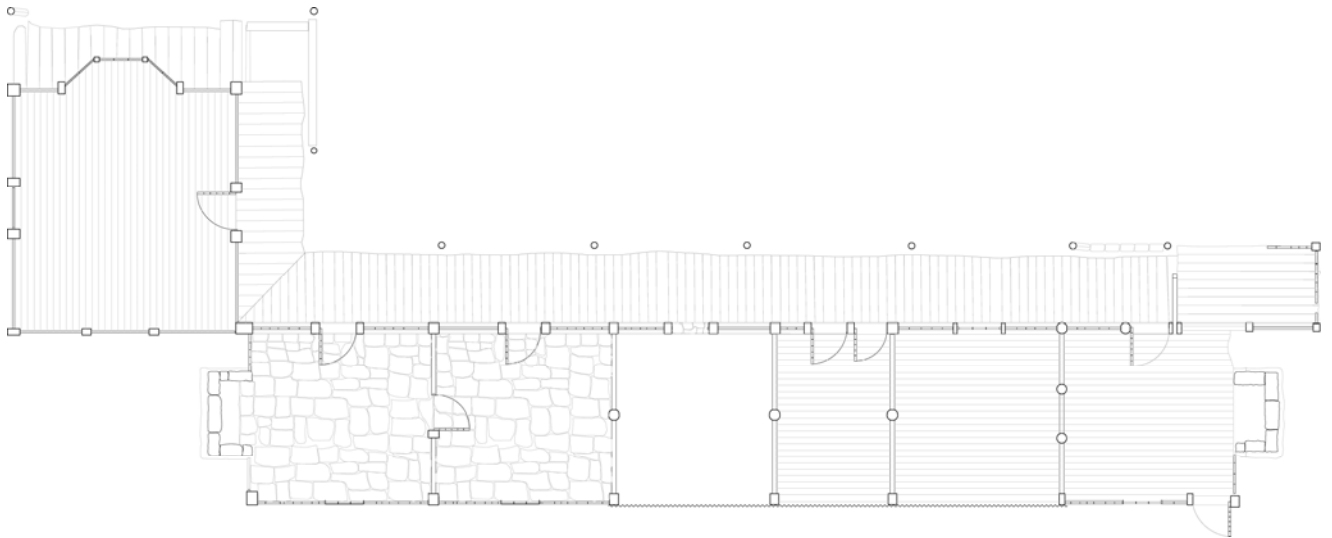


Figure 3.....Plan of Homestead

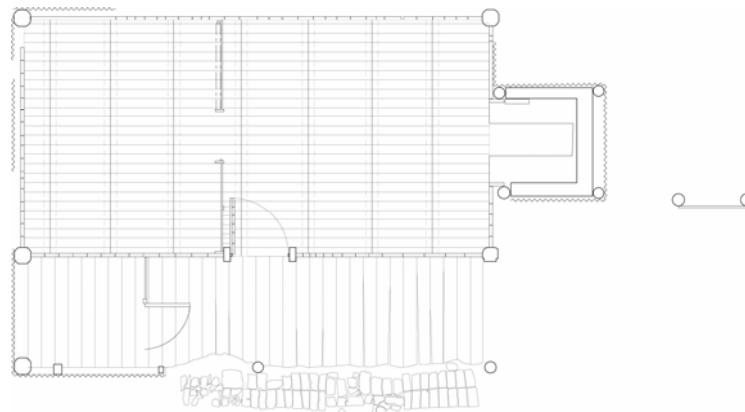


Figure 3.....Plan of Workers Hut

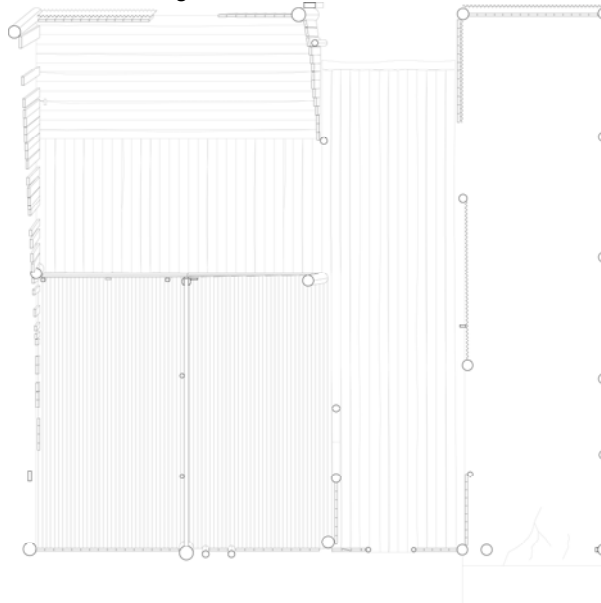


Figure 3.....Plan of Shearing Shed

4.0 Significance Assessment

4.1 Introduction

An assessment of heritage significance endeavours to establish why a place is important. Significance is embodied in the fabric of the place (including its setting and relationship to other items), the records, associations with the place, and the response the place evokes in the community or in individuals to whom it is important.

4.2 Methodology for Assessing Significance

Australia ICOMOS *Burra Charter* (1999) has been used as a guideline in assessing heritage significance. Historic Cultural Significance includes values that are social, spiritual, aesthetic, historic and scientific for past, present or future generations. The cultural significance of a place is embodied in its physical form or fabric, its setting and contents in associated documents, its uses, or in people's memory and associations with the place. Historical cultural significance can be complex, varied and at times conflicting, a result of diverse communities and cultures. Previous assessments and statements of significance associated with Wolgan Valley Homestead Complex **are located in Appendix B. (??)**

4.3 Application of Assessment Criteria

The following Gradings of Significance have been adopted from the NSW Heritage Office Guidelines, 2001, for Assessing Heritage Significance. An item will be considered to be of State (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria:

Group 1	Nature Of Significance
Criterion (a) [historical]	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);
Criterion (b) [historical]	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);
Criterion (c) [aesthetic]	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local history);
Criterion (d) [social]	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
Criterion (e) [scientific].	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the natural or cultural history of the local area);
Criterion (f) [rare]	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);
Criterion (g) [representative]	An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments. (Or a class of the local area's Cultural or natural places; or Cultural or natural environments).

Group 2	Comparative Degrees Of Significance Criteria
State	Of significance to the State of New South Wales
Local	Of significance to the Local Government area

4.3.1 Criterion (a) – Historical Significance

The Wolgan Valley Homestead Complex has strong associations with James and William Walker and their families. The Walker family was one of the early pastoralists and one of the most prosperous squatters in the mid-western region of NSW. The family ran numerous large stations in the Bathurst, Mudgee and Castlereagh areas. The Walker and Barton families owned Wallerawang Homestead from 1829 until 1948. The Walkers operated Wolgan Valley Homestead as an outstation of Wallerawang Homestead.

Wolgan Valley Homestead stands on the original 1000-acre (approx 405 hectares) land parcel granted to William Walker in 1839 and developed as an outstation of the Wallerawang Homestead. Nevertheless, mention is made of the use of Wolgan Valley from as early as 1824 prior to the grant. The original land grant has been added to over that period particularly during the Edwin Barton and Georgina Walker phase of ownership. Wolgan Valley Homestead was owned by the Walker and Barton families from 1839 until 1935. The Webb family leased the Wolgan Valley Homestead from the Walker/ Barton family from 1929 to 1935 and purchased the farm in 1935 and continued to operate as a farm until 2006. From 1839 until 2006, for a period of approximately 180 years, Wolgan Valley Homestead, outbuildings and property show the layout and layers of a continually operating working farm and outstation. Since 1939 the property has been owned by only two family lines. Its isolation has allowed for the retention of the mid-nineteenth century cultural landscape.

While Wolgan Valley Homestead has strong associations with pastoralism, the region surrounding it was known for mining and associated industries.

Wolgan Valley Homestead is associated with changes in farming techniques and agricultural economics. This is reflected in recent times by a shift from sheep to cattle production. During the depression period, the Webb family diversified and took on butchering within the property as a means of making ends meet during economic downfalls. Charcoal burning also operated on the property during the depression as a way to make ends meet.

The historic landscape of cleared paddocks surrounding the homestead, set in a valley floor and surrounded by escarpment with a single access road has changed little since the 1840s and reflects the isolation of the site.

Remnant stands of mature Eucalypts located south-southeast of the homestead and in close proximity to outbuildings relate to the placement of farm buildings and tracks and provide a visual appreciation of the scale of the valley in contrast to the low foreground farm buildings.

4.3.2 Criterion (b) – Historical Significance - Persons

The Walker family has strong associations with Wolgan Valley Homestead. The Walkers were prominent, influential businessmen in the colony of NSW in the nineteenth century. James Walker took up land in the area and acquired significant pastoral holdings from his properties in the region, extending his activities into the New South Wales and Queensland interiors. Walker was instrumental in the development of Australia's pastoral industry. While he did not live at Wolgan Valley Homestead, it was his pastoral outstation.

Edwin Barton, surveyor of the Western Railway, married Georgina Walker, and took over the ownership of Wallerawang and Wolgan Valley outstation. Barton was responsible for acquiring additional land in the Wolgan Valley for use as pastureland and expanding the Wolgan Valley land holding.

William Walker played an active part in public life in NSW, being director of the Bank of NSW (1820 to 1824), a member of committees appointed to examine the bank's affairs (1844 and 1845), and was on its first London board (1853-54). He was also president of the Chamber of Commerce and Treasurer of the Agricultural Society, a supporter of the Scots Church and numerous charities.

Since Wallerawang Homestead was demolished in the mid-twentieth century, Wolgan Valley Homestead together with their family grave yard site at Wallerawang, is the last remaining physical evidence of their pastoral holdings within the Lithgow region. While the homestead may be relatively modest, compared to Wallerawang Homestead, it is representative of an outstation in an isolated pastoral area.

4.3.3 Criterion (c) - Aesthetic Significance

The setting of Wolgan Valley Homestead has strong aesthetic and visual qualities that contribute to the significance of the place. The pastoral landscape with its grassy ploughed fields contrasts with the spectacular escarpment of the surrounding Wolgan Pinnacles, Donkey Mountain, Wolgan Mountain and Wollemi National Park with its dry sclerophyll forest. This is combined with the remote quality of the outstation of Wolgan Valley Homestead Complex which gives it a picturesque appeal.

4.3.4 Criterion (d) – Social Significance

While community consultation has not been undertaken in the assessment of the place, it seems unlikely that there is social significance associated with Wolgan Valley Homestead Complex, due to its isolation and continued use as a pastoral station within private ownership by two families since 1839.

4.3.5 Criterion (e) – Scientific/ Research Significance

Wolgan Homestead Complex has high technical research significance for its demonstration of an early to mid-nineteenth century building techniques, particularly the use of hand-adzed timber slabs in construction.

While various slab hut construction techniques exist the use of stone as a base to the slab hut homestead wall construction is not common and is possibly rare. It shows a local adaptation, using stone that is readily available and provides a durable foundation material, possibly accounting for the intactness of the homestead. Wolgan Valley Homestead has combined the two readily available construction materials of stone and timber.

Wolgan Homestead Complex provides details about pastoral squatters in NSW, in particular the valuable resource of Wallerawang and the Walkers and the role they played in the development of agriculture, pastoralism and settlement following the crossing of the Blue Mountains.

The lath and mud hut and accompanying trenches demonstrates the pressures on rural holdings during the depression era and the alternative income-raising tasks that were required.

Wolgan Valley Homestead and outbuildings demonstrate a variety of slab construction, including vertical and horizontal, use of shingle roofing as well as development in technology to sawn, cut and sprung timber floors within the later addition of the homestead.

The movable heritage at Wolgan Valley Homestead has potential to contribute to a further understanding of Walkers time and development of the site.

4.3.6 Criterion (f) - Rarity

Wolgan Valley Homestead is rare example of slab hut construction technique comprising building on a stone base.

4.3.7 Criterion (g) - Representative

While as yet no extensive research has been undertaken, Wolgan Valley Homestead Complex one of several remaining homestead associated with James Walker, a leading pastoralist in NSW with numerous large holdings in the central region of NSW west of the Blue Mountains. Wallerawang Homestead (also known as Barton Park) was demolished in 1979 and the farm around the homestead flooded to create Wallace Lake. The only other physical remains of the Walker family in the Lithgow area is the Walker headstones from the family graveyard, known as Barton Park Cemetery, located inside the Wallerawang Power Station site.

Wolgan Valley Complex is important as a surviving complex of buildings including homestead, mens' quarters, barn and woolshed which demonstrate the way of life in an isolated rural outstation, operating as an offshoot of the main estate of Wallerawang.

4.4 Significance of Elements

The significance of the various elements of Wolgan Valley Homestead Complex have been assessed and ranked for the purposes of enabling decisions in the future of the place based on an understanding of its significance. The Ranking Criteria has been listed in the following table.

4.4.1 Ranking Criteria

Significance Ranking	Definition
Exceptional	Original extant fabric and/ or spaces/ items of particular historic or aesthetic quality or rarity;
High	Extant fabric from the early phase of construction of Wolgan Valley Homestead Complex;
Moderate	Fabric which was originally of higher significance, but which has been compromised by later, less significant modifications and yet retains the potential for recovery of significance;
Little	Most of the fabric associated with alterations and additions made to accommodate changing requirements. It also includes fabric that has been poorly reconstructed in terms of workmanship and detailing; and
Intrusive	Includes alterations and additions to components which detract from the significance of the place.

See 6.0 Conservation Management Policy, Sections 6.5.1 to 5.5.6, for an explanation of the implication each level of significance will have on the treatment of the spaces, fabric and elements.

4.5 Significance Analysis of Elements of Wolgan Homestead Complex

4.5.1 Significance of Elements

Item	Element	Level of Significance
1	Homestead Slab Hut	Exceptional
2	Remains of Kitchen (archaeological)	High
3	Men's Quarters' – Slab Hut	Exceptional
4	Privy	Moderate
5	Oak Tree	Exceptional
6	Orchard and Fruit Trees	High
7	Slaughterhouse	Moderate
8	Meat Safe	Moderate
9	Shearing Shed	High
10	Barn	Moderate
11	Chicken Coop remains	Moderate
12	Kitchen Garden (west of homestead)	High
13	Kitchen Garden (north of homestead)	High
14	Vista from Verandah looking south-east to River	Exceptional
15	Vista from Verandah looking east to River and across to pastureland	Exceptional
16	Setting of remote pastureland within backdrop of natural wilderness	Exceptional
17	Three mature eucalypts south and southeast of homestead	High
18	Timber Lath and Mud Hut (1920s-30s)	Moderate
19	Webb Family grave site, south on the ridge	Moderate
20	Movable Heritage within buildings	High
21	Internal access road	High
22	Garages and outbuildings (various later periods)	Low
23	Asbestos cement house (1950's)	Low
24	Asbestos cement cottage (1950's)	Low

4.6 Summary Statement of Cultural Significance

Wolgan Valley Homestead Complex, off Wolgan Road, is a pastoral outstation located within a remote area of the Wolgan Valley on the original 1000-acre (approx 405 hectares) land parcel granted to William Walker in 1839. The Homestead Complex has operated from 1824 to the present as an intact outstation comprising homestead, outbuildings (including men's quarters, slaughterhouse, shearing shed, barn and chicken coop), orchards and kitchen gardens. The Homestead Complex has historic, aesthetic, scientific/ technical significance at State and local levels.

The Homestead Complex has historic significance at local level as an outstation operating from 1839 until 1935 under the ownership and management of the Walker and Barton families and as a grazing property owned by the Webb family from 1935 until 2006. The Homestead Complex is representative of diversification in farm management and use associated with pastoral and agricultural economy, grazing of sheep and cattle, butchering and charcoal burning. The Homestead Complex lies within an area associated with the economies of timber getting, mining and industrial production and associated road and rail transport infrastructure. The orchard plantings on the property show evidence of the self-supporting production required on a remote outstation. The Homestead Complex was one of a large number of outstations managed by the Walker pastoral dynasty. The intact isolated pastoral outstation is representative of the outstation typology that is being lost within NSW. The Homestead Complex is rare in the State as an intact, sizeable surviving outstation.

The Homestead Complex has historic significance for its associations with prominent persons including William and James Walker, owners of Wallerawang House, early pastoralists, prosperous squatters, businessmen and owners of Wallerawang Homestead, Andrew Brown, owner of "Coerwull", pastoralist and overseer of the Walker properties and Edwin Barton and Georgina Walker, who developed the township of Wallerawang and expanded the pastoral land in Wolgan Valley. The Homestead Complex, together with the family tombstones at Wallerawang, are the last remaining physical evidence of the Walker-Barton pastoral holdings in the Lithgow area.

Wolgan Valley Homestead Complex has aesthetic significance associated with its visual qualities of the setting, surrounded by the escarpment of Wolgan Pinnacles, Donkey Mountain, Wolgan Mountain and Wollemi National Park. The outstation and pastoral landscape contrasts with the spectacular escarpment and natural heritage values of the surrounding wilderness areas.

Wolgan Homestead has scientific/ technical research significance for its use the readily available local materials of stone and timber, to produce a building using horizontal and vertical hand-adzed timber slab construction mounted on a stone base. This construction technique is possibly rare within the State.

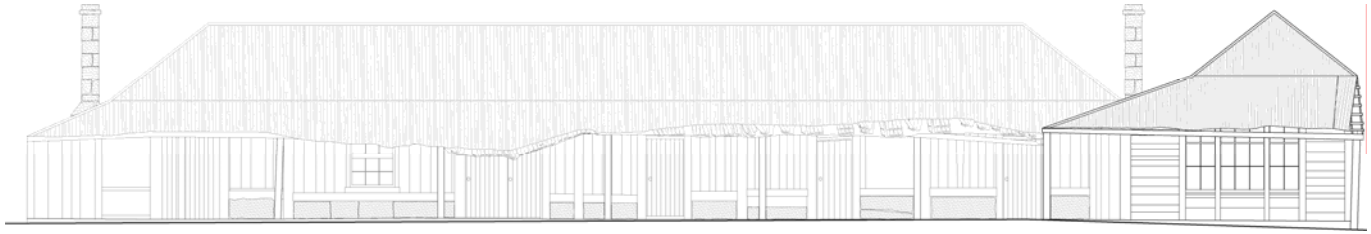


Figure 3.....Southern elevation of Homestead



Figure 3.....Northern elevation of Homestead



Figure 3.....Western elevation of Homestead

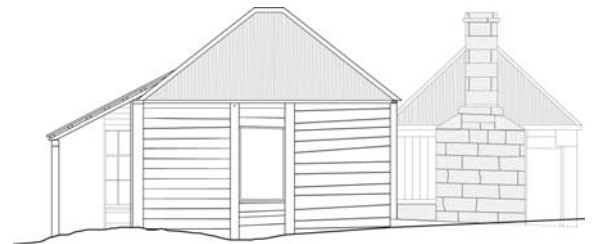


Figure 3.....Eastern elevation of Homestead



Figure 3.....Southern elevation of Workers Hut



Figure 3.....Northern elevation of Workers Hut



Figure 3.....Western elevation of Workers Hut

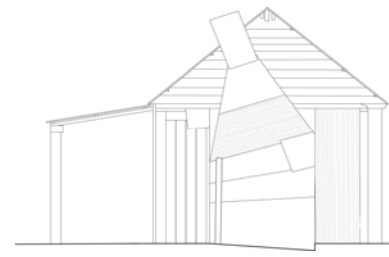


Figure 3.....Eastern elevation of Workers Hut

Discussion of Opportunities and Constraints

5.1 Introduction

The conservation planning process established by the guidelines to the *Burra Charter* of Australia ICOMOS (and set out in the NSW Heritage Manual) requires that relevant opportunities and constraints be identified as part of the process for developing conservation policies for places of significance. They are as follows:

- Opportunities identified from the detailed analysis of the history and the fabric;
- Constraints arising from significance;
- Physical constraints of the building;
- External factors, including relevant Council statutory and non-statutory controls; and
- Feasible uses and Lithgow Council requirements.

The following sections are not conclusions, or recommendations, but rather observations relevant to the circumstances of and matters that require consideration and resolution. None of these opportunities and constraints in themselves forms conservation policy. Appropriate conservation policy is a result of the careful comparative assessment of the various values and issues represented in the Statement of Significance and the opportunities and constraints.

5.2 Constraints Arising from the Statement of Cultural Significance

Constraints arising from significance establish a premise where the other issues such as physical condition and owner requirements can be considered. As discussed in Section 3.0 Significance Assessment, Wolgan Valley Homestead Complex has historic cultural heritage significance through its historical associations, aesthetic and scientific/ technical values. Future management actions regarding Wolgan Valley Homestead Complex must have due regard to its unique heritage significance.

The following general heritage opportunities and constraints arise from the assessed significance of Wolgan Valley Homestead Complex as a whole:

- Wolgan Valley Homestead Complex is a place of cultural significance that should be conserved and managed in accordance with accepted conservation principles and practices;
- An opportunity exists for the removal or alteration to fabric and features having little significance so as to reveal the greater cultural significance of Wolgan Valley Homestead Complex;
- Decisions about works to the place, maintenance, repairs or more extensive adaptation works should always take into account the impact on the significance of the place, both as a whole and on individual components; and
- The significance of the place and items within the place should be interpreted to the public.
- The nature of the materials and rural construction techniques employed for the buildings is such that custodianship of the place will involve ongoing monitoring of condition and maintenance to ensure the cultural significance is protected and preserved.

5.3 Opportunities, Constraints and Issues Arising from the Australia ICOMOS Burra Charter

The *Burra Charter* (the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance) contains principles on conservation of significant places. The Charter provides nationally accepted principles for the conservation of places of cultural significance.

Opportunities and constraints that relate to the *Burra Charter* include:

- The aim of the conservation of the place should be to retain the cultural significance including provision for its security, its maintenance and its future. (Article 2);
- Reconstruction work should further reveal the significance of the building. New work should be identifiable on close inspection. (Article 19);
- The adaptation of the building for a new use should not detract from the cultural significance of the place. (Article 20);
- The adaptation should be limited to that which is essential to a new use for the building. (Article 21);
- Before any intervention of the area, records must be made of the existing fabric to add to the documentary evidence. (Article 23);
- All stages of the work must be supervised by an appropriate professional and a log kept of new evidence and additional decisions recorded for future documentary evidence. (Article 27); and
- All plans and records of the conservations and works to Wolgan Valley Homestead Complex should be placed in a permanent archive as part of the history of the place.

5.4 Opportunities, Constraints and Issues Arising from Statutory Requirements

There are a number of statutory controls which may affect future options for Wolgan Valley Homestead Complex. These include the *Environment Protection and Biodiversity Conservation Act 1999 and 2003*, the *NSW Heritage Act 1977*, the *Environmental Planning and Assessment Act 1979* and the *Local Government Act 1993*.

Environmental Planning and Assessment Act 1979

Part 3A of the Act came into force on 1 August 2005, establishing new assessment procedures for various forms of 'major development' of state or regional significance. The Concept Plan concluded that the proposed development is a form of development listed at schedule 2 of State Environmental Planning policy (Major Projects), i.e.: a tourist related facility employing 100 or more people. Under part 3A the Minister for Planning is the consent authority. The approval process provides for the Minister to take a coordinated whole of government assessment of the merits of the proposed development. In doing so, the views of the NSW Heritage Council have been sought and taken into account. The Heritage Council's comments included a requirement for a Conservation Management Plan that takes into account the valley floor as the setting for the homestead, identification of significant trees, conservation and protection of historical archaeological resources, an interpretation strategy and a Construction and Operational Management Plan that ensures significant heritage elements are not adversely impacted upon by construction or operation.¹⁰

¹⁰ Urbis JH10. Emirates Luxury Resort/Wolgan Valley Concept Plan, October 2005.

NSW Heritage Act 1977

The purpose of the Heritage Act is to ensure cultural heritage in NSW is adequately identified and conserved. Under Section 57 (2) of the NSW Heritage Act Wolgan Valley Homestead Complex is not listed as an item on the State Heritage Register.

Under Part 3A, Clause 75U of the Environmental Planning and Assessment Amendment (Infrastructure and Other Planning Reform) Act 2005, certain approvals do not apply. These include, as relevant to the proposal:

- c) *“an approval under part 4, or an excavation permit under section 139, of the Heritage Act, 1977.*
- (2) *Division 8 of part 6 of the Heritage Act 1977 does not apply to prevent or interfere with the carrying out of an approved project”.¹¹*

However, the Minister for Planning, of the consent authority may refer matters to the NSW Heritage Council for consultation and advice.

5.5 Opportunities, Constraints and Issues Arising from Statutory Controls – Local Councils

Pursuant to section 3A of the Environmental Planning and Assessment Act, 1979, the Minister acts as the consent authority for the Concept Plan with discretion to continue in this role for subsequent development proposals.

City of Lithgow Council Local Environmental Plan (LEP) 1994

The Minister would be required to have regard to the City of Lithgow planning instrument but would not be bound by it in assessing development applications. The heritage provisions of the Local Environmental Plan are set out below:

Schedule 1 – Heritage Items

The following heritage items are listed on Schedule 1 of the LEP

Newnes:

- Wolgan Valley Station, Wolgan Road, Wallerawang
- Newnes Hotel, Wolgan Road, Newnes
- Coke Ovens, Wolgan Valley, Newnes
- Village, Wolgan Valley, Newnes
- Associated Works, Wolgan Valley, Newnes
- Wolgan Valley Railway, Wolgan Valley, Newnes
- Shale Oil Refinery Group, Wolgan Valley, Newnes

Under Wallerawang: Schedule 1 Lists:

- Wolgan Road, Wolgan Valley Station

¹¹ FN Urbis JHD, Emirates Luxury Resort/Wolgan Valley Concept Plan, October 2005.

Lithgow Council's heritage inventory sheet for the 'original Wolgan Valley' has been confirmed as relating to the above listing in CCLEP 1994 with a description of the building as:

"Large slab cottage of about six rooms, date 1874 on stone chimney, main part vertical slabs. 'Drawing room' with bay window at northern end is of horizontal slabs. Condition poor, kitchen has collapsed. Original grant to Walker of Wallerawang, bought 1923 from grand-daughter Hazel and Loveday Barton by E.B Webb & Sons. Inhabited until 1957, is not past shoring up. Two rooms flagged. Numerous slab sheds."

The inventory sheet states the reason for listing:

"First substantial homestead in Wolgan Valley, unusually large for a slab house. Associated with Walker family of Wallerawang and Marrangaroo."

Part 4 Heritage Provisions are as follows:

39 Heritage objectives

The heritage objectives of this Plan are:

- (a) to conserve the environmental heritage of the City of Lithgow,
- (b) to better integrate heritage conservation into the planning and development control processes,
- (c) to provide for public involvement in matters relating to the conservation of the area's environmental heritage, and
- (d) to ensure that new development is undertaken in a manner that is sympathetic to, and does not detract from, the heritage significance of heritage items and their settings, as well as streetscapes and landscapes and the distinctive character that they impart to the City of Lithgow.

40 Heritage items

- (1) In respect of a building, work, place, tree, relic or land that is a heritage item, a person must not, except with the consent of the Council:
 - (a) demolish or alter the building work,
 - (b) damage, despoil or destroy the place, tree, or relic,
 - (c) erect a building on, or subdivide, the land.
- (2) Before granting consent to the demolishing, defacing or damaging of a heritage item, the Heritage Council must be notified by the Council of the application and Council must take into consideration any comments by the Heritage Council received within 28 days after the notice is sent.
- (3) Before granting such a consent, the Council must consider the impact of the development on the heritage significance of the item.

- (4) Development consent is not required if the Council considers the proposed development would not adversely affect the heritage significance of the item concerned.
- (5) The Council may decline to determine a development application required by this clause unless it has considered a conservation plan explaining the heritage significance of the item and the impact of the proposed development on the significance of the item and its setting.

41 Development in the vicinity of heritage items

The Council must not grant consent to development on land in the vicinity of a heritage item unless it has made an assessment of the effect the carrying out of that development will have on the heritage significance of the item and its setting.

42 Development of known or potential archaeological sites

(1) The Council may grant consent to development on a known potential archaeological site:

- (a) that has European heritage significance, only if the Council is satisfied that any necessary excavation permit under the Heritage Act 1977 has been granted, or
- (b) that is the location of a relic or an Aboriginal place, within the meaning of the National Parks and Wildlife Act 1974, only if the Council has notified the Director-general of national Parks and Wildlife of its intention to do so and the Council has taken into consideration any comments received from the Director-General within 28 days after the notice was sent.

(2) The Council may decline to determine a development application relating to a known or potential archaeological site unless it has considered an assessment of how the site would be affected by the proposed development and how the site could be conserved.

43 Conservation incentives

The Council may grant consent to the use, for any purpose, of a building that is a heritage item or the land on which such a building is erected, even if the use is otherwise prohibited by this Plan, if it is satisfied that:

- (a) the proposed use would have little or no adverse effect on the conservation of the building, or on the amenity of the locality in which it is situated, and
- (b) the conservation of the item depends upon the granting of consent.

While the consent role of the Council passes to the Minister for Planning pursuant to Section 3A of the Environmental Planning and Assessment Act, the matters set out in Clauses 40-43 are relevant to any assessment of any proposal to undertake work at the Wolgan Valley Homestead site.

5.6 Opportunities, Constraints and Issues Arising from Non-Statutory Listings

The following non-statutory listings address Wolgan Valley Homestead Complex.

The National Trust of Australia (NSW)

The National Trust Register lists buildings and items of heritage significance in NSW. The organisation, whilst having no statutory power, is an influential force regarding environmental matters in the state. Inclusion on the National Trust Register generally indicates a high level of community support.

Wolgan Valley Landscape Conservation Area is listed as an item on the National Trust Register (approved November 1976) and is described as follows:

This narrow valley which runs from the southwest to the northeast, is about 28km long and no more than 6km wide. The Wolgan River flows through the valley with a western arm, Barton Creek, joining the Wolgan in the upper part of the valley. It is a deeply entrenched valley with an almost vertical escarpment. The first view of the valley is from Wolgan Gap. Approximately 14km from this point Mt Wolgan and Donkey Mountain rise dominant from the valley floor. Proceeding further in a northeasterly direction, the valley narrows and remains canyon-like until it reaches the eastern extremity of the Wolgan Valley – Devil's Pinch.

The listing is primarily associated with the natural heritage and does not mention the Wolgan Valley Homestead Complex or any other pastoral property.

5.7 Opportunities, Constraints and Issues Arising from Physical Condition of Wolgan Homestead, Out-Buildings and Farmland

Due to many years of neglect the homestead and outbuildings in the Wolgan Valley Homestead Complex are in a condition that ranges from moderate to poor. Stabilisation of all the buildings is essential for their retention. Termite infestation has caused structural damage but this is retrievable. Wombats have buried under the homestead building and caused structural stability issues and should be rectified. An arborist should examine the historic trees near the homestead which appear to be in poor condition and may be contributing to the termite infestations issue.

5.8 Opportunities, Constraints and Issues Arising from Current Owner Requirements

At the time of writing this report Emirates Hotels (Australia) Pty Ltd, are in the process of purchasing the Wolgan Valley Homestead Complex and surrounding area. They are preparing a proposal for a wilderness resort located within the Wolgan Valley. It is proposed the site will no longer function as a working farm. The Emirates are keen to retain the homestead complex as a remnant of the pastoral phase of the site. There are currently two options for the site:

- Stage 1 – stabilise the homestead and outbuildings as a managed ruin;
- Stage 2 – adaptively re-use the homestead building as visitors' information and interpretation centre to serve the resort with some of the outbuildings adaptively re-used or retained as managed ruins.