Toorale National Park & State Conservation Area

Conservation Management Plan

Report prepared for Office of Environment & Heritage
NSW National Parks & Wildlife Service
Far West Region

June 2013

Draft Report

Jill Sheppard Heritage Consultants

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Executive Summary

1.0 Introduction

This Executive Summary represents the main outcomes and recommendations of the Toorale Conservation Management Plan. The study area for this report addresses the extent of the former Station as acquired by the Federal and NSW State governments in 2008. However, it concentrates on the historic precincts within the property boundaries. Toorale is largely a landscape of absence, as much of the very old historic fabric was ephemeral or was removed by the corporate owners after 1969. There are only four precincts with very significant historic fabric:-

1. The Old Toorale Homestead Precinct;
2. The Old Toorale Woolshed Precinct;
3. The Boera Precinct (the Boera Dam & Floodwaters Scheme), and
4. The Nissen & Quonset Huts Shearing Sheds Precinct, (this is the site of old very sheep drafting yards overlaid by more recent buildings adapted for use as shearing sheds, which are of technological interest).

Significant Aboriginal sites are more widespread, often associated with the routes of the rivers.

2.0 Background

Toorale has been pre-eminent among the legendary, giant properties on the Darling River since its consolidation into a single property in the 1860s. Construction of dams on the Warrego River within the Toorale property dates back to the 1860s. The renovation and expansion of the Boera Dam into the '*Boera Dam and Floodwaters Scheme*' c.1883 altered the flow and flooding regime across the lower Warrego floodplain ultimately causing a tenfold increase in the flood frequency and effectively created high biodiversity wetland habitats mainly down the west side of the Warrego behind a low training embankment.[1]

Toorale numbers among its owners several famous names in the history of the Australian wool industry including the Bogan River Company, Sir Samuel Wilson and Sir Samuel McCaughey. The property is also associated with innovations in technology and with Henry Lawson's brief time working in the giant Toorale woolshed. Most recently it combined an agri-business based on irrigation producing cotton and cereal crops with an ongoing pastoral enterprise.

The Federal and NSW governments purchased the then 91,000 hectare property in 2008 at what turned out to be the end of the long drought that had persisted since 2003. The property was acquired to secure

[1] Cox et al. 2011, *Flooding Patterns at Toorale*, Report prepared for the NSW Office of Environment & Heritage.

water for the environment of the Murray Darling Basin through the *Water for the Future Program* and to incorporate under represented bioregions into the National Reserve System. Also incorporated within the landscape are combinations of significant cultural heritage values, both indigenous and non-indigenous.

A Historic Heritage Project (HHP) was adopted at an early stage to identify and conserve the property's cultural heritage. This Report comprises Stage four of the HHP, which is an integration of the previous stages, into a Conservation Management Plan (CMP).

The following Summary Statement of Significance is a primary outcome of the CMP process.

3.0 Summary Statement of Significance

The Toorale National Park and State Conservation Area is a diverse landscape of State significance with extensive under represented floodplain grasslands and swamp/wetland as well as chenopod shrublands and woodlands. Toorale supports endangered plant communities and at least four threatened species recognised by State and national listing associated with its floodplain and channel landscapes. It also supports a diversity of native fauna mostly associated with the Park's floodplain landscapes.

The purchase of the Toorale Station by the Federal Government to acquire its water rights, represents a landmark stage in Australian history in the recognition of the significance of preserving inland river water flows.

Two relatively rare mega fauna sites within NSW with potential to demonstrate aspects of the local prehistoric occupation not available elsewhere, are located on the Darling River bed and banks immediately adjacent to the Toorale property boundary.

The country bears witness to a long history of indigenous use and custodianship. Denied traditional ownership by the arrival of squatters and the spread of pastoralism in the mid 19th century the Kurnu Baakandji became part of the growing pastoral mosaic making significant (and often uncredited) contributions to the growth of Toorale Station. Historical records and oral histories clearly show that many Aboriginal families and individuals played a role in the evolution of the most well known sheep station on the Darling - as stockmen, fencers, roustabouts, domestics, shearers, timber getters and usefuls.

The archaeological sites and the expansive and ongoing shared history of the place mark it as a place of high scientific, social, historical, natural and educational significance, highly valued by the Kurnu Baakandji; by other Aboriginal people who have an association with the place; and by the wider community.

Toorale has always been a 'big business' property characterised by broad scale farming and more recently by broad scale agri-business. It is most famous as a sheep station where 265,000 sheep were shorn at the Toorale Shed in 1894 and most recently there has been considerable publicity associated with its cotton growing activities and the associated accumulation of water rights.

Toorale is one a small group of legendary, giant outback properties in New South Wales. At its zenith in the 1880s the Toorale property covered over 1.4 million acres (579,000 hectares) and was one of the largest in the State. It is associated with two of the most significant Australian wool barons of the nineteenth century Sir Samuel Wilson and Sir Samuel McCaughey and much of their great wealth was generated by their Toorale operations.

During the late nineteenth century when mythologies surrounding the outback were being created and fueled by activities along the Darling River, the Toorale property was a central protagonist in those stories that shaped the national mythologies. Henry Lawson's brief stint at the Toorale Shed in 1892 was inspirational to his subsequent poetry and to the vibrant folklore surrounding the shearers and the operation of the great woolsheds. The Toorale Woolshed is associated with the 1890s battles between the shearers and the pastoralists mainly along the Darling, and the rise of unionism and the birth of the Labour Party in Australia.

Both Wilson, who owned the property from 1871-1880 and McCaughey who owned it from 1880 to 1912 are associated with significant water management and engineering achievements. The success of McCaughey's c.1882 *Boera Dam and Floodwaters Scheme* at Toorale, which in the long term resulted in a tenfold increase in flood frequency across the Western Floodplain is thought to have underpinned the then government's decision to go ahead with the Burrunjuck Reservoir and the Northern Murrumbigee Canal Scheme in 1907. Most recently the irrigation canals and additional dams across the (Ross) Storage Billabong works, carried out by Clyde Agricultural Ltd, continued the history of major engineering works associated with water management and storage on the property.

The Toorale Station is associated with a number of technological innovations and firsts of State significance:

- The c.1873/4 Toorale Woolshed is the earliest known farm building in Australia to be built with iron structural roof framing. It is relatively rare as one of the early architect designed sheds and is unusual for exhibiting a purely, functional aesthetic. Commissioned by Sir Samuel Wilson it was designed by the Melbourne architectural firm Crouch and Wilson.
- The construction of the *Boera Dam and Floodwaters Scheme* c.1882 by Samuel McCaughey is one of the most successful and massive nineteenth century civil engineering and water management constructions known to be undertaken by a private individual in New South Wales.
- Toorale was an early adopter of machine shearing technology.
- The introduction of electric lighting to the Toorale Wool Scour in 1887 was the first time electric lighting had been used on a sheep station in Australia.
- The 1896 Toorale Homestead represents an important stage in the development of an Australian vernacular architecture, for the climate control and management measures incorporated in the design.

Technological innovations of local significance include:

- Toorale was a place where a number of McCaughey's inventions were trialed and used.
- Despite a rare disastrous experiment by McCaughey with the wrinkly Vermont breed, in the long term the Toorale flocks contributed to the development of a hardy merino type with good wool qualities that characterises the modern Australian merino.
- Toorale was an early place where artesian and sub-artesian wells were sunk.

The historic Toorale buildings particularly the 1873/4 Woolshed and the 1896 Homestead are considered iconic monuments to the pastoral history of the nation, they are recognized as rare surviving nineteenth century historic buildings, which although currently dilapidated are the biggest and the best of the far western region's surviving historic pastoral buildings, with the most significant technology and history attached.[2]

4.0 Vision Statement for the Toorale NP & SCA

Toorale and Gundabooka will be the place where people can experience the full spectrum of the diverse landscapes, cultures and their shared pastoral and agricultural history.

It will be the outdoor education space that best interprets this diverse landscape and the shared cultures.

- Toorale is the place where the continuous ties between Aboriginal people, the land and the rivers is acknowledged and explored.
- It will be a place of discovery.

A circular visitation route will underlie the experience of the park and link with the surrounding small communities.

The Darling River will become a link rather than a barrier between the two Parks.

5.0 General Conservation Policy

The following General Conservation Policies for the Toorale NP & SCA are framed to retain identified significance, set appropriate future use options and enable procedures by which the above vision can, in the long term be realised. Specific policy statements are provided in Section 7.0 of this CMP.

1. The Toorale NP & SCA will be recognised as a place of State heritage significance.

[2] Note:- At Dunlop Station, the Dunlop Shed where the first season of machine shearing took place was replaced by a new Shed in 1891, and the original Interior joinery and the Kitchen wing of the Dunlop Homestead was destroyed by fire in 1933.

2. In addition to the three endangered ecological communities, and the four threatened species in the park, the following items will also be recognised as having State significance as individual items or groups of items:

- The Toorale Woolshed and Sheep Yards (Inventory No.s BS001 & BS002)
- The Toorale Homestead (Inventory No. BT016)
- The Toorale Homestead & outbuildings complex (Inventory No.s BT 016, BT021, BT022, BT023 & BN040).
- The Boera Dam & Floodwaters Scheme (Inventory No. LB003)

3. The primary aim will be to develop Toorale as an outdoor education space where the diverse landscapes and shared cultures is made accessible and interpreted.

4. The Toorale NP & SCA will be a place where spatial, physical, historical and cultural connections within the place and across the Darling River, with its neighbours and with related places are established, explored and promoted.

5. Planning for the development of the Toorale NP & SCA will include a broad scale planning approach that considers planning objectives that will benefit the surrounding local communities including (but not limited to) the establishment and promotion of a physical, circular route that links the park with surrounding villages (for example a loop with the Darling River as its centre, from Louth to Bourke.)

6. The Aboriginal community will be actively involved in conservation management and interpretation.

7. Interpretation of the environment, the history and the significance values of the place will be recognised as fundamental to its conservation and there will be a site wide approach.

8. NPWS will enable and actively promote opportunities for people to tell their stories and to appreciate other people's stories and to be educated about: -

- the connection between Aboriginal people, the land and wetlands,
- the shared pastoral and agricultural history of the station,
- the Toorale environment and diverse landscapes,
- the early occupation history of the place including prehistoric occupation,
- the local characters and communities,
- the significance of the site in a state and national context.

9. Public access to Toorale NP & SCA and recreational use around the park will be encouraged and facilitated within the aims outlined in the Vision Statement and in a way that ensures the significance values outlined in Section 5.0 and in Section 6.1 are maintained and enhanced.

10. The use of appropriate new technologies and sustainable use of the site will generally be encouraged.

11. Design of the site experience will take into consideration the potential for impacts upon and the conservation requirements of significant items at the site.

12. The needs of threatened species and endangered ecological communities and the need for an appropriate setting for significant heritage buildings, will be a priority in the approach to management of the landscape and water flows in the Park.

6.0 Implementation Recommendation Actions

The following ***'Actions'*** are essential staged works required to maintain and enhance identified significance values of the Toorale NP & SCA. ***'Recommendations'***, are considered to be the best or a desirable approach to retain the significance values of the place, **but are optional rather than essential**, see Section 8.0 of this CMP for the full set of *Actions* and *Recommendations*. See Section 9.0 for *Compliance and Management Guidelines*.

The ***Toorale Station, Historic Heritage Inventory Recording*** (HHIR) 2013, by Sheppard et al., contains a full set of inventory sheets addressing each of the main buildings. Each sheet provides a brief conservation policy approach, identifies any OHS&R and immediate works, catch-up works, short to medium term works (0-5 Years) and long term works (5-10 Years), where they are relevant.

The following table represents the management actions recommended as an outcome of this CMP and includes the conservation approach specified for the most significant built historic precincts. The less significant historic precincts are addressed in the form of recommendations only, with works required for buildings detailed on the inventory sheets in the HHIR.

Some of the details in the Timing and Responsibility column in the table below have been updated by NPWS since the draft Conservation Management Plan was provided to the agency in 2013. These changes have been made to indicate actions that have been commenced or completed, to adjust timeframes, and to reflect current NPWS priorities.

Table 1. Implementation Recommendation Actions

ACTIONS	Timing & Responsibility
MANAGEMENT APPROACH	
1. Action: Hold briefing forums as required as a mechanism for discussion with other agencies and stakeholders including (but are not limited to): ***- Bourke Shire Council,*** ***- Tourism Council of NSW,*** ***- Murray Darling Basin Authority,*** ***- Gundabooka NP & SCA,*** ***Other Parks in the region that might benefit from a comprehensive strategic approach can be considered for inclusion eg Culgoa NP, Ledknapper Nature Reserve (NR) and Nocoleche NR.***	As Required
2. Action: Long term planning for the Toorale NP & SCA will take into account the evolving nature of the Park as a tourist product and will incorporate consideration of compatible re-use options for the accommodation buildings in the forward planning.	Ongoing
3. Action: Planning of future development in the vicinity of the Irrigation Quarters will allow for the separation of the Work Shop functions from the accommodation functions by providing a separate access route. Consideration will also be given to options for sharing the use of the commercial kitchen, attached dining room and the Bunk House dormitory wing.	Ongoing
RECOGNITION OF HERITAGE SIGNIFICANCE	
4. Action: NPWS will nominate the following for inclusion on the NSW State Heritage Register, based on the Toorale Station Historic Heritage Inventory 2013 findings and on additional research findings arising during the preparation of this CMP: • ***Toorale National Park & State Conservation Area*** • ***The Old Toorale Woolshed (BS001)*** • ***The Toorale Homestead (BT0016)*** • ***The Toorale Homestead and the McCaughey era Sheds complex (BT016, & BT017, BT020, BT021, BT022, BT023)*** • ***The c.1882 Boera Dam and Floodwaters Scheme (LB003)***	Ongoing
STRATEGIC APPROACH	
5. Action: Give priority to catch up works to the more significant buildings over catch up works required by less significant buildings.	Ongoing
6. Action: Open the heritage precincts within the park for public visitation according to a staged and progressive plan, while simultaneously carrying out urgent works to at risk items.	Ongoing

IMMEDIATE RISK MANAGEMENT WORKS	
7. Action: Compile an Asbestos Register and Management Plan for the Park if this is not already under way. ***8. Action: Carry out the asbestos risk management works for the Old Shearing Shed Quarters and the Dara Homestead prior to allowing unsupervised public access to those precincts and to the Boera Homestead during relocation works.***	Underway Immediate or prior to public access
IMMEDIATE STABILISATION, RESTORATION & RECONSTRUCTION WORKS	
9. Action: Commission a suitably qualified and experienced structural engineer to update advice and specifications for repair, reconstruction and stabilization works to the Toorale Woolshed BS001 and commence stabilization and reconstruction work as soon as possible. See Inventory Sheet BS001 (p68)	Underway
10. Action: Stabilise and weatherproof, at least the surviving standing structure of the Toorale Woolshed.	Complete
Toorale Homestead BT016 ***11. Action: Carry out repairs to the foundation of the Toorale Homestead and replace deteriorated stumps as required to stabilise the building.***	Underway
Acton Hill Shearing Shed BA065 ***12. Action: Patch the north corner of the Shed with new or recycled corrugated iron (option to replace with a window or translucent sheeting and refix loose corrugated iron around the Shed to make the building weatherproof. Ensure all openings and weather ingress points are closed and that all stormwater will flow away from the building.***	Underway
Dara Shearing Shed BD058 ***13. Action: The Dara Shearing Shed should be archivally recorded and then dismantled/demolished with all re-usable materials put aside and stored for re-use as required.***	Prior to public access archivally record, then demolish
Toorale Graves ***14. Action: Carry out catch-up works to clear encroaching vegetation and clear out and fill burrows in the vicinity of the isolated child's grave (AP015) and the Toorale cemetery (AT008). If considered necessary a vermin proof fence (with a gate) around the sites can be installed.***	0-5 Year (by 2018)
URGENT WATER MANAGEMENT WORKS	
Boera Dam LB003 ***15. Action: As soon as is practical install a weir within the Boera Dam wall to assist with the provision of managed and targeted water flows to threatened ecological communities.***	Underway - Toorale Water Infrastructure Project
Homestead (Kearnie) Dam ***16. Action: As soon as practical repair the breached Homestead Dam to restore the historic Toorale Homestead setting and the local ecosystem. It is appropriate to include a weir in the dam wall to manage water flows.***	Underway - Toorale Water Infrastructure

	Project
Ross Billabong ***17. Action: Ensure that the Ross Billabong in the vicinity of the Toorale Woolshed (BS001) is maintained as a body of water, sufficient to support the local vegetation as the setting for the Shearers Quarters and the Woolshed.***	Ongoing

PRECINCT DEVELOPMENT & BUILDING CATCH-UP WORKS	
18. Action: Allocate sufficient funding to employ suitably qualified and experienced building specialists to carry out the Catch Up Works **to major priority areas.**	As soon as practical
19. Action: Carry out catch-up works to all the buildings as specified in the Inventory Sheet 'Catch-Up Works' Sections and according to the sketch plans provided, over the next 1-2 years for the most significant buildings and where practical and over the next 1-5 years where there is less urgency.	0-2 Years & for less urgent works 0-5 Years
20. Action: Organise Excavation Permit/s for the recommended drainage works and works that require excavation and engage a suitably qualified and experienced archaeologist to monitor the works. Aboriginal Heritage Impact Permits are not likely to be required in highly disturbed areas, but should be sought for other areas as required.	As required
STAGED DEVELOPMENT PROGRESSION REQUIREMENTS	
21. Action: Specify a person, by name or position acceptable to Kurnu-Baakandji community who will be responsible for the regular inspection of known Aboriginal burial sites at 6 month intervals and after extreme weather events such as flooding or fire. ***Should a burial site be found to be eroding, advice must be sought from a suitably qualified and experienced expert regarding appropriate and effective in situ conservation.***	***Ongoing***
22. Action: Specify a person, by name or position who will be responsible for checking the Mega Fauna fossil sites every six months and after flooding events to look for exposed fossil remains. ***Where it is judged that the exposed fossils are in danger of being washed away, they should be collected.*** ***The provision of an appropriate permit or license and expert training, advice and input will be sought as required for the nominated person responsible for inspection and collection.***	Ongoing
23. Action: Set up a Toorale Mega Fauna Fossil Collection with appropriate policies and procedures for the long term storage and interpretation of the rescued fossil remnants. Items in the collection will be appropriately stored and labelled and in the longer term will be exhibited and interpreted.	0-5 Years (by 2018)

TOORALE HOMESTEAD - CONSERVATION APPROACH	
Toorale Homestead Works Conservation Approach Restore the setting of the Homestead by restoration of the breached Homestead Dam and through a minimalist restoration of the garden Within the Homestead - make the courtyard/ ballroom space accessible via the various entry passageways and it will become the visitor experience hub and an interpretive space, where images may be projected onto areas of the walls. Other damaged and deteriorating rooms and spaces will be visible through roped off doorways. Short Term - Externally weatherproof, stabilize and make good the exterior envelope including the roof lights and ceiling mullions (not with any glass). - Internally reconstruct the coloured ceiling lights in the courtyard/ballroom space and otherwise minimize internal repair/reconstruction work in the short to medium term while facilitating visitation & viewing. Long Term – Work toward the return of missing fixtures and consider restoration of representative rooms. - Prepare a Conservation Management Plan for the Homestead (0-10 Years).	
Homestead – Short Term Catch-Up Works ***24. Action: Undertake external weatherproofing and stabilisation works. (See BT016 for details):***	Complete
Homestead Garden Setting ***25. Action: Restore the irrigation channels and a water supply to the irrigation channels. Physical framework rather than plantings.*** ***26. Action: Commission a garden landscape plan that retains and works within existing surviving evidence of the former layout of the garden. The plan will aim to provide a simple, easily maintained garden, sympathetic to the known, historical garden plantings (based on photographic evidence) and suited to the local conditions. The plan can allow for a staged development to a more complex garden setting over time. Consideration can be given to over time restoring the vegetable garden as a later stage. Minimalistic Management***	As soon as practical
McCaughey Era Sheds (BT020, BT021, BT022, BT023 & BT017 & BN040) **Immediate Risk Management Works** ***27. Action: Add the Meat house BT017 to the Asbestos Register.*** ***Either remove any damaged or frayed asbestos cement sheeting, replace with fibrous cement sheeting and paint (all work to be carried out according the OHS&R Guidelines) OR replace the existing asbestos cement sheeting with timber to match BN040.***	Underway

Install steps and handrail to the Meat house (BT017) doorway.	
Homestead – Medium Term Works ***28. Action: Carry out medium term works to the Toorale Homestead as recommended below.*** ***- Dismantle & remove refrigerator.*** ***- Repair reconstruct and reglaze coloured ceiling mullions.*** ***- Investigate tar paper & paint layers.*** ***- Reinstate pedestrian access pathways & bridges.*** ***See 8.10.4 for additional works options and discussion.***	0-5 Years (by 2018)
29. Action: Appoint a person by name or position to be responsible for ongoing engagement and negotiations with the companies and individuals who are thought to be holding the historic fixtures and tool collections removed from Toorale.	Ongoing
Homestead – Long Term Works ***30. Action: Commission the preparation of a Conservation Management Plan for the Toorale Homestead within the next ten years (by 2023).***	0-10 Years (by 2023)
McCaughey Era Sheds (BT020, BT021, BT022, BT023 & BT017 & BN040) **Medium Term Works** ***31. Action: Undertake the removal of the Tag room from the Blacksmiths Shop.***	0-5 Years (by 2018)
RELOCATION OF MOVEABLE HERITAGE ITEMS	
32 Action: Relocate fragile items, with a particular significance to the history of the place (AS004), (AM019) & (AM020) to more sheltered and/or weather proof locations where they can be conserved and interpreted. Nominate where to be relocated, e.g. Roller with wooden slats relocated to blacksmith shop.	0-5 Years (by 2018)
33. Action: In the long term (by 2023) consult an expert to provide preservation advice and include the relocated items in the interpretation program. (0-10 Years)	0-10 Years (by 2023)
HOMESTEAD PRECINCT BUILDINGS RELOCATION OPTIONS	
Boera Homestead and Carport (BT027 & BT028) ***34. Action: Relocate the Boera Homestead from its current position within important viewlines to Toorale Homestead. (See relocation 8.10.6)*** ***35. Action: Ensure Boera Homestead is on the Toorale Asbestos Register and take all necessary OHS& R precautions during relocation.*** ***36. Action: Part of the relocation works for this building will be the application of a plaque or interpretive sign detailing the original location of the building and its relocation history. It can be located either inside or outside the building.***	Complete
Cottage (BT030) Relocation Optional. See 8.10.6 – Determine re-use insitu or relocation in the Short term.	Complete
Donga (BT029) ***37. Action: Relocate the Donga BT029 elsewhere in the Park to meet management***	

needs, or it can be sold if it is not required. (A good option for this building would be relocation west of the Shearers/Workers Quarters BN040-BN045 for use as additional accommodation and or as craft rooms.)	Complete
Cattleyards (BY032) Sale Option See 8.10.6 ***Irrigation Precinct Pumps (BS014 & BS015) Sale Option***	Decision by 2018 Decision by 2018
THE QUONSET & NISSEN HUTS SHEARING SHEDS PRECINCT	
38. Action: Carry out the Catch - Up Works as specified in the Inventory Sheets BN034& BN035. ***When the catch up works are completed install safe access steps/ramps and handrails also in both the Quonset and Nissen Huts.*** ***39. Action: Interpret as per Section 3.4.3 in the Toorale Preliminary Interpretation Strategy.***	As soon as practical or subject to public access
TOORALE WOOLSHED	
40. Action: Stabilise the Woolshed and make weatherproof. As a minimum representative sections should be conserved to showcase the technological and sheep handling features that made the place special.	Underway
TOORALE WOOLSHED - CONSERVATION APPROACH	
Urgent & Short Term - Stabilise and reconstruct the Toorale Woolshed structural framing, restore integrity to the structure and make the building envelope weatherproof, restore to the size of the 2012 building. Install a wall (it may be translucent) at the collapsed west end of the Shed using new materials. If the wall is not translucent it should include viewpoints (windows or openings) looking out to markers indicating the original perimeter extent of the Shed. Note: It is highly desirable that the boxes for the shearers clipper heads, damaged in the most recent collapse are reconstructed in these short term catch-up works. **Medium to Long Term:** Aim to restore and reconstruct as a minimum a **representative section** of the Shed for example from the wool room projecting from the south side of the Shed through the shearing board, catching pens and sweating pens to the counting out pens on the north side and if possible the whole of the length of the remaining shearing board should be open to visitors. This will allow for future use of the restored representative sections of the Shed for events such as poetry reading, art and photography exhibitions, workshops and for demonstrations and interpretation. Subject to the scale of the reconstruction it may be possible to use the Shed for outback balls, dances and other events. Can be used for adaptive re-use e.g. Ball/Dance, etc. **New Route** - Consider re-opening a route to the Shed for use by visitors that does not follow the irrigation	

channel banks. **Long Term** - Prepare a Conservation Management Plan for this building (0-10 Years ie by 2023).	
Dara Homestead Complex ***41. Action: Photographically record, (the significance level of this building does not warrant a full archival recording), then demolish the homestead complex (BD062 & BD063). Timing of work can suit management priorities. The exotic plantings around the homestead should be located on a sketch plan and be photographed and may then be allowed to decline over time. Suckers from the Century plant need to be controlled. (See L005).***	Prior to public access
ABORIGINAL CULTURAL HERITAGE	
42. Action: NPWS will work with the Joint Management Advisory Committee (and if considered necessary with the broader Aboriginal community) to prepare an inclusive, comprehensive and holistic Kurnu cultural values statement that will contribute to the management of Toorale Aboriginal cultural values.	0-5 Years (by 2018)
43. Action: NPWS will consult with the Joint Management Advisory Committee to establish protocols, including for: ***- acknowledgement of country;*** ***- the interpretation of Aboriginal heritage within the precinct;*** ***- management of Aboriginal heritage within the precinct.*** ***(Note this process appears to be in place)***	Underway
44. Action: Traditional knowledge and practices will be identified and where practical will be incorporated in the approach to management of the natural environment.	Ongoing
45. Action: NPWS will work with the Joint Management Advisory Committee and nominated individuals who retain the Kurnu-Baakandji language to identify names associated with the Toorale landscape that can be used to identify localities, landmarks or other features. Where practical those names will be introduced to signage either as substitutes for European names or alongside the European name.	Underway
46. Action: NPWS will support the continuity of Aboriginal cultural activities on the Park through such means as targeted events. For example an annual fishing day where only traditional methods are used.	Ongoing
47. Action: NPWS will actively encourage and support the continuity of historic activities associated with the site. This includes making space available for teaching and making traditional crafts. It is also appropriate to make a space available on site for the sale of traditional and local arts and crafts.	Ongoing
48. Action: NPWS will support the identification of bush tucker plants and medicine plants within the Park. ***If the native plants are too widespread for the logistics of teaching and interpretation***	Ongoing

then NPWS will assist with the establishment of permanent bush tucker and bush medicine gardens for teaching and interpretation purposes in a suitable location.	
LANDSCAPE MANAGEMENT	
49. Action Carry out landscape maintenance according to the schedule provided in Table 8.1 below	See timing below

Table 8.1

ISSUE	**TIMING OF ACTION**
General	
Assess contamination levels at sheep dip sites within yards across Toorale	Complete within 5 years -2018
Maintain structures, and fencelines around stock yards, free of shrubs and saplings	As required during periods of high growth
Akuna Sheep Yards	
Monitor the vegetation within and in the vicinity of the yards.	Annually in October
Trim or remove vegetation eg tree limbs or roots that are likely to damage the structure.	As required during periods of high growth
Mow yards and surrounds to minimise bush fire risks.	As required prior to fire danger season
Maintenance of shrub regrowth around yards	As required during periods of high growth
Boera Dam	
Monitor dam breaches resulting from floodwaters and repair, with detailed records taken of the position of the breach and bank restoration measures applied.	As required subject to assessments and discussions with the Commonwealth
Boera	
Remove Prickly Pear from garden	Complete within 5 years - 2018
Dara	
Control Century Plant suckers	Complete within 5 years - 2018
Maintenance of shrub regrowth around yards	As required during periods of high growth

Toorale Homestead Horse Yards	
Maintain evidence related to use as horse yards including old fence posts and feed drums.	Ongoing
Remove non-associated materials and rubbish to an appropriate alternative location.	Completed
Toorale Homestead Garden	
Volunteer plant management - Monitor growth of volunteer plants and remove any which are a threat to the physical integrity of buildings, or which obscure the earlier garden design. See 8.10.3 garden setting for Garden design and management recommendations	Annual inspection in autumn, with follow-up maintenance as required.

ONGOING ACTIONS /WORKS	
50. Action: Select and foster events that will provide a shared view of the history of the Park and values and involve local communities.	Ongoing
RESEARCH MONITORING PROGRAMS & IMPACTS	
51. Action: As recommended by Cox et al, (2011:v.) Commission a* Spatial Assessment of the Vegetation Communities Water Requirements *to contribute to the development of maintenance and restoration targets for flood dependent vegetation to inform environmental watering priorities. (0-2 Years) ***52. Action: Devise a monitoring program for the Western Floodplains that contributes to the identification of water requirements for vegetation communities and identifies the following potential impacts at an early stage so that active intervention (in the form of managed flows) can be undertaken:*** o ***Potential for vegetation compositional changes of the western Warrego floodplain area if water is no longer artificially diverted to this area.*** o ***Potential for long term impacts to the regeneration of Coolabah and Black Box on the Warrego River system south of Boera Dam if water continues to be artificially restrained and diverted.*** o ***Potential for further loss of Coolabah and other native plant species subjected to prolonged inundation caused by artificial impoundments.*** o ***The impact of decommissioning existing artificial impoundments and wetlands on native wildlife, particularly birds.*** o ***Water quality and aquatic flora and fauna impacts from altered hydrological***	Underway – Commonwealth Environmental Water Office (CEWO) Long Term Intervention Monitoring

processes. ○ ***An additional vegetation assessment of the western Warrego floodplain area that was unable to be accessed for the 2010-11 field survey. (0-2 Years)*** ***53. Action: Actively monitor and manage visitor use and impacts through informal means and through regular formal assessment e.g. Traffic counters information gathering.***	Underway
REVIEW	
54. Action: Review the Toorale Preliminary Interpretation Strategy in five years time (2018) to take into account new works and identified use patterns and areas of visitor interest. ***55. Action: This report should be reviewed at ten yearly intervals or earlier if major changes to the management approach and site facilities occur.***	5 Years (by 2018) 10 Years (by 2023)

1.0 INTRODUCTION

1.1 Background

Toorale is a western district pastoral station established between the 1850s and the 1860s with the gradual merging of numerous selections along the southern end of the Warrego River and on the adjoining northern shores of the Darling River. Toorale in the early days pronounced 'Tooralie' was the head station of the property, which in 1873 comprised 1,200,000 acres and by 1881 the property was 1,400,000 acres with 32 miles frontage on the Darling River and 45 miles frontage on either side of the Warrego. During the 1880s it was part of the largest sheep station in the world. The size of Toorale Station expanded and contracted over time. Among the early outstations, 'Dunlop' on the Paroo to the south, became a separate management unit and property and was largely sold off in 1929. Government resumptions further decreased the size of the Toorale property until by 1936 it comprised only 850,452 acres. Land sales and the allotment of Soldier Settlement blocks after World War II saw the size of the property in gradual decline, until in 1997 the then owner, Clyde Agriculture Ltd restored the property to around 100,000 hectares (247,105 acres) mainly through the re-acquisition of the neighbouring Soldier Settlement Blocks.

Toorale has been pre-eminent among the legendary, giant properties on the Darling River since its consolidation into a single property in the 1860s. It appears to have had a series of correspondents over the years who kept the newspapers appraised of its activities and achievements. As a result it is particularly well known and has long been considered an exemplar of western region conditions. It numbers among its owners several famous names in the history of the Australian wool industry including the Bogan River Company, Sir Samuel Wilson and Sir Samuel McCaughey. The property is also associated with innovations in technology and Henry Lawson's brief time working in the giant Toorale woolshed inspired much of his later poetry. Most recently it combined an agri-business based on irrigation producing cotton and cereal crops with an ongoing pastoral enterprise.

Construction of dams on the Warrego River within the Toorale property dates back to the 1860s. However, it was the renovation and expansion of the Boera Dam into the '*Boera Dam and Floodwaters Scheme*' c.1883 that altered the flow and flooding regime across the lower Warrego floodplain. It caused a tenfold increase in the flood frequency and effectively created high biodiversity wetland habitats mainly down the west side of the Warrego behind a low training embankment.[1]

The Federal and NSW governments purchased the then 91,000 hectare property, in 2008 at what turned out to be the end of the long drought that had persisted since 2003. The property was acquired to secure water for the environment of the Murray Darling Basin through the *Water for the Future Program* and to incorporate under represented bioregions into the National Reserve System.

[1] Cox et al. 2011, *Flooding Patterns at Toorale*, Report prepared for the NSW Office of Environment & Heritage.

Also incorporated within the landscape are combinations of significant cultural heritage values, both indigenous and non-indigenous.

As a newly acquired estate the importance of capturing the history of Toorale was recognised by the NSW Office of Environment & Heritage as essential to its conservation and as a guide for management strategies into the future. Soon after acquisition a review of the Moveable Heritage on the Toorale Station was undertaken by OHM Consulting to identify re-locatable items with significance as part of the history of the property and for their potential to be incorporated in future interpretation programs. This was followed by the adoption of a Historic Heritage Project to identify and conserve the property's cultural heritage. The Project has been divided into four stages:-

1. Stage one comprising two oral history projects, was completed in June 2011; *Toorale Oral History Report* and *Collecting Cultural knowledge – Oral History*, a project to record the cultural heritage knowledge of Kurnu Baakandji elders that lived and worked on Toorale.
2. Stage two the preparation of the Contextual History of Toorale was divided into two sub-projects; The first sub project, a Literature Review for Toorale was completed in June 2011, providing material preparatory to carrying out the second stage. The second stage was the preparation of a Contextual History, which was completed to Draft stage in December 2012.
3. Stage three comprised:-
    - the recording of physical items on site. The Historic Heritage Inventory Recording, which includes identification of heritage landscapes, archaeological features and built heritage was finalised in January 2013.
    - a Survey of the Vegetation and Vegetation Condition of Toorale completed in 2012.
    - ongoing Recording of Aboriginal sites .

This Report comprises Stage four, which is an integration of the previous stages, into a Conservation Management (CMP).

1.2 Report Objectives and Outcomes

Key report objectives identified by NPWS for this project are:--

- To identify, direct and achieve long term conservation and management outcomes for the study area;
- To assist Parks & Wildlife Group (PWG) to meet corporate objectives and statutory requirements.
- To ensure the balanced and compatible management of cultural (Historic and pre-contact Aboriginal) and natural heritage values of the Study Area.

- To consider the cultural significance of the Toorale Station as an individual place as well as being part of a broader suite of similar places managed by OEH.
- To develop forward looking management policies within the context of legislative requirements, the PWG management framework and stakeholder issues.
- To give direction to the future uses for the site while protecting it significance.

Key outcomes are:

- The completion of the CMP for the study area.
- To build community support for the management of community values.

1.3 Location and Site Plan

Toorale is located in the western plains of New South Wales approximately 80 kilometres south west of the town Bourke and covers approximately 91,000 hectares (Figure 1.1). The property is a mixture of National Park and State Conservation Area tenures. See Figure 1.2.

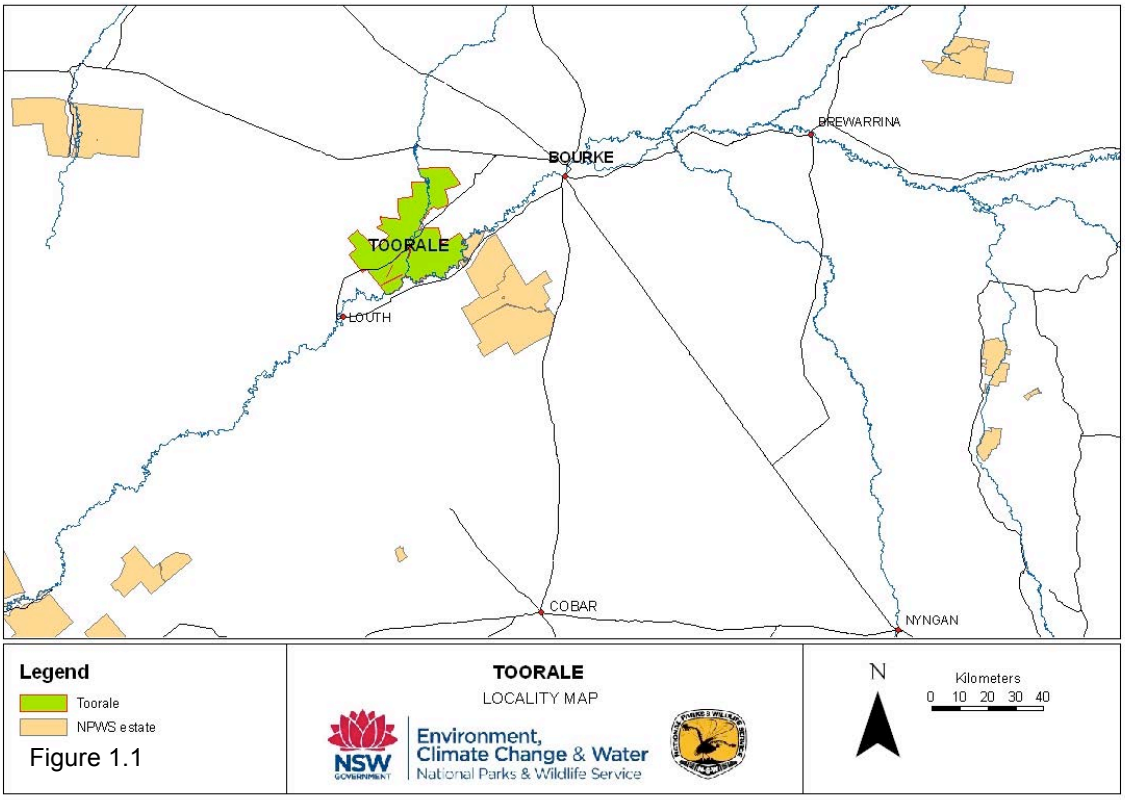

Figure 1.1: Site location plan, courtesy of NPWS.

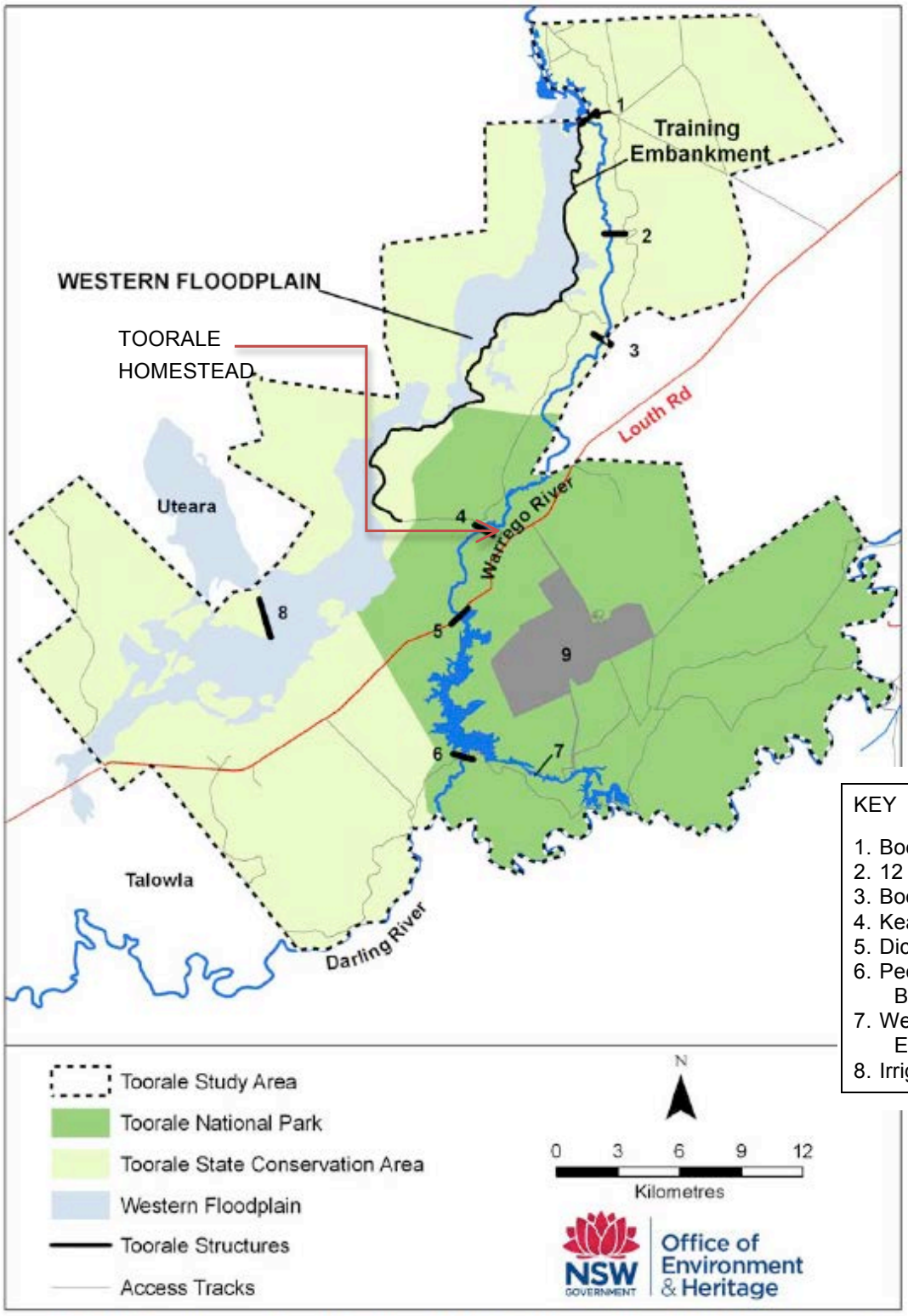

Figure 1.2 Toorale Study Area. Figure adapted from Cox et al 2011.

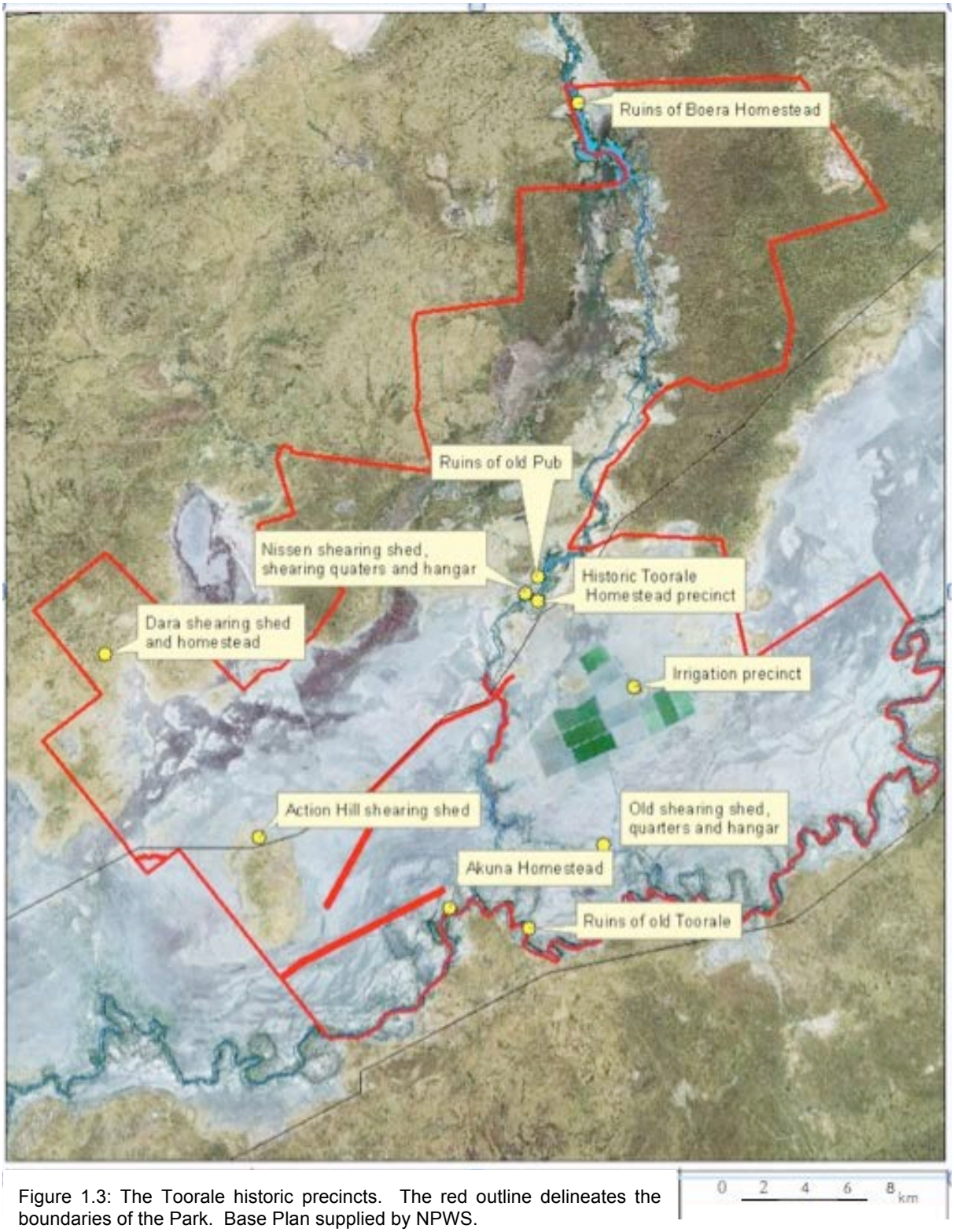

Figure 1.3: The Toorale historic precincts. The red outline delineates the boundaries of the Park. Base Plan supplied by NPWS.

1.4 Scope of the Conservation Management Plan

This Conservation Management Plan (CMP) concentrates on identifying actions and strategies that will conserve and enhance identified heritage values. For the preparation of this CMP the study team is required to review previous relevant reports and then formulate conservation management policies, strategies, guidelines and actions consistent with the assessed heritage significance in the Inventory recordings.

Reports that feed into this CMP comprise:

- Sarah Martin, 2010, *Preliminary Aboriginal Cultural Heritage Assessment of Toorale Station* (DECC, 2010)
- Kathy Riley, 2011, *Toorale Oral History Report* (DECCW)
- Cultural Resources Management (CRM), 2011, *Literature Review Toorale Station Bourke* (OEH)
- Cultural Resources Management (CRM), 2012, *Historical Analysis Toorale Station Bourke* (DRAFT)
- Jill Sheppard Heritage Consultants, *Historic Heritage inventory Recording for Toorale Station,* January 2013 (Final)
- The Elders And Sarah Martin, 2011, *Collecting Cultural Knowledge – Some Oral History of Toorale National Park/State Conservation Area and the Surrounding Region, south west of Bourke, NSW*.
- Gowans S, *et al.,* 2012, *Survey of Vegetation and Vegetation Condition of Toorale*. Centre for Environmental Management, University of Ballarat, Mt Helen.
- Shelley, 2003, Fauna Survey “Toorale” Bourke NSW
- Godden, Mackay, Logan & Trigger, 2013, Toorale Preliminary Interpretation Strategy.
- OEH (NPWS, Western Branch) 2012, Toorale & Gundabooka Visitation Strategy.

One Stakeholder Workshop has also been held to establish social values, a Vision for the future development of the site, future development opportunities and implementation strategies.

1.4.1 Limitations

There has been no new exploration of cultural and social values as part of this project, except for material arising in the Stakeholders Workshop. Aboriginal cultural values have been drawn from existing reports mainly prepared by Sarah Martin. (See above).

1.5 Authorship

This report builds on and incorporates information and findings from numerous specialists and from the findings of the Vision and Opportunities Workshop. See Section 1.4 above for the reports whose findings feed into this document.

This CMP has been prepared by **Jill Sheppard Heritage Consultants**.

Jill Sheppard is primarily responsible for review of documents and input relevant to social values, moveable heritage, built heritage and historical values.

Daniel Tuck is primarily responsible for review of documents and input relevant to Aboriginal archaeology, Aboriginal cultural values and post contact archaeology.

Roger Lembit is primarily responsible for review of documents and input relevant to the heritage landscape, fauna and flora.

Each study team member has provided input to significance assessment, constraints issues and opportunities, policy development and implementation strategies relevant to their own fields of expertise.

Jill Sheppard ran the Vision and Opportunities Stakeholder Workshop and is responsible for report format and compilation.

1.6 Acknowledgements

The study team wish to acknowledge the invaluable assistance generously provided by:

A/Area Manager, Andrew Wall

NPWS architect, Caroline Lawrance

Former Area Manager, Nerida Green

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Kristy Laurie, NPWS

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Mr Bill Stalley

Gertrude Darrigo, Aboriginal Elder

Wendy Thorpe author of the Literature Review

Dr Sarah Martin

Kathy Riley

Peter Thompson

Mary Dallas

Mr Frank Chandler, the owner of Dunlop Station

The Toorale NP & SCA Co-Management Committee

Stakeholders and others who attended the April, 2013 Vision & Opportunities Workshop. (See Appendix D)

1.7 Terminology

This report uses accepted Burra Charter terminology. Definitions of the main terminology employed in the report are provided below.;

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

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

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

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

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 materials.

Reconstruction means returning a place to a known earlier use and is distinguished from restoration by the introduction of new materials into the fabric.

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

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

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

2.0 HISTORICAL BACKGROUND

Preamble

The historical background of the Toorale Station is comprehensively addressed in a three Volume set prepared by Wendy Thorp of Cultural Resource Management for the NSW NPWS, Far West Region. The three volumes titled ***Historical Analysis, Toorale Station Bourke*** comprise:-

Volume 1. ***TOORALE to 1872***

Volume 2. ***TOORALE THE GOLDEN YEARS 1872-1924***

Volume 3. ***TOORALE BIG BUSINESS 1924-2012.***

The following is a brief outline of the main occupation phases and developments on the property. The three volume set described above should be referred to for a detailed understanding of the historical background of the Toorale Station.

2.1 Overview of Occupation Phases and Significant Developments

DATE	SIGNIFICANT DEVELOPMENTS
1851	Gold discovered in Australia followed by goldrushes impacting on the availability of pastoral labour.
1856 – 1860 The Early Years as Runs & Various Land Holdings	
	Pastoral expansion pushes out the frontiers of grazing in advance of organised transport & communications. 1850s & 60s the clearing of the Murray, Murrumbidgee and Darling Rivers for navigation. Lloyd brothers responsible for first (unknown) improvements in the Toorale area.
1859	Mr Jeffreys sold lease of Mere & Toorale Runs to Mr Parry for £22,000 included 30,000 ewes, 12,000 lambs & £5000 of wool
c.1860	Parry sells to **Bogan River Company** at around the same price. An upward movement in wool prices to 1860.
1860-1870 The Bogan River Company	
1860	Transport catching up to the pastoral expansion. River transport reaches Menindee, Wilcannia & Bourke. Australia exports 80 million lbs of wool.
1861	Bogan River advertisement ‘room for 30 men on the board’ at Toorale. Gradual decline in flock sizes in NSW commences. West of the Darling appears to go against the trend. Fort Bourke a cattle station & post office for the area.

	River transport reaches Walgett – the practical limit of navigation
1864	The Australian Pastoral Investment Co. (API) Prospectus to purchase Bogan River Co. (Bogan River Co.'s holdings comprise Fort Bourke, Toorale, Dunlop, Kuttaburra and Winnalabrinna.) Takeover goes ahead but still often referred to as Bogan River Co. rather than API. Toorale – Darling River site - Superintendent's & Overseer's Houses, large iron store, men's huts, blacksmiths & wheelwrights shops, paddock, cattle yards and woolshed, with a powerful horizontal press. 3 dams on the Warrego.
1865	Embankments & earthworks on the Warrego noted.
1866	Depression in Victoria & Bank failures.
1867	Fencing becoming general – 25,000 sheep at Toorale in paddocks. Almost new Dunlop shearing shed burnt down valued at £6000, 100' long 20' wide & 12' high.
1869	Toorale listed for auction – Toorale included outstations at Dunlop, Kerrani and Winnalabrinna; 149,645 sheep, 20,000 lambs, 125 horses & 165 working bullocks; 6 dams. Mr McCrae, longstanding manager at Toorale, replace by Mr ED Stuart.
1870	Heavy floods – river holding 8-10 metres of water. Head station at Toorale under water, overseer & party living on one of Johnson & Murphy's barges. Manager Mr ED Stuart replaced by WG Henderson. Railways in NSW terminated at Lithgow to the west, Goulburn to the south & Murrurundi to the north.
c.1871	Drilling for artesian water commenced in NSW. 130,000 sheep to be shorn after the floods. Chinese gardener 'Ah Sing' stabbed the Toorale Superintendent after an argument over a pig.
Samuel Wilson: Toorale 1871 - 1880	
August 1871	Property purchased by Samuel Wilson. Toorale Station comprised 1,200,000 acres 1870s widespread availability of fencing wire.
From 1872	Downward movement in wool prices but still a profitable & optimistic industry.
1873 September	Property finally delivered over to Wilson, Henderson still manager. Fencing contracts were let and contracts for dams & tanks. Woolshed at Toorale burnt down. Woolshed described as the finest in the district, built of gum weatherboards, 100' x 70' Shed cost £1200 to build. (By comparison Dunlop cost £600). Aboriginal women camped near the Shed. Advertisement by Melbourne architectural firm: 'Crouch & Wilson, Architects, invite 'TENDERS for PREPARATION IRON for large woolshed at Toorale, on the Darling R. for S Wilson Eng. Drawings & specifications may be seen at their offices 45 Elizabeth St.'
1875	Mr Topham (mobile wool scour & shearing contractor) hard at work at Toorale.

	1875 -1879 a wool boom in Australia
By 1876	Name of the head station changed to Corney, (variously called Carney Kerrani, Kearnie), homestead on the riverbank removed and rebuilt 10 miles back (current homestead complex site). Kearnie is the head station on the Toorale Run.
1876	70 shearers at work at Toorale
	Severe drought prior to 1880, sheep numbers down & fencing poor.
1880	***Nisbet Report for Australian Agricultural Company*** 7 Dams on the Warrego, 4 carried away in the 1880 flood. Dams comprised from south to north - Station, Mumber, Boera (limit of present property) Twenty Mile, Gumbaliue, Winnalabrinna & Mingawalla. 7 notable tanks & some natural springs. Homestead Precinct Buildings: House & Kitchen, Bachelors Quarters, Store, Men's Hut, Workshop Sheds. Shearing Shed Precinct: Woolscour, Woolshed, Wool Store & Pressing Room, Men's Hut, Shearer's Hut, Overseer's Hut & Store. 4 Selections on the property
Late 1870s & early 1880s	Most of the grazing land in NSW fenced. High rate of growth in the pastoral industry in NSW.
1880-1912 The McCaughey Years	
March 1880	Property (Toorale & Dunlop Stations) sold to Samuel McCaughey as the principal of McCaughey Bros., & D Wilson. Samuel's brother John McCaughey is appointed Manager. (He was manager from 1881 to 1897, he bred thousands of horses for the Indian remount service, and there was a racetrack on the property. (See Obituaries Australia, for Alexander Leslie Morrison) Rebuilt dams after the 1880s floods and built 2 new dams on the Warrego south of the Head Station, plus a new dam called Booka Booka Dam located 3 miles above Mumber. Improved Boera Dam, completed Twenty Mile Dam enlarged & improved Gumbalie Dam & rebuilt Winalabrinna Dam. 300 'blacks' noted camped at Kearnie in the early 1880s.
1881-82	McCaughey visits Kerribee to discuss his plan to dam Irara Creek & divert floodwaters over his property – scheme abandoned due to uncertainty of supply & possibility of objection. McCaughey then expanded & modified the Boera Dam with a line of low flood banks along the west side of the Warrego to capture & divert floodwater over west side of Toorale. Nearly ½ a million sheep shorn at Dunlop & Toorale. Flock sizes generally in decline but not for McCaughey. After 1881 entry of many small wool producers & government schemes for closer settlement.
1885	**Railhead reached Bourke**
1886	**Dunlop** homestead constructed – a commodious house of 22 rooms, using the hard reddish sandstone cut from a quarry a mile south of the house. Same sandstone also used to build the

	Dunlop store. Flood Amalgamated Shearer's Union Branch formed at Bourke, followed by the formation of the Pastoralists Union.
1888	Drought Dunlop Shed shears 184,000 sheep using Wolsley machines, the first in Australia to carry out a full season shearing using machines.
1890	Flood Shearers strike with over 200,000 sheep still to be shorn at Toorale. No Aboriginal camp at Kearnie. Australia exports 500 million lbs of wool. 1890s the cost of selling wool in London falls offsetting the falling wool price.
1891 June	Unionists form a Strike Camp near Toorale 1891-94 extensive shearers strikes.
1892	Resolution of the Shearers strike. The journalist and poet Henry Lawson at Bourke & Toorale.
1895	261,043 sheep at Toorale
1896-98	Toorale homestead of 24 rooms constructed. A very fine house with small (ripple) corrugated iron on the outside and lath & plaster walls on the inside with Wunderlich (tin) ceilings and plaster ceilings in some rooms. As well as the Manager & his family, the Overseer, Book keeper and Jackeroos are also accommodated & have their own dining room. There is an enclosed courtyard and internal rooms, all lit with roof lights. Homestead said to be a wedding present for McCaughey's niece Louisa on her marriage to Matthew Robinson Robinson takes over as Manager of Toorale 1897 and Vincent manager of Dunlop. An Airmotor mill pumps water from the river into a 3,000 gallon tank on a 20' wooden stand supplying the house & the men's hut.
By 1900	McCaughey the world's largest sheep owner.
1908	Acquires Nocoleche Station. Altogether Toorale, Dunlop & Nocoleche represented a 130 mile Darling River frontage.

Robertson & Vincent Period 1912-1924	
March 1912	Robertson & Vincent, formerly managers for McCaughey purchase Toorale & Dunlop under favourable terms arranged by McCaughey. A deputation from the Pastoralists Union, agents & storekeepers at Bourke agitated for the extension of the telephone line from Bourke to Louth & Tilpa.
1918	Matthew Robinson purchased an Armstrong Whitworth motorcar.
1919	Work vehicles first purchased. Garage & Mechanics Hut thought to be added around this time.
1920s	Effects of rabbits showing at Toorale. The homestead is connected by telephone with Goonery, the Woolshed & Talowla. Talowla acts as the exchange for connection with the Dunlop Station & Louth, the total length of line is about 56 miles.
1922	5 bores drilled
1923	1 bore drilled
1924 ***General AML&F Co. Report***	Increased sub-division of paddocks (40 large paddocks & 17 horse & mustering paddocks), over 20 additional tanks, 2 additional dams & more sub-artesian bores. 13 Dams on the property (5 on the Warrego) plus water at O'Briens, Yandaroo and 5 Mile Lake; 38 tanks (5 in the home paddock); 20 bores (including 4 Government bores); 3 wells. Netted boundary fences sheep proof but not rabbit proof. Fences netted & six wire.
	Old Weatherboard Timber buildings:- Men's Hut, Butcher Shop, Cooks room, 5 Loose box Stable. Iron Buildings:- Old cart shed, Store & Office, Stable, Garage & Chaff House, Carpenter & Blacksmith. Garage, Mechanics House, Petrol Shed, 3 Engine Sheds, 2 Haysheds. (All the iron buildings well built except the Cart Shed)
	Woolshed 'very old building':- Iron with angle iron rafters-46 stands, handles 1500 sheep per day, 46 Wolsley stands, Ferrier Press, tables, bins etc Lagoon near the woolshed.
	Buildings in the vicinity of the Woolshed:- Shearers Hut & Rouseabouts Hut (2 Huts 56 men each & dining skillion additions), Overseers Cottage, Shearers Quarters Kitchen, Store, Musterers Hut.
	The Wool Scour:- built of weatherboard, pine logs and iron. 2 Halls scouring machines, Petrie Dryer, 2 steam engines.
	Outstations at Goonery & Talowla & 4 Boundary Riders Huts at Dara, Lake Mere, Gills Well and 20 Mile Dam.
	Sheep Yards:- the only decent ones at the Station, Booka and the Woolshed and these (presumably the woolshed yards) old and in need of repair. 6 others in different parts of the Run built principally of brush & wire netting

	Stockyards a good set at the Homestead & others at the various huts.
	Telephone:- 56 miles of line. The Homestead connected to Goonery, the Wool Shed & Talowla. Talowla acts as the exchange connecting with Louth & Dunlop Station.
	Stock:- 73.695 sheep, 700 mixed cattle, 242 horses.
	Plant:- 7 Tumbling Tommys, 2 Columbus Scoops, 1 Western grader, 2 Tank cleaning scoops, 2 Wheel scoops and 2 Slide scoops. There is a lot of pumping plant and in terms of motor vehicles there appears to have only been the grader mentioned above and 1 Armstrong Whitworth motor car, 2 Ford motor lorries, 1 Hudson super six motor car and 1, 4 cylinder Buick motor car.
	Staff:- 33 comprising Manager, Overseer, Sub-Overseer, Book-keeper, 2 Jackeroos, 7 Musterers, 1 Musterers Cook, 6 Boundary Riders, 1 General Useful, 1 Lorry Driver, 1 handy Man, 1 Mechanic, 1 Mechanic's offsider, 1 Hut Cook, 1 House cook, 1 Laundress (the house cook and laundress were part of a married couple), 2 House Maids, 1 Butcher, 1 Horse Driver and 1 Gardener.
	Garden:- beautiful gardens and hedges, a tennis court on the west side of the house, a sunken garden, lawns, roses, a vegetable garden on the Warrego, a Chinese gardener, jetties on the river, a lucerne patch of four acres and an irrigation system.
1923/4	46 Wolsley shearing machines (Wm Robinson jackeroo remembers 40 stands & he recalls above the homestead there were dams about every 4 miles along the Warrego. Wm. Robinson said Aborigines would camp where there was plenty of wood, while the Europeans would camp near water. Shearers were travelling on bicycles. A full blood Aboriginal man was in charge of the horse team which carted wood to the scour, shearing shed etc., there were also some Aboriginal stockmen
1924	Mathew Robinson owned an Armstrong Witworth car, other vehicles were a Hudson Superior 6 car, a Dodge car, a 4 cylinder Buick and a Ford lorry.
Australian Sheep Farms Ltd 1925-1936	
1925	Toorale, Dunlop & Nocoleche sold to Australian Sheep Farms Pty Ltd (ASF P/L) a subsidiary of the Australian Mercantile Land & Finance Company (AML&F Co.). An oversubscribed float for £400,000. ASF almost immediately purchased Ringorah, a Macquarie River property as their drought relief run.
1927 - 28	ASF suffered losses. Very bad season
1928	Lambing season a complete failure due to drought
1929	Frederick Hosick appointed Station Manager. At that time 20 staff associated with the house and 30 with the station including 6 men and a cook at the Wool Scour when it was working. Due to the Depression most of Dunlop & Nocoleche sold. 2 Overseers & 6 jackeroos made redundant & a houseboy & orchard hand put off. The nearly new Wool Scour plant at Dunlop was re-located to the Toorale Wool Scour. Toorale Wool Scour burnt to the ground with 700 bales of wool. 60,000 sheep shorn
1930	Drought continued to 1930. Toorale put up for auction as a going concern but did not sell.

1931, 32 & 34	Small profits
1932	Fire completely destroyed all the original woodwork, roof & fittings of **Dunlop**. The stone walls were re-used unaltered in the re-building.
1935	Government resumed 283,286 acres. Inventory of the property compiled by ASF prior to the planned sale. Shearing Shed had 36 stands, 24 hand pieces, 1 Ferrier Wool Press, discs, machinery belting, 30 wool baskets and 8 wool tables.[1] The main woolshed elsewhere described as fitted up with 27 stands and accommodation for 40 shearers. There was a second 12 stand shearing shed at Clarkes Bore in the Lower Maghera Paddock. The kitchen/dining room for the Quarters there was yet to be built. Around 54,000 sheep, 1000 mixed cattle, 305 light & draught horses.
1936	September – ***Report on the property prepared for Goldsborough Mort Co.*** The Goldsborough Mort sale report states that the property is sub-divided in to 35 sheep paddocks & numerous horse paddocks. Rabbits are well in hand. Around 54,000 sheep, 1809 cattle & 305 horses. The main woolshed is fitted for 25 shearers. There is accommodation for about 50 men plus 2nd Shed described above. Telegraphic & telephone communications at Toorale. Property of 850,452 acres sold to **Berawinnia Pastoral Company** with most of the early buildings and machinery. It comprised 37 main paddocks with smaller horse & mustering yards. The report states that there are numerous drafting yards about the property, but all except the yards at the Shearing Shed are in poor repair. 6 dams left on the Warrego and Peebles Dam south of the Homestead (3 dams carried away). 3 flowing bores, 2 wells, 13 sub-artesian bores most with supply tanks & troughing, 16 Tanks, 3 Government watering places, 3 red country dams. Large bushfires at Toorale & Dunlop.
	The main homestead building 'in fair repair but needs renovating'. (21 rooms, 2 bathrooms, 4 hallways & the central courtyard). The beautiful & extensive flower garden was on the west, south and east sides of the house with hedges on the front & west sides and the tennis court on the west side together with the lower 'sunken' garden. The garden is described as having beautiful lawns and up to 200 beautiful rose bushes and other beds of flowers.
	Other Homestead buildings comprise:- Cooks cottage, Book keepers cottage, Chinaman's Hut, Workman's Quarters, Store & Offices, Motor garage, Blacksmiths shop, Large stable & grain shed (Later station store as well), Wagon shed, 2 x sheds for steam engines & pumps, 2 x Meat Houses (one for each kitchen), 2 large haysheds away from the other buildings; Several smaller sheds & a number of 'out the backers' (water closets) in appropriate places.
	There were a number of large pepper trees around the house taller than the other trees that could be seen for some distance.

[1] CRM, 2012, Historical Analysis, Toorale Station Bourke, Volume 3 'Toorale Big Business 1924-2012': 30

	An extensive orchard on the south west side of the house including orange trees, lemon trees, peaches, plums of many kinds, quinces, nectarines, apricots, apple trees, pear trees, loquat trees hundreds of grape vines on trellises and three very large fig trees – the biggest well over 30' tall and its trunk about 3' thick. The vegetable or Chinese garden was on the very bank of the Warrego River and supplied the station with all vegetables, green and root with the exception of some potatoes and onions.
	In front of the gardens beyond the house was the lucerne patch of about 4 acres irrigated along with the gardens and orchard with a 6" centrifugal pump driven by a steam engine. A steam driven piston pump near the Blacksmith's Shop also pumped water for the homestead supply to the overhead tank, if the windmill didn't keep up the supply. The irrigation water travelled along the ditch drain around the house to reach the lucerne paddock.
1929-1936	Bob Hosick Station Manager
1936 -1969 Berawinnia Pastoral Company	
	William Stalley & JK Crawford purchased Toorale for £151,727 including most of the existing plant, machinery and furniture. Their other properties comprised Berawinnia & Tinapagee Stations. Ringorah was sold separately at the auction to other parties. Hosick remained manager for a while then the role was taken over by William Stalley. Property name at this time pronounced 'Tooralie'.
Sept 1937	The Governor & Lady Wakehurst toured the District & stayed overnight at Toorale.
1938	In 1938 the garden was described as lovely with two large palm trees, hundreds of roses and a long drive to the house built on piles. The Station name was pronounced Tooralie (Vol3 :43)
1939	Outbreak of WWII January 1939 heatwave
c.1940	c.1940 a family bathroom/laundry built adjacent to the verandah on the east side of the house. c.1940 a walk-in cool-room with timber surrounds was inserted in the internal courtyard and replaced with a modern cool-room c.1960. Date unknown - The Stalleys also installed the wool loading stage southwest of the Shearing Shed. It comprised several 2" pipes used as ramps from the Shed to the stage. The bales of wool were then pulled up by wire ropes to be stacked on the stage prior to loading onto trucks.
1941	In 1941 the completion of the replacement of the Darling River weir by a cement weir took place.
1943	In 1943 William Stalley died and his son Brian took his place. The family continuing to live in the homestead.
1943/4	In 1943/44 Berawinnia sold Talowla, then in 1944 the first lot of Soldier Settlement blocks in the district were advertised.
c.1945-50	c.1945 /50 after World War II a Nissen Hut was purchased and converted to an 8 stand Shearing Shed, north of the Homestead dam.
Late 1940s or early 50s	Late 1940s early 1950s a workers/mens' bathroom added under the verandah at the north east end of the house. Toilets were added to the rear of the bathroom. (Note these additions may be earlier

	as Hosick (jnr) remember bathrooms but doesn't note these locations on his homestead drawing)
1952	In 1952 15 blocks of Crown grazing land put to the ballot included land at Toorale Station. Bill Stalley recalls that "Acton Hill" was drawn by Harry Gillet in 1952. He said that he had an 'igloo' shed there (ie a Nissen or Quonset hut shed) and a hut.
1953	In 1953 more land was made available at Toorale including the Opera Bore Block of 45.250 acres which was drawn by AH Duncan of Cobar.
1954	Ron Wetzel of Ivanhoe, formerly in the RAAF, got priority for Block 1383, "Kennedy" on Toorale, which included a cottage, woolshed, wool room, shearers hut mess and chook yards, fencing, 4 tanks, a bore and a dam in 1954. Around 1954 the current Dara was a Soldier Settlement Block won by Dick Matheson. He lived on the property in a yellow shearers hut building, keeping a proper family home in Bourke that he believed had re-sale value by comparison with anything located at Action Hill. "Akuna", was drawn around the same time by Kevin Cross. Bill Stalley described him as building everything on that property.
Between 1954 & 1959	Bill's father, Brian Stalley was an early aircraft owner in the district. He purchased a Cessna 310 in America and flew home in the aircraft with the delivery crew. The 310 was Cessna's first post-WW2 twin-engined production aircraft, deliveries commencing late in 1954, the 310 uniquely carried its fuel in wingtip tanks. It was replaced by the 310Cin 1959. The landing field at that time was in Sharpes Paddock.
1955	Berawinnia experienced a brief boom period from around the mid 1950s. In 1955 they added 25,000 cubic yards to the Boera Dam & Floodwaters Scheme, training bank system.
c.1960	the Generator Shed was rebuilt after a fire c.1960, the date of construction of the previous shed is not known.
Early 1960s	A travelling crew of Italian builders and their brick-making machine worked at Toorale in the early 1960s. They made bricks on the property and constructed the following: - A new ablutions block at the Shearers Quarters - Chimney stacks and a pantry addition to the Shearers Dining room/Kitchen and - A lid for the cement water cistern west of the homestead. Unfortunately they didn't understand the footings required for the collapsible local soils and most of their building works at the Shearers Quarters shows bad cracking.
1969	Bill Stalley supervised a crew shearing around 8,000 sheep in the Toorale Shed, possibly the last or nearly the last time it was used. At this time the steam engines were intact, the Ferrier wool press was there and the Shearing Shed and yards were intact. As well west of the Shed the old Overseers Quarters complex was still there, occupied by Ronnie Woods a long-term Toorale Station employee. Bill Stalley recalls there being an old house, a new house and a tennis court. Ronnie Woods would carry out maintenance to the Shearing Shed and yards in between shearings among his other general duties. On the wall in one of the rooms at the Shearer's Quarters, a shearer from the last season made the following note: I Reginald Denny Singh Of Condoblin NSW witnessed the biggest hailstorm ever to fall in the vicinity of the Toorale Station. Hail 6" deep and as big as 20c pieces. 3/5/1969 5pm Thursday Bill Stalley has a photograph of the Homestead just prior to the sale of the property in 1969, showing a well kept garden and the House in good repair.

British Tobacco Company (Australia) 1969-1974	
1967	The British Tobacco Company (BT) Acquired Toorale as part of its diversification into food production and possibly meat processing. Manager of Toorale for BT was Phillip Uren, who was the person who hung the white plough as a signpost for Toorale Station.
1973	In 1973 British Tobacco Company (Australia) Limited changed its name to Allied Manufacturing and Trade Industries Limited, to better reflect the Group's diversified operations. Then in 1977 Allied Manufacturing and Trade Industries changed its name to AMATIL Ltd.
1974	By 1974 when the Toorale property was sold to the Wesbeef Pastoral Company there were two leased home maintenance areas. One was leased to Allied Manufacturing and Trade Industries Limited, and the other to Australian Airport Services (AAS). Australian Airport Services was the trading name for Wesbeef's Bourke operations.
1974 - 1984 Wesbeef Pty Ltd	
1974	The West Beef (Wesbeef) Pastoral Company purchased the Toorale property from British Tobacco (AMATIL) in 1974. Wesbeef Pastoral Company was a family owned company run by Dudley Dunn, a former Qantas pilot and senior Qantas executive. Wesbeef had some experience with cotton growing at Janbeth and Longmeadows, however cotton growing on those properties was limited by the available supply of water. Wesbeef evidently saw potential at Toorale for cotton growing. However, they were initially constrained by the lack of water rights.
c.1975	The original homestead continued to be used as the Managers House until c.1975. Bill Morris who was manager for Dudley Dunn the owner of the Wesbeef Company was the last manager to live in the Toorale Homestead c.1975. The next manager is thought to have been Dave McMaster who lived in the Boera Homestead.
1970s	Dunn is thought to have re-acquired Dara.
Early 1980s	In the early 1980s either Wesbeef or Clyde Agriculture is thought to have built a new workers and shearers accommodation complex, more or less alongside the existing complex west of the Homestead precinct. Workers accommodation had been on that site since the 1870s and the complex probably included some very old buildings. The two complexes stood side by side for a while, then the old workers accommodation complex (except for the Meat House and possibly part of the Ablutions Block) was demolished.[2] The current aircraft hangar and runway north west of the Nissen Huts is also a post 1969 installation that probably dates from around 1980.
Early 1980s	Buildings demolished or removed:- the 5 loose box Stable on the bank of the Warrego (west of the Chaff House, Stable & Garage Shed), the Cart Shed which appears form the aerial photographs to have had a roof monitor and therefore to have been one of McCaughey's buildings, the horse paddock n/w of the Cart Shed. the Flower Gardeners Cottage, the Overseers Cottage, the Coke Shed, Feed Room (hen food) and Sawmill. the Summer House east of the Homestead.
1982	The 1982 aerial photograph shows no buildings or development in the vicinity of the sandhill located on the site of the current irrigation workers housing subdivision.
1982-1985	The red sandhill appears to have been bulldozed and completely flattened between 1982 and 1985

[2] Pers comm Bill Stalley & aerial photograph evidence.

	and there was talk of bones being uncovered at the time (pers comm Gertrude Darrigo, Aboriginal Elder).
1983/4	The Boera homestead building is thought to have been moved, probably in sections by truck around 1983/4 from the Boera site and it was re-erected in what was the front garden of the Old Toorale Homestead. It was re-used as the Managers House at Toorale. The Boera Shearing Shed, was also moved to Toorale. It is a Quonset Hut probably purchased from the Defence Department after WWII and re-erected at Boera around 1945-50 and adapted for use as a Shearing Shed.
1984 – 2008 Clyde Agricultural Company	
1984	By 1984-5 Wesbeef had been incorporated in Clyde Agricultural Ltd. Clyde Agriculture joined the Swire Group in 1983, and was wholly owned by Swire by 1988. Toorale Station was their first station purchase. The station was run as a mixed enterprise property with sheep, cattle, irrigated cotton and cereal crops, and some dryland crops. Clyde was running around 30,000 sheep.[3] Clyde ran the property as two separate entities with Toorale Station for pastoral production (self replacing sheep and cattle) and the Toorale Farm for the irrigation operations.[4] The property held entitlements for yearly extractions of up to 15,793ML of water from the Darling and Warrego Rivers.[5] The first cotton crop was trialled in 1984 and it seems likely that the construction crew for building the irrigation ditches were also used to clear the sandhill and were housed in this area.
1984-2000	Irrigation Workers Precinct established and constructed including two managers cottages for the Toorale Farm Irrigation Managers.
1985	In 1985 10,000 acres of cotton was planted. In 1985 there were also plans to increase the storage Billabong (Ross Billabong) by building a series of dams across it and terracing to increase the level of filling.
1986	By 1986 40,000 acres of cotton was planted. Construction of the storage billabong involved the closing of three outlets from 50 to 100 metres long.[6] The earthworks are assumed to have taken place c. 1986-7.
c.1988	Demountable cottage west of Toorale Homestead erected.
c.1990	A new homestead was built for the Manager Tony McManus. West of the new homestead the cowshed and what was known as 'The Museum' where the early gear was stored by Berawinnia appears to have been removed and cleaned up around this stage. There was also a Hayshed site south of the new homestead, now gone.
c.1992	Six bedroom Donga accommodation block located west of the Toorale Homestead.
1997	In 1997 Clyde Agricultural Limited rebuilt the Station up to 100,000 hectares presumably by the re-acquisition of Soldier Settlement properties. The property was described as now comprising 'a 1400 hectare cotton farm, 13000 Egelebra-bloodline merino breeding ewes and 5000 wethers and a Hereford cattle herd.' [7]

[3] ME Laidlaw: Impacts of Water Reallocation in the Barwon-Darling Region; A Farm Level Case-Study of Toorale Station: UNE November 2009: 27 [quotes Bleasdale, 2005
[4] ME Laidlaw: Impacts of Water Reallocation in the Barwon-Darling Region; A Farm Level Case-Study of Toorale Station: UNE November 2009: 27 [quotes Bleasdale, 2005:29
[5] ME Laidlaw: Impacts of Water Reallocation in the Barwon-Darling Region; A Farm Level Case-Study of Toorale Station: UNE November 2009: 27 [quotes Terril 2009]
[6] The Australian Cottongrower, Vol 5 No.4, *Toorale Harnessing a Valuable Resource*: 4-6
[7] CRM Historical Analysis Toorale Station Bourke Volume 3 Toorale Big Business 1924-2012: 58 quotes New life for Historic Sheep Run, Sydney Morning Herals, 24 December, 1997.

	An article in the SMH December (or Nov) 24, 1997 reported that the London Board of Directors of the Swire Group (that incorporated Clyde Agriculture) had ordered a stop to the Toorale Homestead's deterioration. However, planned work on the Homestead estimated at costing up to $1 million was never proceeded with and instead the Company purchased the *Port of Bourke Hotel*, in Bourke, for entertaining and visitor accommodation. The imported Italian marble fireplace now located in the 'Toorale Room' at the *Port of Bourke Hotel* was "rescued" from the homestead and placed in the hotel in Bourke and the other marble fireplaces are thought to be in storage in Victoria held by the Clyde Agricultural Company.
Up to 2000	Cotton profitable up to the year 2000
After 2001 - 2009	Declining trends in water availability and prolonged drought conditions saw cotton profitability decline and losses were experienced every year apart from 2005. New high quality cattle yards replaced the cattle yards west of the homestead that had been there since at least the 1950s and was probably the site of cattle yards since the 1870s. A New Shearing Shed was located north of the Nissen Sheds using the expanded existing yards. There have been sheep drafting yards in this vicinity from around the 1870s, but the current yards bear little resemblance to those in the 1950s. The 1950s yards are more likely to be similar to the earliest 1870s yards.
2005/6	The large irrigation pumps were last used probably around 2005/6.
2007/8	The prospectus for the sale of the Toorale property noted that there were five licensed dams, eighteen ground tanks, five shared sub-artesian equipped bores, 100km of poly pipeline with 45 trough water points all with 5000 gallon poly or fibreglass storage tanks.[8]
September 2008	In September 2008, Toorale obtained entitlements for a total of 7671 Mega litres Cap Share from the Darling River, as well as 8106 Mega litres in licences for water to be extracted from the Warrego River per annum, as well as a 11340 Mega Litre special high flow licence.
2008	By 2008 crop rotation was part of a cotton rotation plan and crops such as sorghum, grit corn, wheat and chickpeas were also grown.
NPWS acquire Toorale - purchase completed 23/12/2008	
2008	Under a landmark agreement the Federal Government and the NSW State Government acquired Toorale Station in 2008. The only building/s erected since acquisition by NPWS in 2009 is the large workshop, erected 2011 and the fuel depot.
2009/10	Work commenced on the stabilisation of the Homestead. An *Interim Joint Management Advisory Committee* was formed with representatives of the local Aboriginal community.
2010	Floods breach the Homestead Dam, and the breach has not been repaired
2012	In April 2012 an important Memorandum of Understanding (MOU) was signed with the local community. The MOU formalises the relationship between the NPWS and the Kurnu Baakandji/ Paakandji people and sets out guidelines for how both entities are going to work together to manage the protection and conservation of the area.

[8] CRM, 2012:66 *quotes Landmark Prospectus Toorale Station*, NPWS File 08/11378-02

3.0 CONTEXTUAL ANALYSIS

3.1 Introduction

The following contextual analysis attempts to evaluate the place of the historic Toorale Homestead and the Woolshed within the set of comparable buildings in New South Wales. Evaluation of the levels of significance would benefit from a broader study of Station Homesteads and Giant Woolsheds in NSW; however, such a study is beyond the scope of this CMP.

3.2 The Toorale Homestead Context

The Toorale Homestead constructed between 1896 and 1898 is located within a region noted for its extremes of climate and for the moveable and collapsible soils. These environmental conditions make most traditional building techniques sub-optimal or unsuitable.

During the mid to late nineteenth century in the far west region several prominent gentlemen attempted to build mannerly and stylish residences that consciously incorporated design features and new technologies so that the houses would remain comfortable despite the extreme temperatures, moveable soils, insect plagues and other trying conditions. This was a period when the possibilities presented by the relatively new cladding material of galvanised, corrugated iron were still being explored. It was not simply a material of expediency but a new and exciting material that still had potential to be accepted as part of 'polite' architecture. The resulting homes were innovative for the period and together with the functional corrugated iron clad farm buildings and corrugated iron and pressed metal clad miners dwellings they are an early stage in the development of an Australian vernacular that embraces and exploits the aesthetic and thermal qualities of corrugated iron culminating to date in the work of Glen Murcutt and his contemporaries. The Toorale Homestead appears to sit within and to inform and be informed by that continuum.

Figure 3.1: The Toorale Homestead west elevation. Photograph by Sheppard 2012.

3.2.1 Czar Lodge, (1879) Hay NSW

Czar Lodge at Hay is the earliest known example of the environmentally considered and responsive western region homestead.

Czar Lodge, (Now known as Old Claughton) located on Clay Street, West Hay was built in 1879 for HL Lindsay the owner of the Red Lion Brewery and Aerated Water Plant, which operated next door to the house. While it is thought to have had a conventional brick exterior, it contained numerous features and utilised new technologies to moderate the extreme climate:

> *These included large underground living and dining rooms, refrigerating paint on the corrugated iron roof, doors of perforated zinc, gauze screens on the windows, ventilation holes in the brick walls to allow passage of air and in the front porch Chinese curtains hang in the hot weather, surmounted by a bamboo pipe from which water is allowed to drip apon the curtain, making the atmosphere delightfully cool, as well as shielding from the suns rays.*[1]

3.2.2 Bishops Lodge (1888 -1889) Hay, NSW

Bishop Sydney Linton, who was appointed the first Anglican Bishop for the Riverina arrived in Australia in January 1885 and was encouraged to reside in the town of Hay. He leased Czar Lodge for some time prior to commencing building his own residence and appears to have been influenced by the thoughtful approach to climate management demonstrated at Czar Lodge. Bishop Linton employed the Sydney based architectural firm Sulman & Parkes and the plans for Bishop's Lodge were drawn by John Sulman, incorporating Linton's many ideas for climate control. [2]The innovations in the resulting home are largely attributed to Linton, as Bishops Lodge was atypical of Sulman's architectural output, which typically featured Italianate detailing and construction in brick and stone.

Figure 3.2 Bishops Lodge Hay, NSW. Photograph by Sheppard, April 2013

[1] Mary Lou Gardam: 1993, *The Bishops Lodge, Hay, NSW, A History and a Guide*, Published by the Bishops Lodge Management Committee. Ch is *Construction of Bishops Lodge* (Page No.s to come)
[2] ML Gardam ?? Ch is *Construction of Bishops Lodge*. (Page No.s to come)

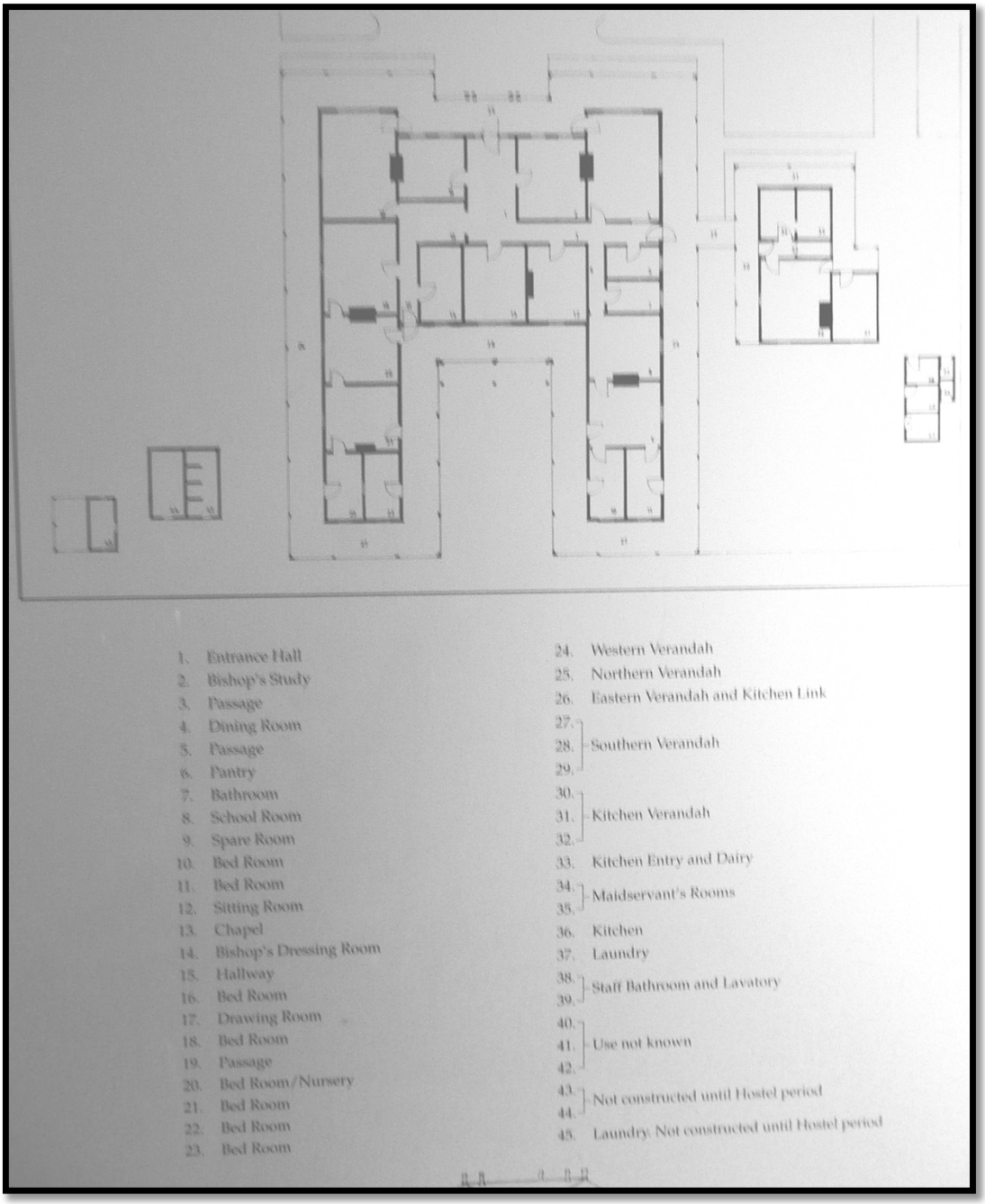


Figure 3.3 Bishops Lodge Hay, NSW floor plan. (Reproduced from a photograph of a wall plaque within the Lodge)

Sulman is recorded when discussing the development of an Australian architectural style as recognising that *…it is no use striving against them (the conditions under which we have to work), and by recognising and meeting them frankly we shall naturally strikeout new modes of treatment that will help to make a true and distinctive style.*[3]

It is a capacious building in the Victorian Regency style laid out in a large U shape with the service functions in the U shaped courtyard and a formal entrance on the opposite façade. It is a common plan type in the Riverina and in rural Australia generally. However, the adherence to the style was secondary to functional considerations. The timber used in the conventional stud walls was Cypress pine arranged with bracing incorporated in each stud panel. The studs were clad with battened, zinc-coated tin plate with the cavities filled with sawdust insulation. The ceilings are generally varnished, tongue and groove cypress pine boarding. The windows are conventional double hung types with particularly low sills to manage air ingress of cool external air low down and the egress of hot air from the room at the window head. Even the ceiling roses incorporated ventilation slots. Gardam says that the Bishop settled on galvanised iron cladding for Bishops Lodge for three reasons:

1. It would cool down more quickly than brick;
2. It would not crack with soil movement; and
3. The house would cost a thousand pounds less, than if it was built with bricks.

The aspects of the Bishop's Lodge plan which were designed to counter the summer temperatures were:

- The sheer size of the building designed as a residence and to fulfil Church needs (in addition to the residential function there was a Chapel, meeting rooms and visitor accommodation). The Lodge plus verandahs is about 978 square metres.
- The 2.7 metre wide (about 9 foot) perimeter verandahs
- The use of corrugated iron as external cladding;
- A six inch layer of sawdust between the inner and outer walls and three inches of sawdust covering all the ceilings;
- Raised ventilation ridging on the hips and ridges of the roof;
- Ventilators under the eaves for all the rooms;
- High ceilings of 4.25 metres (14 foot)
- Gauze screens for all the doors and windows;

[3] ML Gardam 1993: Ch is *Construction of Bishops Lodge.* (Page No.s to come)

- Positioning of doors and windows to enable a cross draught to be drawn into most rooms;
- Substantial footings to enable free circulation of air under the building; and
- The siting of the kitchen in a separate building to the east of the house.

Figure 3.4: A rear view of Bishops Lodge showing the three wings and the spreading verandahs Photograph by Sheppard, April 2013.

3.2.3 Coonong Homestead 1876

Samuel McCaughey, as the principal of McCaughey Brothers and D Wilson purchased the Toorale and Dunlop Stations in March 1880 from his uncle Samuel Wilson. At that stage the property appears to have had old, but serviceable timber and corrugated iron residential buildings that were occupied by the managers and staff.

McCaughey is likely to have engaged the services of an architect, for his major building works, particularly as his uncle was known to have used the Melbourne architectural firm Crouch and Wilson to design the Toorale woolshed after the original Shed burnt down in 1873. McCaughey's Italian Regency style residence at his home Station 'Coonong' located in the Riverina near Narrandera is also likely to have been architect designed. The Station was also notable for its substantial farm buildings with raised ventilation monitors located along the ridge lines. However, no documentary evidence of an architect's input has been found to date. At Coonong he built the homestead for himself in 1876 three years before the construction of Czar Lodge in Hay. The design of the Coonong Homestead by comparison appears to be a relatively conventional masonry, Victorian

Regency style more similar to the Dunlop Homestead than to the later Toorale Homestead. Documentary sources indicate that the Coonong homestead incorporates several relatively conventional strategies for climate management.

Figure 3.5 Coonong Homestead built in 1877, by Samuel McCaughey. Reproduced from P McCaughey, 1955, A Biography of Samuel McCaughey, Ure Smith Sydney (Dewey no. 338.17631/0924)

A visiting journalist in 1892 writing for the *Town & Country Journal* described the house as follows:

> *The house is of one storey, and the style is a compound of the English baronial and Italian architecture, with a wide verandah running along the eastern side, built of brick and faced with grey stone, while between offices and servant's quarters is a spacious paved courtyard, underneath which is an immense tank, which receives and stores the rainfall of the roof….Passing through the hall the first thing that strikes one is the loftiness of the ceiling, while midway down the hall is a massive door, the upper part is frosted glass in a most harmonious and artistic design.*

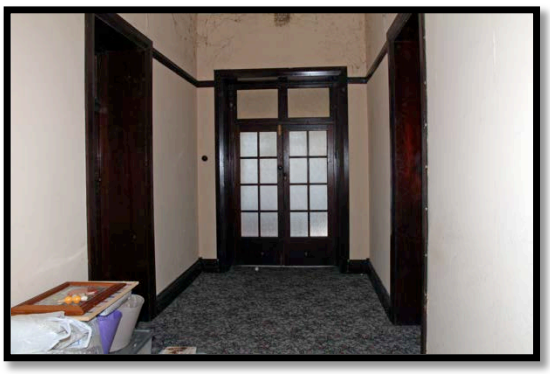
The aspects of the design designed to mitigate the effects of the climate appear to be:

- Masonry mass used to absorb and release heat at a rate roughly in step with a building's daily heating and cooling cycle;
- Wide verandahs;
- Lofty ceilings; and
- A submerged rainwater tank within the courtyard space.

3.2.4 Dunlop Homestead (1886)

Both Coonong and Dunlop appear to be built in a C shaped plan incorporating a central courtyard space. Dunlop Homestead was built in 1886 two years before the construction of Bishop's Lodge in Hay. The homestead and the store building were constructed of locally quarried hard reddish stone,

laid as a flat faced random rubble coursing by a gifted stone mason. The main residential wing of the homestead is rendered and marked to imitate sandstone blockwork, including quoin stones on the corners. The surviving kitchen wing, which may be an earlier stage of the building, has flat, unfaced random rubble walls in the local attractive red coloured stone. The original kitchen appears to have been in a wing at the southern end of the C arrangement, while the main residential block was at the northern end, a thin line of functional rooms (now the kitchen wing) connecting the two.



The building was subject to a major fire in 1932[4], which destroyed the interior joinery and was probably responsible for the destruction of all but the north wall of what is thought to have been the original kitchen. When the homestead was repaired and re-built new joinery was installed and some Wunderlich pressed metal ceilings.

Figure 3.6 on the left shows the current joinery in the main hallway. (Photograph Sheppard 2013)

The Dunlop Homestead was examined quickly in a brief visit in April 2013 and some rooms were not accessible. It appears to be a conventional construction, which mainly relies on the masonry mass surrounded by deep, shady, screened verandahs to moderate the temperature, which the current owner informs me remains at a constant comfortable level. It is possible that the building included some additional climate mitigating measures that were destroyed in the 1933 fire. However, no evidence of such measures was identified in the brief visit. The measures employed at Dunlop to manage the impact of the climate are essentially the same as those at Coonong:

- Masonry mass used to absorb and release heat at a rate roughly in step with a building's daily heating and cooling cycle;
- Wide verandahs;
- Lofty ceilings; and it is not known whether a submerged rainwater tank is located within the courtyard space.

[4] *Narromine News & Trangie Advocate* 4/3/1932:8

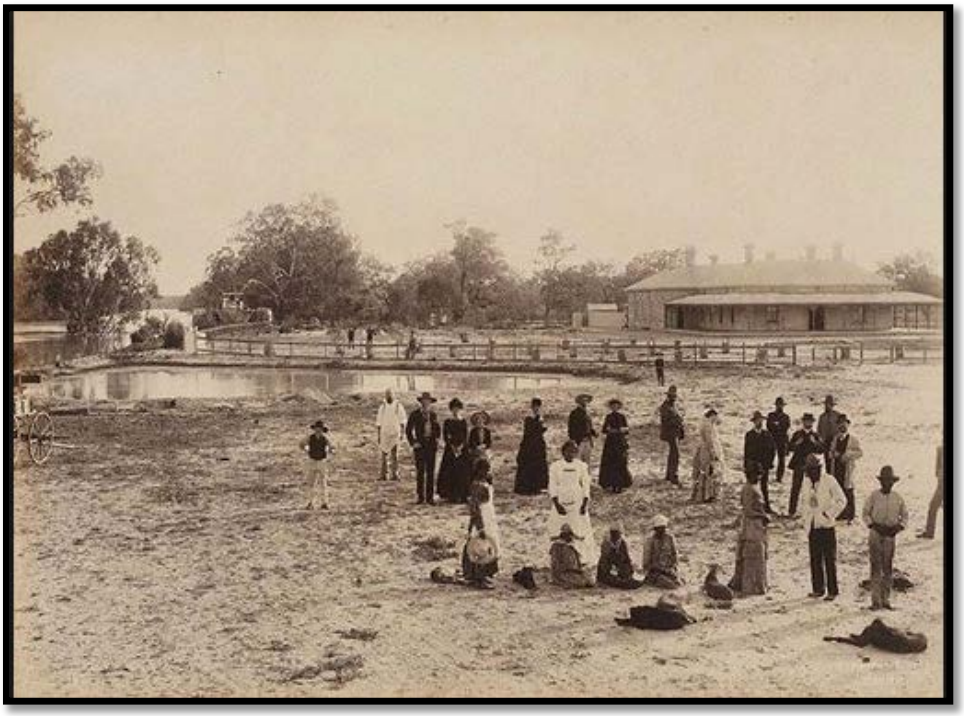


Figure 3.7 Charles Bayliss, travelling on the paddle steamer 'Florence Annie' in 1886 took a series of photographs for the Royal Commission into water conservation, including several of Dunlop Station. The photographs above show the homestead at the time. (Reproduced courtesy of the Art Gallery of NSW.)

Figure 3.8 Dunlop Homestead today photographed from approximately the same angle. Photograph by Sheppard April 2013.

DUNLOP HOMESTEAD
SKETCH FLOOR PLAN

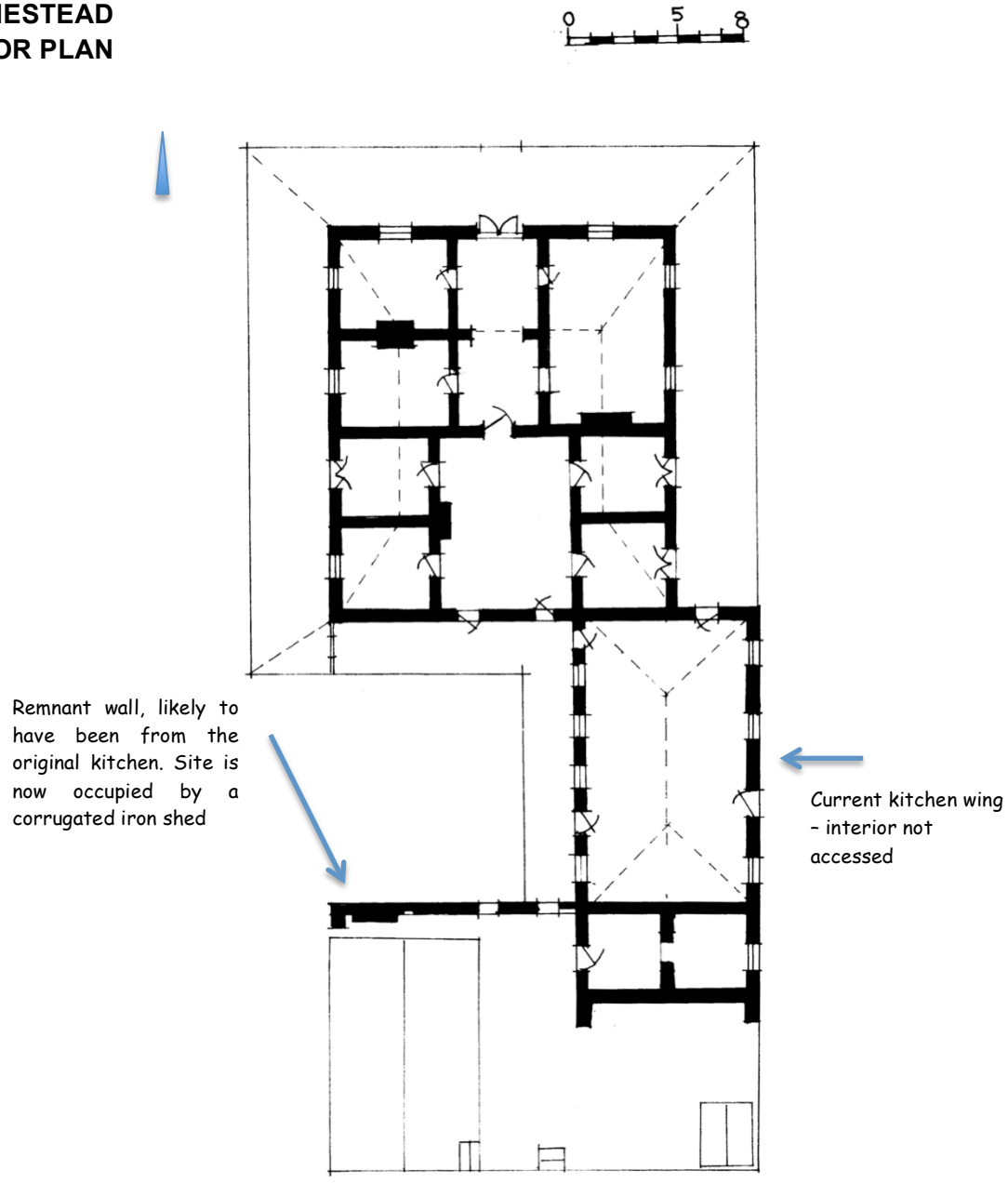


Figure 3.9: A sketch floor plan of the Dunlop Homestead. Stone walls are generally about 500mm thick. Stone on the front wing is finished with a smooth render and quoin stones on the corners. The Kitchen wing was a flat faced random rubble in the attractive local red stone. (Sketch plan drawn by Sheppard based on a quick site visit in April 2013, access courtesy of the owner Mr Frank Chandler.

3.2.5 Toorale Homestead (1896)

The Toorale Homestead was built some ten years after Dunlop and eight years after Bishop's Lodge. The site selected for the homestead southeast of the Kearnie or Homestead Dam does not appear to have had access to a viable source of stone for construction. As well the soil conditions at Toorale appear to have been identified by this time as being collapsible, while those at Dunlop appear to be more stable as the surviving 1880s stone Dunlop buildings do not exhibit obvious cracking. The use of ripple iron cladding at Toorale was probably for the same reasons as those put forward for Bishop's Lodge: it would cool down more quickly than brick; it would not crack with soil movement; and the house would cost much less, than if it was built with bricks. The first identified use of ripple in Australia was in 1867 in Armidale NSW. Ripple iron was exported from Britain to Chile in the 1890s where it was used for building facades but still not to Australia in significant amounts.[5].

In the mean time the special features incorporated in Bishops Lodge at Hay had aroused considerable local interest. ***The Riverina Grazier*** in August 1889 reported that:

> *The experiment now made for the first time in Hay to nullify the effects of the summer sun invests [the Lodge] also with a certain amount of public interest. During the progress especially as it has approached completion, it has constituted one of the sights of the town, there being scarcely an hour during the afternoon that there has not been some visitors seeking to make a tour of the premises.*

It seems likely that a progressive man like Samuel McCaughey, whose property at Coonong was relatively close to Hay, was at least aware of the Bishop's Lodge experiment and it is possible that he like many others at the time, made an inspection of the Lodge.

Like Bishop's Lodge the Toorale Homestead was designed to be more than a family home. It was to house not only the Property Manager and his family but in addition to some housemaids, it also housed the better-educated and respectable workers including the Overseer, Bookkeeper and the Jackeroos who had their own dining room and entrances.

- Toorale Homestead is an exceptionally large house of approximately 1070 square metres (Bishops Lodge 978 square metres).
- The verandahs, which encircle the house, are 11' (3.35 metres) wide at the front and 8'6" (2.58 metres) wide around the rear section.
- The concrete verandah floors slope away from the house keep stormwater away from the underfloor space.
- The exterior walls are clad in ripple iron (small corrugations), which is flexible.
- The inner and outer walls are around 150 mm thick, lath and plaster, which would have insulating properties due to its thickness.

[5] M Lewis, (on line) Corrugated iron a. development of Section k. variant types 8.04.25 (See mileslewis.net/Australian-building/pdf/…metals/8.04-corrugated iron)

- Large double hung windows, particularly in the southern end of the house, which could be opened near the floor to take in cool air and near the top to allow the heated air to escape.
- The rooms at the southern end of the house have Wunderlich pressed metal ceilings.
- The whole building is arranged under two joined hip ended gable roofs. Louvered ventilation panels are located in each of the gable ends of the large rear section to allow hot air to rise and escape from the roof space.
- There are also small circular holes providing venting in the eaves above the verandah. See Figure 3.13 you can just make them out in the corner angle where the corrugated iron cladding meets the roof timbers (beyond the wall plaster protruding into the roof space). Red arrows indicate the location of the vent holes.
- The volume of the rear section of the house in particular is enormous. It is approximately 9 metres (around 30') from the courtyard floor to the apex of the gable roof and the rear section is some 20 metres (65') wide, excluding the verandahs.
- The front section is designed as a residential section for the manager and his family and is oriented to the south to avoid the main impact of the sun.
- The enormous rear section is arranged around a rectangular central courtyard (measuring 5.45 x 17.3 metres [18' x 57']). It has the kitchen, pantry, maid's rooms and laundry on the north end separated from the courtyard by a passage space.
- Six large skylights in the roof light the roof space and light filters through to the enclosed courtyard and internal rooms through ceiling lights. Three large coloured lights are located over the courtyard and there are small individual ceiling lights over otherwise unlit internal rooms.
- Many internal rooms have in addition to ceiling lights, windows into the courtyard space for more light and to allow air movement.
- The ceilings are high being 4.25 metres (14 foot) and higher in the cement floored internal courtyard space.
- Gauze screens were located around the southern end of the verandah, although it is not known if they were an original inclusion.
- The east and west entrance halls in particular appear to be located to encourage air flow through the centre of the building.
- The house is built on timber stumps for greater flexibility in the collapsible soils.
- There are two brick lined cellars with concrete floors.
- An underground tank located west of the homestead is thought to have collected the roof water.

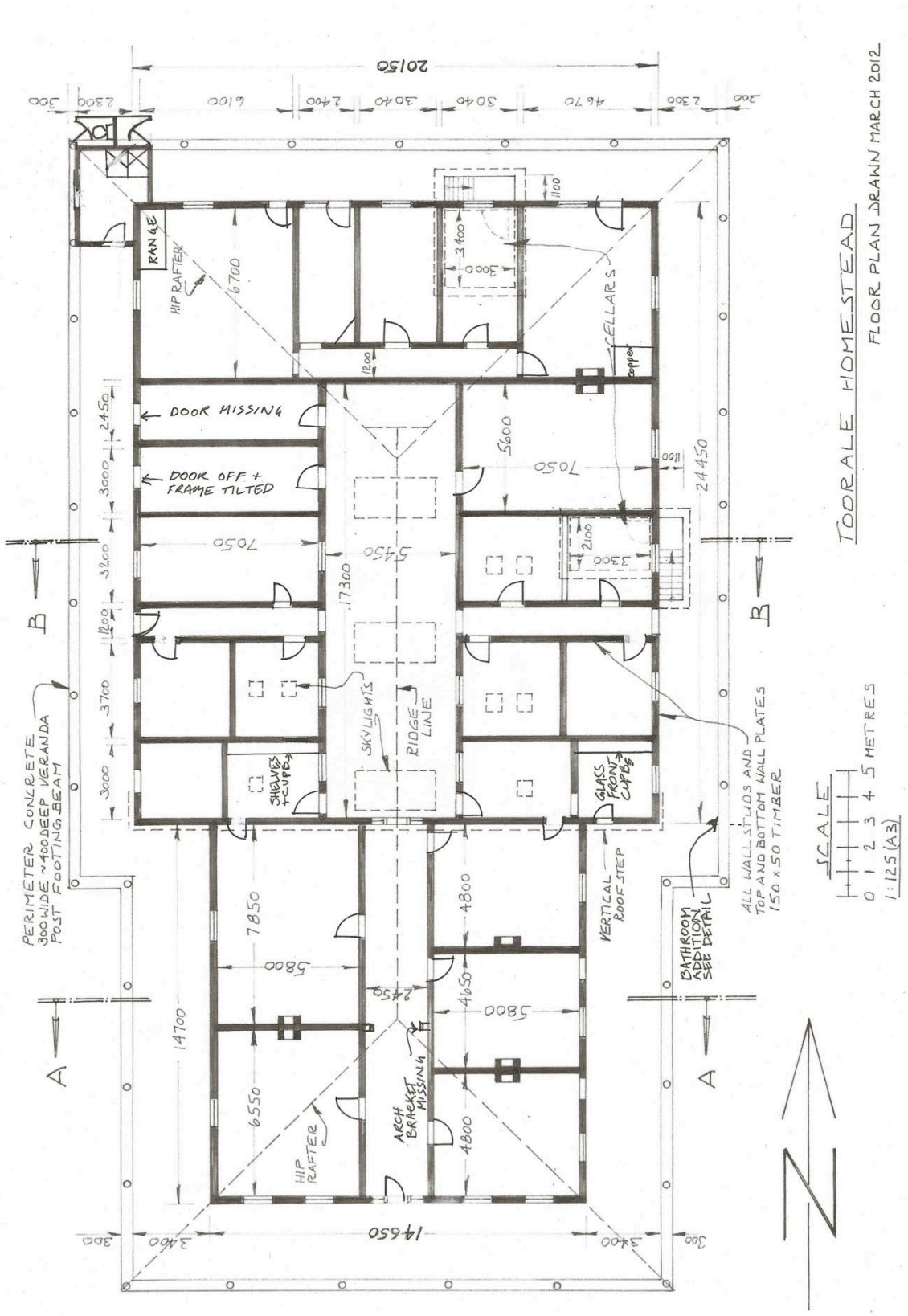


Figure 3.10: The floor plan for the Toorale Homestead drawn by Guenter Janssen in 2012.

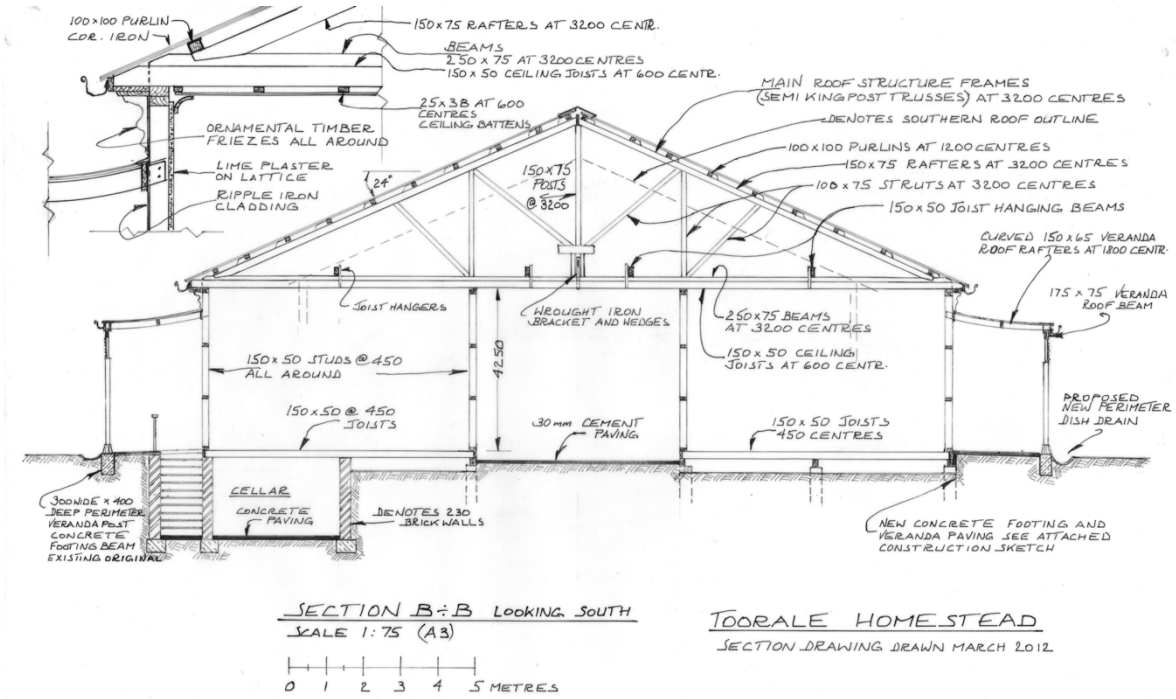


Figure 3.11 A section through the rear gable roofed end of the Toorale Homestead. Section drawn by Guenter Janssen in 2012.

Figure 3.12 Left: A not very clear photograph showing the Lysaght brand, on the painted side of the 1896 ripple iron. Photograph taken by Dan Tuck during works in June 2013. It appears to be Lysaght,??? Possibly a bow; a circle containing the word ORB ???; Galvanised ???; all in blue. Appears most likely to be a British product.

3.2.6 Conclusions

All of the above features appear to be designed to provide an environment, which moderated the climate and provided comfortable elegant and utilitarian rooms around a central enclosed courtyard, which acted as a cool, communal space. It is possible that the main roof lights and ceiling lights had a venting mechanism, certainly internal doors had openable toplights and there may be other venting solutions not yet identified.

The design of the house evidences a conscious effort to deal with the climate and local conditions. While much about the house remains conventional it is innovative in the use of an enclosed central courtyard, roof and ceiling lights and in the sheer volume of its spaces under the spreading roof. It appears to have been influenced by some of the innovative thinking at Bishop's Lodge including the use of corrugated iron cladding to provide flexibility.

At Toorale the ripple iron was painted in a sandstone colour and combined with the good quality joinery presented as a polite, mannerly and convincing Victorian Italianate house. It is a rare surviving corrugated iron clad, western region homestead of the late nineteenth century. It is even rarer for being totally clad in ripple iron.

The house is an important stage in the adoption and innovative use of corrugated iron as cladding for residential buildings in Australia and while being maintained showcased the advantages of the material in the climate and environment of the far western region of New South Wales. It is also a fine representative example of the expression of an appropriate level of social grandeur associated with a wealthy grazier's lifestyle.

Figure 3.13 above: Photograph showing small circular vent holes in the eaves line located roughly at the end of each ceiling joist. Location indicated by the red arrows Photograph by Tuck, June 2013

3.3 The Toorale Woolshed in the Australian Context

3.3.1 Introduction -

The Toorale Woolshed sits within a range of surviving nineteenth and early twentieth century woolsheds that are a physical record of the highs and lows of the wool industry in Australia. The increasing size and sophistication of the Sheds paralleled the boom times and the growth and mechanisation of the industry. The more recent decentralisation of sheds and move towards several moderately sized sheds, rather than a giant central shed has seen the larger and older sheds in many cases become redundant. With their abandonment and demise much of the character of the 'cathedrals ' of the wool industry including the vernacular constructions and local technical innovations is rapidly being lost.

The following sections examine the place of the Toorale Woolshed within the broader group of Australian Woolsheds. Comparisons between the history and surviving fabric of the Toorale and Dunlop Sheds is also of interest because while Dunlop was originally an outstation of the Toorale Station, over time it became a sister station and operated under similar management and in a comparable environment. Unfortunately there are no known very early photographs of the earliest c.1860 Toorale Woolshed, which burnt down in 1873.

3.3.2 The Early 1800 to 1850 Wool Sheds

As soon as sheep were imported to Australia, an annual shearing to harvest the fleece and for the comfort of the animal became necessary. However, it was not until the Spanish Merino sheep, which were producers of fine wool rather than meat producing animals, were purchased on the Cape in South Africa in 1797 then imported to Australia that the quality of the shearing became an issue. Prior to mechanised blade shearing that was trialled in the 1880s and became common in the 1890s, hand shearing using clippers (like large minimalist scissors) was the means of removing the fleece. The process was labour intensive, sometimes involving one or two people holding and moving the sheep for the shearer. There were various approaches to shearing brought from the country of origin. At its most basic shearing could take place outside, in temporary structures or in simple purpose built sheds, that essentially kept the sheep and shearers dry. At a more sophisticated level the sheds were designed to provide a flow of animals to each shearer and allowed for the fleece to be collected and subject to classing (an assessment of quality) prior to bagging.

The earliest ephemeral structures were followed by more substantial, permanent structures. Surviving early Australian Sheds include in Tasmania Woolmers (1819), Pansangher (1821), Lovely Banks (1842) and Mountford (c.1850); in Victoria Eurambeen (1845) and in South Australia Tarrawatta (1840), Benayeo (1850) and Padthaway (1850). In NSW the Boothenba Woolshed is thought to be an altered and expanded c.1839 structure, the original section of the Pendarves Woolshed including convict made bricks and slabs is thought to be an 1839 – 55 building and the Golden Valley Farm Woolshed is a weatherboard addition attached to a stone barn, thought to be

around 1856. All the known structural framework for these earliest sheds was timber while the wall cladding included undressed bush timbers, slabs, weatherboards, brick and stone. Roofs prior to 1860 were typically bark, thatch or shingle. Most of these Sheds were constructed to process flocks that were small by comparison with the hundreds of thousands of sheep subsequently carried on the huge marginal land holdings that were occupied and developed after the best land was taken. However, the design of the sheds did not necessarily change significantly with the larger flocks.

Figure 3.14: The (1819) Woolmers Shed, in Tasmania, which appears to be a weatherboard shed with an essentially rectangular floor plan. It is a substantial two storey structure. (A Chapman: 2011, *Woolsheds, A Visual Journey of the Australian Woolshed*, Five Mile Press, Scoresby Victoria:5)

3.3.3 Woolsheds 1860-1870

'Initially the expansion of the industry was accomplished by pushing out the geographical frontiers of grazing. Pastoral occupation followed the discovery of new pastures by official explorers, overlanders and the pastoral pioneers themselves. This method of increasing production was obviously limited by, and at the same time aggravated the two main problems of the pastoral industry: transport and drought…these limitations were overcome to allow progressive expansion into previously sub-marginal regions. [6]

Wool was a commodity whose value was high compared to its weight. Yet carrying costs were high. As the pastoral industry moved outwards to the semi-arid regions, transport became an increasingly heavy burden. There was obviously a limit beyond which costs became prohibitive. The clearing of

[6] A Barnard (Ed), 1962, *The Simple Fleece: Studies in the Australian wool industry*, Melbourne University Press in association with the Australian National University :10-11

the Murray, Murrumbidgee and Darling River systems for navigation in the fifties and sixties opened up large areas of NSW.

The first Woolsheds at Toorale and Dunlop were an outcome of the expansion of pastoralism along inland rivers and into the dry back blocks from the mid to late 1850s. Such places only really became viable as a result of the arrival of river steamers, which occurred at Bourke in 1859 and was some time before the railways reached Bourke. By 1870 the railways in NSW terminated at Lithgow in the west, Goulburn in the south Murrumbidgee in the north.

There are no surviving photographs of the earliest woolsheds at Toorale or Dunlop. See Section 3.5 for a description of the earliest Toorale and Dunlop Sheds, which appear to have been large rectangular plan structures typical of the period. Contemporary descriptions also mention a Wool Store, at Toorale, which appears to have been a separate structure. Those 1860s precursors to the giant sheds tend to have been built almost entirely of timber although some may have had galvanised corrugated iron roofs. Such Sheds were susceptible to fire, and both of the earliest c.1860 Toorale and Dunlop Sheds burnt down

Though the attractiveness of the industry as an avenue of investment may have been falling after the 1870s, it retained its superiority over all other colonial activities until the nineties, mainly because of the increasingly capitalized and highly productive nature of wool production…. it was also partly maintained until the beginning of the short-term fall in prices in the nineties, because marketing costs fell as much as, or possibly more than prices…the costs of selling wool in London bore a remarkably steady proportion to realizations in the local period from the late sixties to the nineties, while the move towards selling wool in the colonies rather than in London particularly in the nineties may have partly motivated expansion.[7]

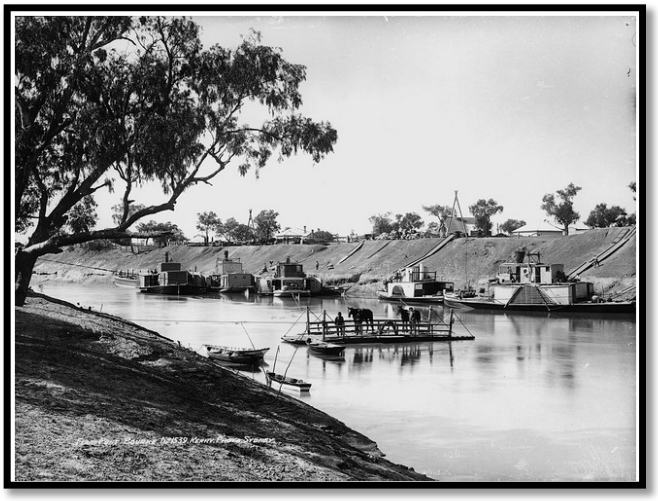


Figure 3.15 The Ferry Punt at Bourke with river steamers in the background. Tyrell Photographic Collection, Power House Museum:

[7] Barnard, 1962:205

3.3.4 Giant Sheds 1860 -1890

At least until the mid eighties the absolute profitability of wool production in Australia was sufficiently great, and the optimism of the trade sufficiently well maintained, to induce a continual expansion of output and a high number of new entrants into the industry despite price movements.[8]

The new c.1874 Toorale Shed of 46 stands sits within a group of shearing sheds that catered to the large flocks in the more remote locations that typically included from 40 and up to 70 shearing stands on the board and processed around 200,000 sheep per season. They were mainly built around the 1870s to 1880s at the pinnacle of the wool boom. In New South Wales at Stations such as Dunlop, Toorale and Momba[9] on the Darling River, Burrawang[10] on the Lachlan River, Mahonga on the Riverina and Midkin near Moree, over 200,000 sheep were shorn annually. There were another 40 stations in NSW shearing more than 100,000 sheep annually.[11]

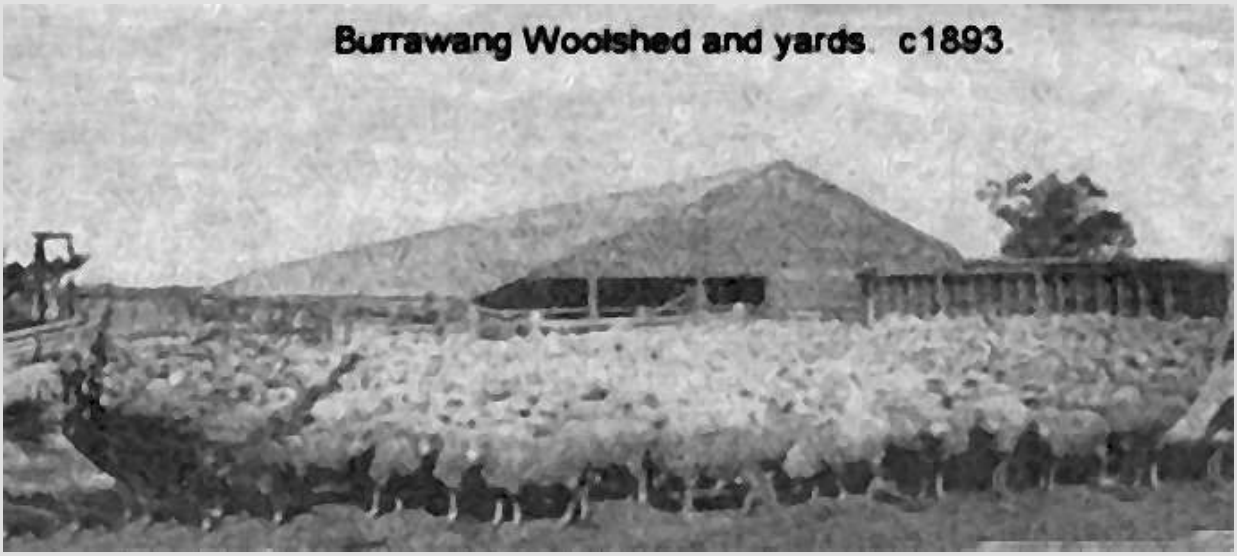
It is of interest that to note that the 1875 Kinchega woolshed, which is a long timber-framed rectangular building had only 26 stands and at its peak it processed around 160,000 sheep.[12]

Many of these 'Giant' sheds, obviously operated over longer seasons to accommodate numbers often similar or greater than those that passed through the even larger 'Gigantic' Sheds.

3.3.5 Gigantic Woolsheds 1890 -1920

Around the turn of the century the 'Giant' sheds were eclipsed by 'Gigantic' Sheds, with over 80 stands, most of which were located in Queensland. In 1899 at Bowen Downs, Queensland, 364,742 sheep were shorn and this was for some time considered the biggest sheep station in the world. Brookong Shed, near Lockhart NSW built c.1900 had 97 stands and shore 7,000 to 10,000 sheep per day. The title of largest shed has been claimed for both the 1890s Tinnenburra Woolshed in Queensland variously claimed to have101 to 120 stands and the 1875 Big Burrawang Shed in NSW, which also had 101 blade stands and in its heyday employed more than 250 men and shore 270,000 sheep. It was converted to 88 machine stands and after a fire in 1893 it was rebuilt with 88 stands of electric machine shears. However, neither of the Tinnenburra nor the Burrawang sheds survive.[13] See Figure 3.16 for more information on the Burrawang Sheds.[14]

[8] Barnard, 1962:205
[9] Mount Jack c.1885 Shed, stone with a CI roof and 63 stands burnt down in 1895 SeeTrove
[10] 88 Wolsley machines, burnt down March 1892 See Trove
[11] Barnard, 1962:77
[12] Heritage Commission listing
[13] M Pearson & J Lennon, 2010, ***Pastoral Australia, Fortunes Failures & Hard Yakka, A historical overview 1788-1967***, CSIRO publishing in association with the Department of Environment, Water Heritage and the Arts & the Australian Heritage Council:
[14] Toganmain Shed (200' x 54' plus two wings of 15' each, red gum & a pine floor with a corrugated iron roof) had 72 stands, Tuppal 72 stands, Mahonga 88 stands and Kilfera 82 stands, Tubbo Station had two sheds on the property one of which was 200' x 36' with 38 stands.[14]



The 1875 Burrawang shearing shed was a T shaped building catered for 101 blade shearers and is quoted as covering half an acre. This shed was destroyed by fire in 1892 after it had been changed to accommodate 88 machine powered stands. The rebuild shed also had 88 stands and these were fitted with “Burgon” overhead machinery and Wolseley hand pieces driven by a powerful steam engine.
In the year 1910 this shed put through 100,000 sheep.
… Folklore has it that a man could be sacked at one end of the shed then walk to the other end and get himself rehired without anyone knowing what was going on. (Extract from Big Burrawang, author unknown)

The above information and photographs are reproduced from an online article by Barbara M Cooper, AM for the Working Kelpie Council of Australia, titled, ***Thomas Edols, Foundation Breeder and Development of the Barb.***

The above photographs show a corrugated iron shed, which appears to be timber framed with a tramway along the board.

Photograph on the left: c.1900 wool sorting and classing at the shearing sheds Burrawang, NSW (Courtesy of the Powerhouse Museum Collection

Figure 3.16 The Big Burrawang Shed.

3.4 Prosperity Sheds

Within this group of larger Sheds there was what has been described as a wave of architect designed sheds known as 'prosperity sheds'.[15] They tend to have been exuberant buildings whose size and complexity were expressions of the property owners' optimism for the long term continuity of the wool boom and they were monuments to the wealth and success of the individual property.

Up to 1888 all the shearing sheds (then called woolsheds) were built for blade shearing, and were subsequently either replaced or adapted for mechanised shearing. The difference between machine shearing and blade shearing was about fourteen sheep per day.[16] After the successful introduction of mechanised shearing new sheds were designed with the need for overhead line shafting in mind although some earlier Sheds like Toorale appear to have been more and less readily adaptable.

3.4.1 The Gostwyck Woolshed

The Gostwyck Woolshed built after the original shed burnt down in March 1872[17] now known as Deargee Woolshed, it was built by Alexander Mitchell for Henry Dangar[18], and the design has also been attributed to Mitchell. It is not known whether Mitchell was an architect or a builder, but he was clearly a gifted designer and the shed has been described by Graham Connor[19] as 'a remarkable piece of rural engineering'. It is erected on brick pillars, the structural framework is dressed timber and the successive roofs are galvanised iron. The clerestory spaces are glass filled, which would be unusual for a farm building of the period and may be later insertions. The original circular Shed has been extended with a long wing over the years and is still being maintained and used.

The design and erection of the c.1872 Gostwyck Shed, although not directly attributable to an architect is one of the most unusual sheds of the period and its exuberant design fairly shouts 'prosperity'.

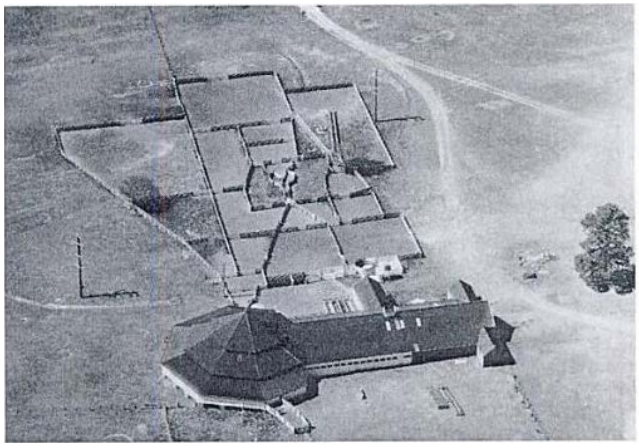


Figure 3.17 Aerial view of the Gistwyck Woolshed; 'A remarkable piece of rural engineering' and is attributed to Alexander Mitchell who also built McCrossin's Mill in Uralla. (Visit NSW Website, Deargee Woolshed Uralla)

[15] H Sowden (Ed.), 1972, ***Australian Woolsheds***, Cassel Australia:28
[16] J Donalson 2007, Shears, Sheds & Strikes - Australian Sheep Shearing during the Golden Days of Wool 1860-1890, self published:252)
[17] SMH 6/3/1872:7
[18] Presumably Henry Cary Dangar, 1830-1917 son of the surveyor Henry Dangar 1796-1861.
[19] G Connor: 1993, The Archaeology of Australia's History, Cambridge University Press, UK: 99

Figure 3.18 An interior view of the Gostwyck Woolshed, published in Rude Timber Buildings in Australia, P Cox & J Freeland, Thames & Hudson 1969, plate 57.

3.4.2 The Titanga Woolshed

One Station known to have commissioned designs from an architectural firm was Titanga Station near Lismore in the Western District of Victoria. Alexander Buchanan and James and John Wilson acquired the Titanga run in 1859 and when the property was subdivided into two freeholds, Titanga and Gala, in 1871, Buchanan retained the former. The Geelong architectural firm of Davidson and Henderson designed the Titanga woolshed, homestead and cottage for Buchanan.

Figure 3.19 Some of the fine sheds at Titanga Station with dressed coursed Basalt blockwork. Courtesy www.onmydoorstep.cm.au/heritage- listing.

High wool prices led to the construction of many substantial homesteads in the Western District of Victoria, and the architects Davidson & Henderson, designed at least a dozen of them, often using locally quarried basalt in their construction.

Samuel Wilson, who acquired Toorale in 1871, had three brothers John, Charles and Alexander. It is not know whether the James and John Wilson, associated with Titanga were relatives. However, it is likely that Samuel Wilson was aware of the precedent when he had to re-build the Woolshed at Toorale after the fire in 1873 and he commissioned the Melbourne architectural firm of Crouch & Wilson.

3.4.3 Errowanbang Woolshed

The existing Errowanbang Woolshed at Carcoar is thought to have been built by Francis Hopkins and Alexander Wilson (Samuel Wilson had a brother called Alexander) who purchased the property c.1886 around the time the woolshed was built. The design of the 1886 Shed is attributed to a Melbourne architect called Watts[20].

However, there is a record in the SMH 24/10/1912 of the Errowanbang Station Woolshed being burnt to the ground. There may have been two wool sheds or alternatively the current shed, which now operates, as a tourist attraction may be a 1912/13 shed. If so it is still possible that it was designed by the firm Thomas Watts & Son. Thomas Watts died in 1915 aged 88 and would have been 86 at the time of the design. [21] He retired in 1905, and by 1910 was described as the oldest private architect in Melbourne,[22] which suggest he continued to practise for some time.

The surviving 40 stand Errowanbang Shed is a corrugated iron clad, hip roofed shed, built of white cypress pine at a cost of £5000, in a complicated three-dimensional design over four levels. It has a two-tiered wool room from where fleeces were pushed down various chutes depending on the classing outcomes. The immense shed was built into the side of a hill. Donaldson[23] describes it as 'a triumph of galvanised iron and solid wooden posts, with an inbuilt plunge sheep dip, drafting yards and overhead protection for thousands of unshorn sheep. The pens in the shed stand high above the ground, while under the gratings apon which the sheep stood, the massive stone foundations support the trusses on which the shed is built and massive wooden trunks reach upwards to underpin the shed structure…It is perhaps unique in Australia for being built over four levels creating a complex, but highly functional structure where each stage of the shearing and sorting process from penning the sheep to sorting baling and storing has its own distinctive space.'

[20] Possibly Thomas Watts and Sons, (Thomas Watts 1827 -1915)
[21] Sir Thomas Watts operated as an architect from offices in Swanston Street, Melbourne. He arrived in Melbourne from Gloucestershire in the 'Protector' in August 1853. He mainly resided in Glenhuntley Caulfield, he was president of the Shire in 1871 and was one of the founders of the Victorian Institute of Architects and was president in 1884. *Australian Dictionary of Biography*
[22] *The Argus* Melbourne 13/1/1910:5
[23] Donaldson L, 2007 *Shears Sheds and Strikes*, *Australian Sheep Shearing in the Golden Days of Wool*, Hawthorn, Victoria:70

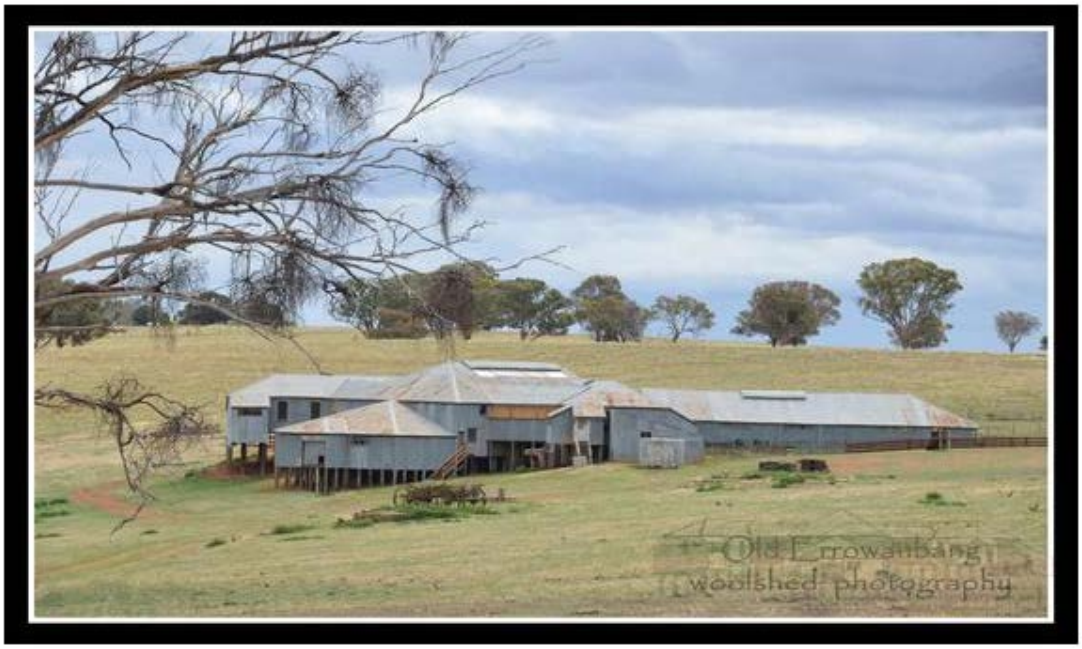


Figure 3.20 Photograph of the existing Old Errowanbang Woolshed, courtesy of the olderrowanbangwoolshed site. The Shed is attributed to a c.1886 construction date but may be a 1912/13 building, but remains a complex and unique design.

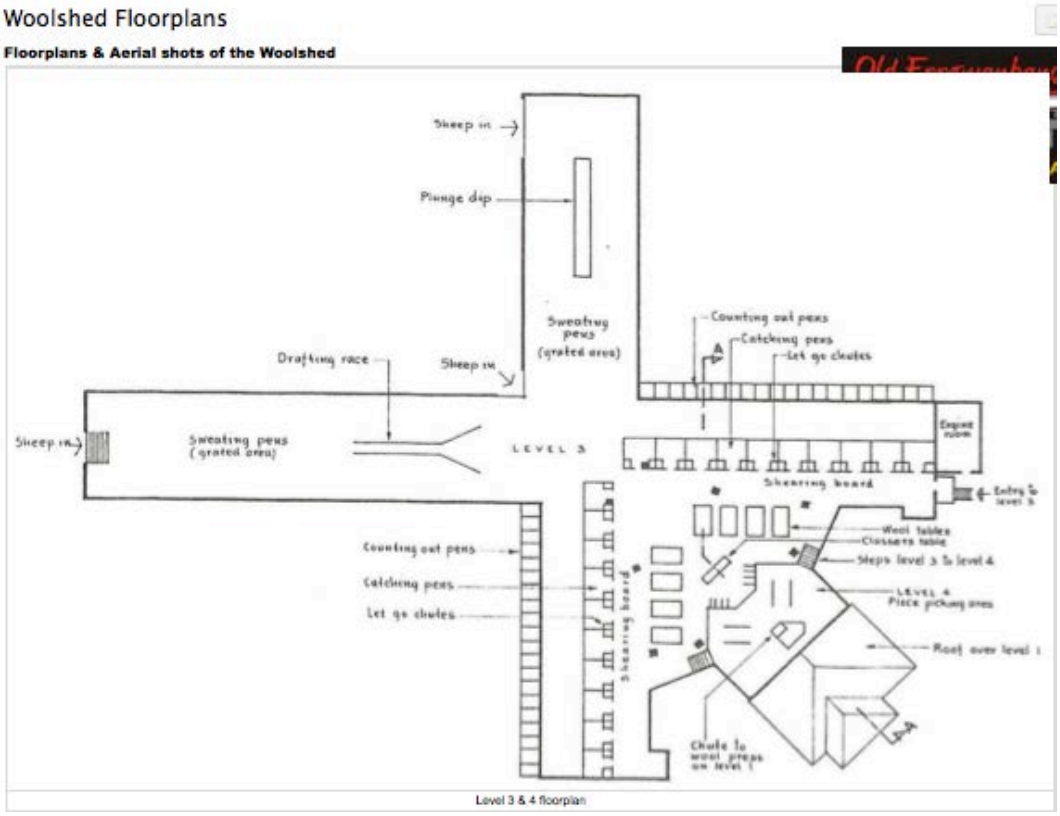
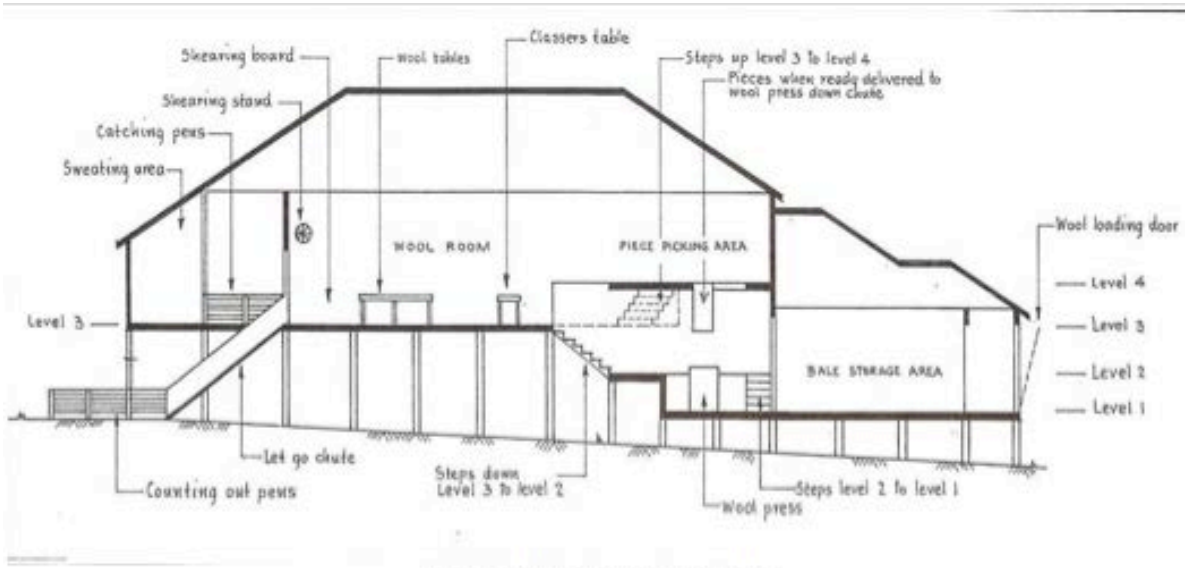
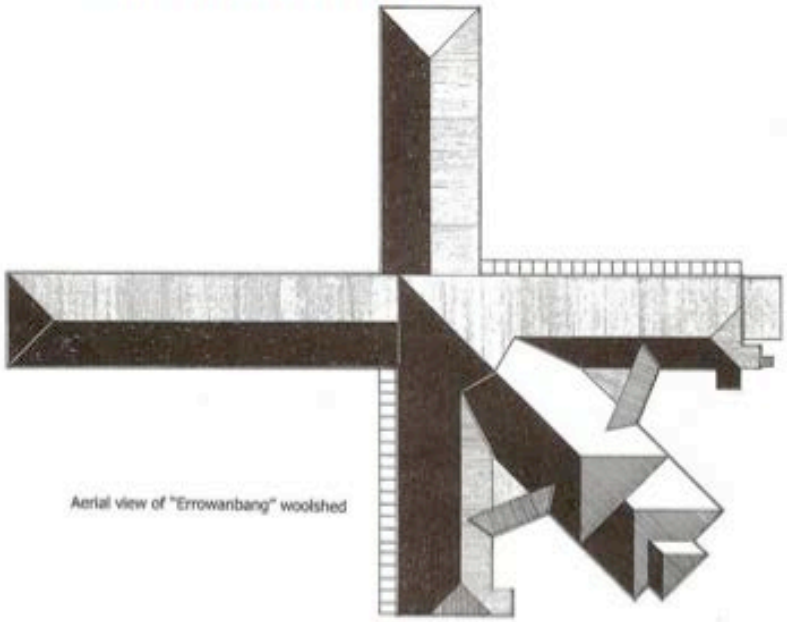


Figure 3.21 Old Errowanbang Woolshed floor plan. Courtesy of the olderrowanbangwoolshed site.



Cross section of the woolshed, showing various floors

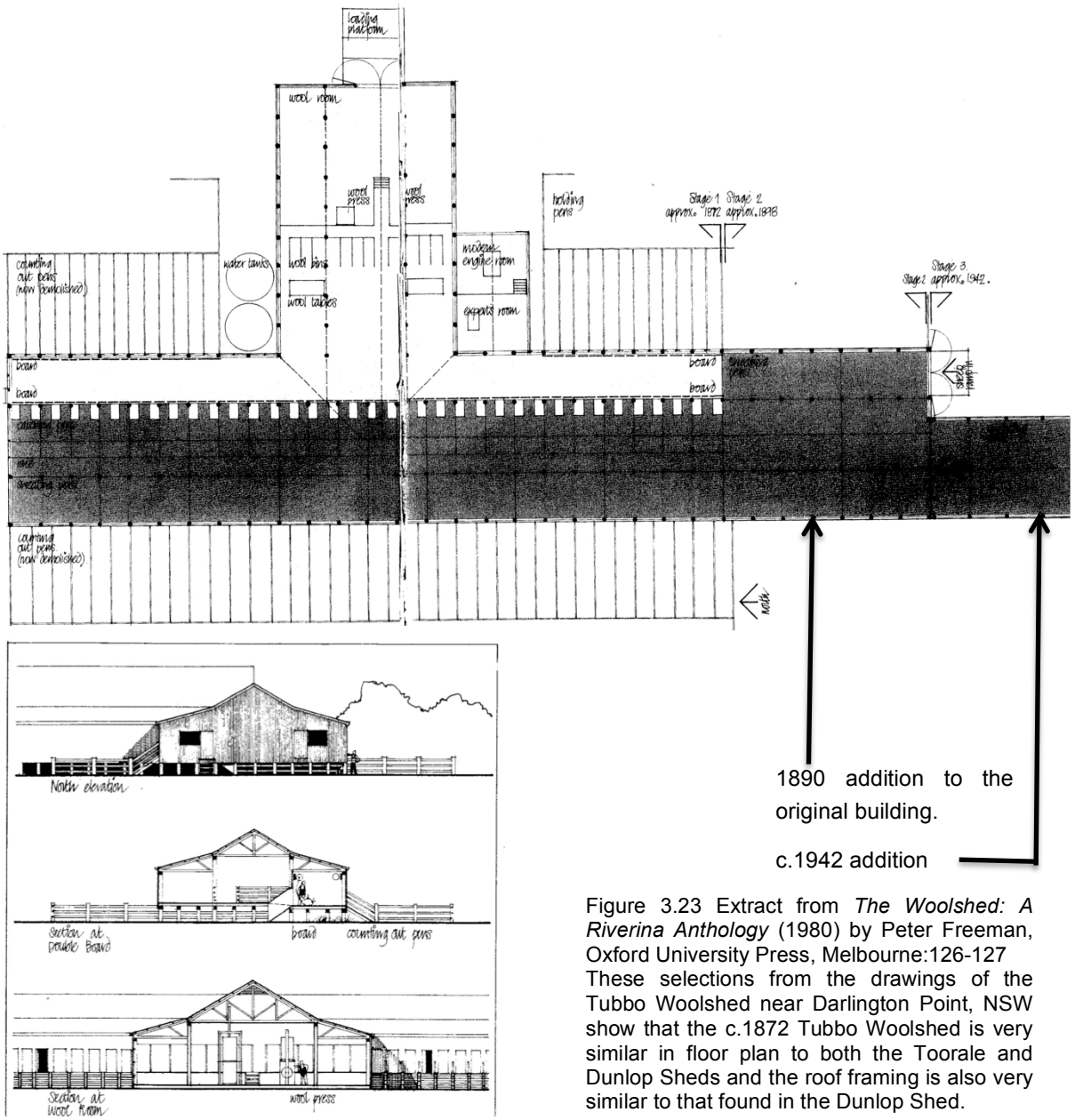


Aerial view of "Errowanbang" woolshed

Figure 3.22 Old Errowanbang Woolshed section and roof plan. Courtesy of the olderrowanbangwoolshed site.

3.4.4 Tubbo Woolshed c.1872

One of the two Tubbo woolsheds, described in 1872 as 200' long and 36' wide according to Freeman was designed by a Melbourne architect and the details were well conceived and executed. The original shed was a standard T shaped plan arrangement with king post roof trusses. The architect originally designed a gallery above the board, so that the manager could oversee the shearers without being seen himself, but no evidence of this remains.



1890 addition to the original building.

c.1942 addition

Figure 3.23 Extract from *The Woolshed: A Riverina Anthology* (1980) by Peter Freeman, Oxford University Press, Melbourne:126-127
These selections from the drawings of the Tubbo Woolshed near Darlington Point, NSW show that the c.1872 Tubbo Woolshed is very similar in floor plan to both the Toorale and Dunlop Sheds and the roof framing is also very similar to that found in the Dunlop Shed.

This shed was converted to Wolsley machinery in 1891. However, the conversion was not entirely successful as the 51 shearers were too cramped,[24] probably because of the relatively narrow width of the shed. The roof truss arrangement is very similar to that at Dunlop, except the long gable roof at Dunlop is asymmetrical being extended and braced over the sweating pens.

3.5 The Earliest Toorale & Dunlop Sheds

The original selections along the Darling became attractive once the river was improved and found to be navigable to Bourke in 1859. The various blocks were bought up and amalgamated by individuals and by speculative companies, like the Bogan River Company, into huge properties. Woolsheds north and west of the Darling River were inevitably constructed to process large flocks of sheep, because of the huge property sizes required to make the marginal landholdings economic.

3.5.1 The First c. 1860 Toorale Shed

The Bogan River Company acquired Toorale in 1860 together with flock of around 42,000 sheep. In 1861 they were advertising for 30 shearers on the Board and 16 men at the washpool. By 1865 the Bogan River Company had some 200,000 sheep on the property. The Woolshed at Toorale during this time was a 70' x 100' gum weatherboard structure that accommodated 48 blade shearers. It burned down in 1873. It was built for £1200 and valued at £1000. It was described after the fire as the finest in the district. Unfortunately no details of the arrangement of the shed are known. However, it can be assumed from the measurements given to have been a simple rectangular structure of some height as at the time of the fire it held 700 bales of wool and was being readied for the shearing season. That shed serviced the whole Toorale property around the Warrego River. A shed at Dunlop serviced what was then the Dunlop Outstation centred on the Paroo River.

3.5.2 The first c1865 Dunlop Shed

On the other hand the original much narrower Dunlop Shed, which was 100' long, 20 ' wide and 12' high, described as almost new and one of the finest in the Darling was still owned and subsequently replaced by the Bogan River Company when it burnt down in February 1867. It had cost some £600 to build by comparison with the c.1860 Toorale Shed, which cost £1200 to build.

The earliest Dunlop Shed contained 800 bales of loose fleece and scoured wool at the time of the fire in 1867. The property was being advertised for sale with a woolshed in June 1868, so presumably a replacement shed was quickly built. The 1886 Bayliss photographs include a photograph showing the Dunlop Shed isolated by the floods. It appears to be the c.1868 Shed. (See detail below: from the c.1886 Charles Bayliss photograph taken for the Royal Commission into Water Conservation. Reproduced courtesy of the Art Gallery of NSW).

[24] P Freeman1980, *The Woolshed, A Riverina Anthology*, Oxford University Press, Melbourne:122-123

Figure 3.24: An enlarged detail from the c.1886 Bayliss photograph showing the c.1868 Dunlop Woolshed on the left and what may be the part of the wool scour or the shearer's quarters on the right. (Courtesy of the Art Gallery of NSW)

Figure 3.25: Charles Kerry photograph of the wool drying ground at Dunlop Station, Louth NSW c.1900. Showing the c.1868 Dunlop Shed on the right with the wool scour sheds on the left. Courtesy NLA (Libraries Australia ID 3091172).

3.5.3 The Second 1868 Dunlop Shed

The second (1868) Dunlop Shed appears from the above photographs to have been a T shaped, gable roofed building, clad most probably in corrugated iron and sitting on timber stumps. It appears smaller than the current Dunlop Shed, which replaced the c.1868 Shed, 23 years later, in 1891, shortly after the much publicised first successful shearing using mechanical shears at the Dunlop Shed in 1888. It is assumed that the arrangement of the c.1868 Shed was less than ideal for the new machine shearing requirements.

3.5.4 The Woolsheds during Samuel Wilson's Ownership of Toorale 1871 - 1880

The Toorale property changed ownership from the Bogan River Company to Samuel Wilson in 1871 and it contained the c.1860 Toorale Woolshed and the c.1868 Dunlop Woolshed. The Toorale Woolshed burnt down soon afterwards in 1873.

The new owner, Samuel Wilson (1832-1895) was a well-educated man with an aptitude for civil engineering with experience as a linen manufacturer and farmer in Ireland. He and his brother John emigrated to Australia in 1852 joining his other brothers Charles and Alexander who had preceded them and established squatting runs on the Wimmera in 1845. Samuel, after some success as a miner at Fryers Creek in the Ballarat goldfield, prospered as a carrier of supplies between Melbourne and the Ballarat and Pleasant Creek diggings. After gaining experience managing his brothers' Kewell Station, Samuel sold his property in Ireland and with his brothers help he bought *Longerenong Station* at the junction of the Wimmera River and Yarriambiack Creek. There he created a system of dams and channels that foreshadowed the vast Mallee-Wimmera water gravitation scheme of today. Wilson married in 1861 and commenced building *Longerenong Homestead* in 1862. He subsequently sub-divided *Longerenong* into five stations, which was possible because of his water reallocation scheme. Expert management allowed Wilson to gain sole ownership of *Longerenong* in four years, and in 1869 when the partnership with his brothers was dissolved he bought them out. The Wilson brothers had held extensive Wimmera holdings including the *Ashens, Vectis, Walmer* and *Talgany* runs and *Yanko* on Yanko Creek in NSW. Because of a bad drought land values in the 1860s were very low, but in the good seasons that followed Wilson was able to complete most purchases by 1871, which allowed him to expand his portfolio further with the acquisition of the *Toorale* and *Dunlop* Stations on the Darling also in 1871.

In 1873 he bought the famous *Ercildoune* merino stud with its graceful homestead from T & S Learmouth for the record price of £236,000. It was located near Burrumbeet in Victoria. In 1874 he sold his Wimmera holdings and he bought freehold estates in the Western District at Mount Bute, Marathon and Corangamite and the NSW leases of *Coree* and *Goolgumbla*.

The fire that destroyed the Toorale Shed with the associated loss of 700 bales of wool occurred in the interim period between the 1873 purchase of *Ercildoune* for the record price described above and

the 1874 sale of Wilson's Wimmera holdings. This was a period when great fortunes were being made from wool and the materials and design of the sheds that handled enormous flocks was being influenced by new materials, particularly the availability of corrugated iron and some pastoralists were turning to architects to design their sheds and sometimes their entire homestead and outbuilding complexes.

3.5.5 The Current (second) c.1874 Toorale Shed

Tenders for a timber Shed were initially advertised for the Toorale Shed but by September 1873 it is clear that either suitable timber was not readily available, was too expensive or Wilson had changed his mind. He turned to the Melbourne architectural firm Crouch and Wilson (it is not known whether the Wilson of the partnership was a relative) to design the new Toorale Shed. Nor is it known whether Crouch & Wilson used an engineer to design the structural framework, but by September of 1873 they were advertising for tenders for the preparation of iron for the Toorale Shed in *The Argus* (Melbourne) 27/9/1873:2 as follows.


Town-hall, Melbourne, 9th September, 1873.

CROUCH and WILSON, Architects, invite TENDERS for PREPARATION IRON for large woolshed, at Toorale, on the Darling, for S. Wilson, Esq. Drawings and specifications may be seen at their offices, 46 Elizabeth-street.

There must have been some urgency to re-build as quickly as possible to accommodate the following shearing season and an understandable concern that the Shed should be as fire-proof as possible. It may have been noted that Woolshed fires typically start in the roof timbers and there may also have been issues associated with the remoteness of the location and the lack of locally available large termite resistant, hardwood timbers suitable for structural use. Minimisation of the cost of cartage may also have been a consideration. As a result of one or all of those considerations the use of wood in the design of the new structure was minimised.

The c.1874 Toorale Shed was designed for hand shearing, as mechanised shearing didn't come to country properties until 1887 and to the Toorale Station until c.1888. Nonetheless the T shaped 46 stand corrugated iron clad Shed designed by Crouch and Wilson was technologically well ahead of its time incorporating new ideas and materials.

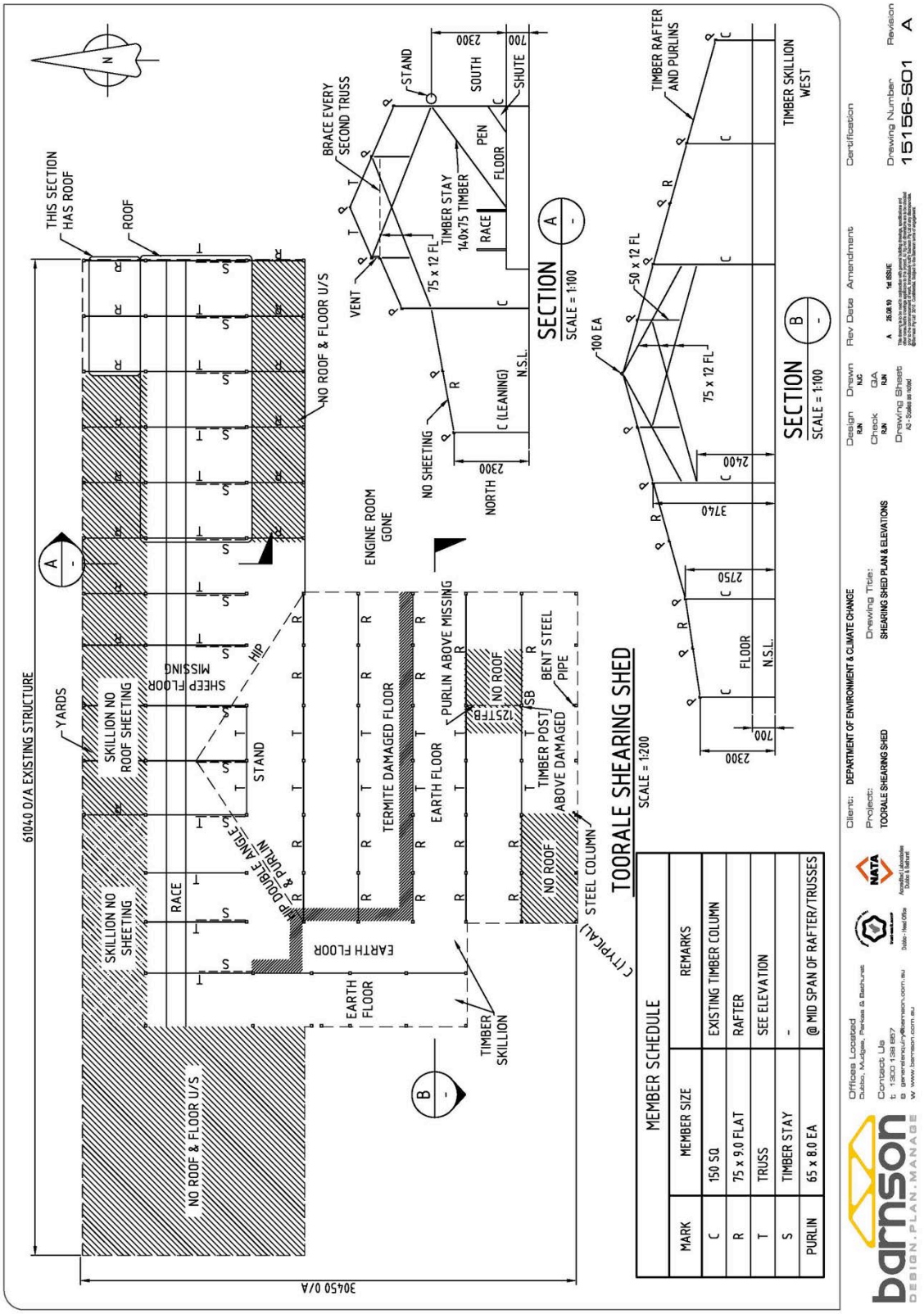


Figure 3.26 Structural drawings of the Toorale Woolshed, by Barnson for NPWS in 2012. Note: Section A and Section B where the arrangement of the bolted flat iron straps is shown.

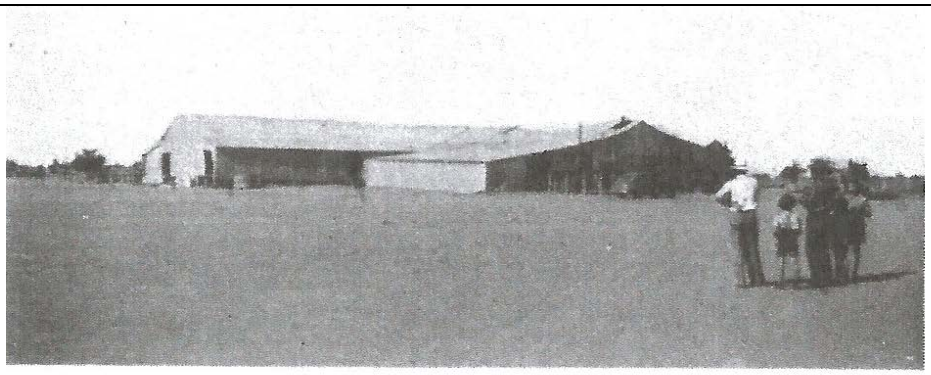


Figure 3.27 The above photograph of the intact Toorale Shearing Shed is thought to be a 1950s view. Reproduced from *Sir Samuel McCaughey: a biography* by P McCaughey, Sydney, Ure Smith, 1955:80

Figure 3.28: The above south and north elevations of the Toorale Shed, show its state in 2012, prior to the most recent wind storm damage. (Photographs by Sheppard)

The use of corrugated iron had become commonplace in Victoria in the 1850s and by the 1870s, despite being a totally imported material it was widely accepted as a suitable cladding and roofing material for rural buildings. [25]

In the second half of the nineteenth century innovation in the approach to Woolshed design tended to be limited to vernacular solutions and local adaptations. Woolsheds remained typically bush pole or dressed timber, frame structures. The use of iron structural framing except for some bridges and a few city buildings was rare in Australia at this time. Professor Miles Lewis, AM, FAHA, Melbourne University[26] believes that the bolted flat iron strips used for the roof framing at Toorale were unlikely to be locally rolled as at that time plenty of flat and bar iron was being imported. (M Lewis 19/4/2013)

Professor Miles Lewis has also indicated that he does not know of any other farm building of that age with iron roof framing.

Toorale appears to be the earliest known Woolshed or farm building in Australia to be designed with a simple iron structural support for the roof cladding.

Nor have has he come across the frame arrangement used at Toorale, which looks like a truss but really isn't because the top and bottom chord don't meet, and it's not triangulated.

The steel frame arrangement used at Toorale is likely to be unique within Australia. (See Figure 3.26)

The roof framing arrangement incorporates a ventilation space running along the whole of the north side of the Shed. Professor Lewis has indicated that while he is familiar with various forms of roof monitors and ventilation strips that are symmetrical, he has never come across a vent along only one side of the roof such as is found at the Toorale Shed.

The single roof ventilation strip along the north side of the Toorale Shed is thought to be a unique roof ventilation example within Australia.

The corrugated iron roof cladding on the Toorale shed is attached to the rafters and purlins with J or hook bolts. Again Professor Lewis has indicated that it is extremely early for the use of hook bolts, which are otherwise not known to have come across to Australia until the late 1880s. Professor Lewis provided an illustration from Fredk. Braby & Co. Ltd., *Braby's Handbook for Engineers and Architects* (2nd ed, Fredk. Braby & Co. Ltd, London, no date [?c1913]) showing an illustration of the hook bolts they sold. Braby was in business by the 1880s or earlier. He made the building, which became the Broome Court House, Western Australia, and other structures in the Northern Territory, which use hook bolts. Professor Lewis says that 'there is no reason why they (hook bolts) shouldn't have been used, as they were invented in Europe much earlier and used for fixing zinc sheets to iron purlins. Later in the Northern Territory and Queensland they came to be regarded as anti-cyclone fixings although really that was incidental to their original purpose.

[25] M Lewis, Corrugated iron a. development of (See mileslewis.net/Australian-building/pdf/…metals/8.04-corrugated iron)
[26] pers comm - email communications Miles Lewis April, 2013

The Toorale Shed appears to be the earliest known example of the use of hook bolts in Australia.

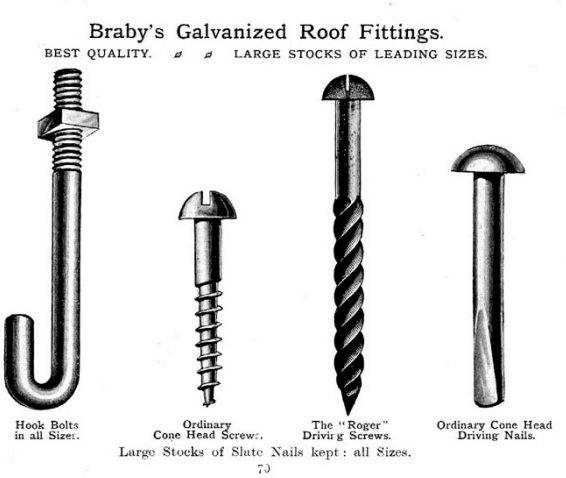


Figure 3.29 An illustration of the hook bolts sold. By Fredk. Braby & Co. Ltd., in *Braby's Handbook for Engineers and Architects* (2nd ed, Fredk. Braby & Co. Ltd, London, no date [?c1913]). (Illustration kindly provided by Professor Miles Lewis.)

The Toorale Woolshed appears to be the most technologically innovative Woolshed built in the second half of the nineteenth century in Australia.

The 1908 Isis Downs Shed located at Blackall Queensland represents the next stage in the adoption of new manufactured technology. It's structure comprises steel framing and trusses in a semi-circular design, incorporating clerestory light in the design it was manufactured by Dorman Long (Middlesborough England) and housed 52 machine stands. (Sowden: 232)

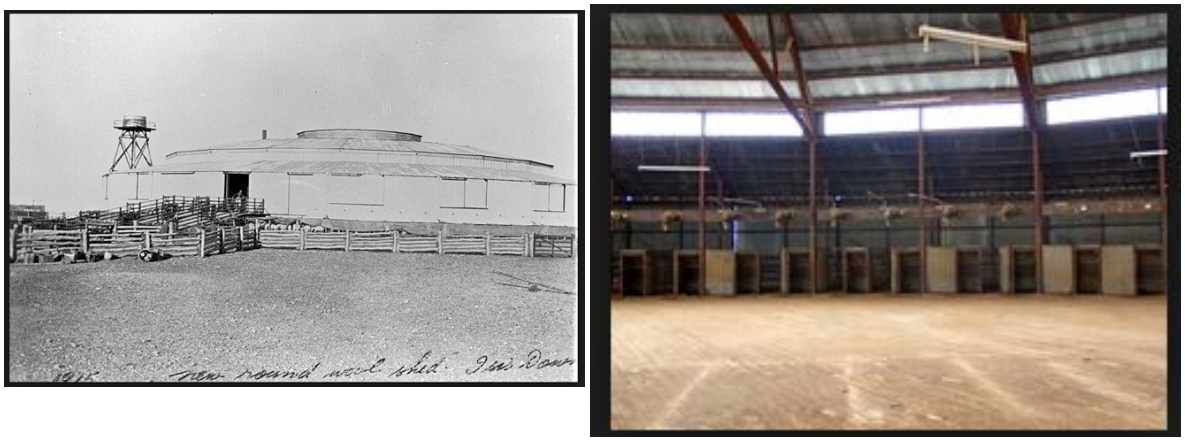


Figure 3.30 The 1915 New Round Woolshed at Isis Downs, exterior on the left and an interior view showing the steel structural frame and roof trusses on the right. Photographs courtesy of the Museum of Victoria.

3.6 Toorale's Place in Machine Shearing History

Yamma Station at Colombo Creek was the first station to complete shearing an entire flock with Wolsley machines, but Dunlop Station with far more sheep to be shorn, had started earlier and would finish later than Yamma. 184,000 sheep were shorn at Dunlop Station in the 1887 shearing season. (A Barnard, The Australian Wool Market 1840-1900, Melbourne University Press for ANU: 176) Barnard also identifies the Yamma Shed as having since become a ruin. (p176) In 1887 Toorale also became the first property to use electric light at the Wool Scour.

The sheds were all fitted with Wolsley machines and were at work or expected to be, in a week or two in the 1888 season as listed in the *Queenslander* (15/9/1888: 476) were:

Rothbury	Branxton	56	KVC Mayor
Dunlop	Darling River	40	Jas Wilson
Yamma	Colombo Creek	20	CM Lloyd
Toganmain	Hay	15T	Robertson
Oakhurst	Young	20	AS Ffrench
Wi-rah	Mungindi	16	JR Loner
Barren	Narrabri	24	MD Barton
Kooba	Darlington	20	JW & J McGaw
Groongal	Junee Line	10	T & S Learmouth
Burratta	Denilliquin	20	Hy Rickerton
Aratula	Denilliquin	20	Hy Rickerton
Qu?amery	Conargo	5	FL Parker
Wirota	SA	5	GS Hall
Canoowie	SA	10	Saunders, James & Co.

Also beside the above, the following are being fitted for this seasons shearing:

Currawang	Murrumbidgee	10	Hon RH Roberts
Foxlow	Bungendore	12	Geo Osborne
Lake Cowal	Young	16	JB Doaker
Coomoo C'moo	Quirindi	16	J de V Lamb
Tondelurina	Mundooran	15	JL Brown
Fernhurst	Victoria	6	Geo Coutts
Noorat	Victoria	16	Black Bros

And other orders will if possible be executed.

Livingstone[27] reports that one year after Dunlop's mechanical shearing Toorale Shed was equipped with 46 mechanical stream driven stands and had a steam powered generator to provide electric lighting. It seems very likely that with the success of the Dunlop Shed, Toorale quickly followed in adopting mechanical shearing and possibly electric lighting, adopted in the Toorale Wool Scour in 1887 as well.

It was also reported in the above *Queenslander* (15/9/1888: 476) article that:

> *At Dunlop all the wool is scoured on the station for which purpose there are most complete appliances, the electric light being used at night in the scouring department. Formerly it required 44 shearers to keep the wool scourer in full work, but this season Mr Wilson finds that 32 or 33 men with the machine shears can do the work of 44 shearers, and this is the reason that only that number of stands are now occupied in the woolshed although the engine is capable of driving the full 38 or 40 with which the shed is fitted up. (article by GN Griffiths, Sydney, 6th September)*

It is notable in the above lists that few of those early adopter sheds had over 20 stands and none of the large Sheds where the original shearing took place are though to have survived. The first big Queensland woolshed converted from blade shearing was the Northampton Downs Shed located at Blackall, which was fitted with 58 machines in 1889.

3.7 The Third 1891 Dunlop Shed and the Second Toorale Shed

The steam power and overhead shaft requirements of mechanical shearing together with the increasingly large flock sizes may have rendered that 1868 Dunlop Shed where the first mechanical shearing took place, obsolete. The *Wagga Wagga Advertiser*, 11th August **1892**:3 among other newspapers reported that:

> *At Dunlop Station…Since the last shearing a magnificent woolshed has been erected on this station, and it is considered to be one of the most convenient in the colony. It is fitted with 45 Wolsley shearing machines. The main building is 250 ft by 50 ft and the woolroom is 80 ft by 50 ft and these with the engine shed and other buildings cover a considerable area of ground, everything has been constructed on the most convenient plan. In the erection of the building nearly 150,000 ft of red gum has been used, all of which was cut on the river, within two miles of the shed. The owners of Dunlop Station have decided to have in future all the wool sorted in a first class manner before it leaves the station, for which purpose eight professional sorters have been engaged for this season…near the Shed is a first class scour which is lit up at night with electricity. All the wool this season will be scoured at the station.*

When discussing the Dunlop shed with the photographer Andrew Chapman, Dermie Murray, a descendant of the Murray family who acquired Dunlop in 1937 described the Dunlop Shed as identical to the shed at Toorale and he believed that, Thomas Matthews built them both. He also described the original Wolsley machine shears as having power transmitted by an endless rope, which the malcontents among the shearers would cut at night to sabotage the mechanisation of the

[27] J Livingstone, 2010, Half a Cupful, Self published:179

shed, so the owners employed a sailor to splice the rope if it broke or was cut by shearers.[28]

The floor plan, arrangement and cladding of the1891 Dunlop Shed is very similar to the 1873/4 Toorale Shed. The main building of the Toorale Shed is approximately 200' x 45', (60.96 x 13.7 metres) although as the southern end of the Toorale Shed has collapsed it may have been longer. Dunlop Shed is 250' x 50' [76.2 x 15.24 metres]). The Toorale wool room is around 65' x 88' (19.8 x 26.8 metres) but the skillion to the west may be an addition to the original shed, which may have been around 50' (15.24 metres) wide, while the Dunlop wool room is 80' x 50' [24.4 x 15.24 metres]).

Figure 3.31 East and west elevations of the Dunlop Shearing Shed. Photographs by Sheppard, April 2013.

[28] A. Chapman 2011, *Woolsheds, A Visual Journey of the Australian Woolshed*, The Five Mile Press, Scoresby, Victoria:57

Figure 3.32 An interior view of the Dunlop Shearing Shed. Photographs by Sheppard April 2013.

Figure 3.33 Above & left: Two interior views of the Toorale Woolshed. Photographs by Sheppard 2012.

However, the Dunlop Shed has massive structural timber framing rather than the bolted flat iron roof framing and wrought angle iron rafters and purlins of the Toorale Shed. The metal roof framing provides a significantly more open floor space, particularly in the wool room area.

3.8 Conclusion

It is the early (1873) use of an architectural firm to provide the design, together with its leading edge specification of bolted flat iron roof framing, wrought angle iron purlins and rafters, the incorporation of an asymmetric roof vent in the structural design and the use of hook or J bolts that together puts the Toorale Shed at the leading edge of technological innovation for woolshed design on pastoral buildings at the time.

This approach, taking advantage of the most modern technology available appears to have taken place in such a remote location that it went unreported. The new technology was also housed in a relatively unremarkable, functional building envelope. This resulted in the Toorale Shed being an isolated example of the innovative use of the most modern available technology on a pastoral property in Australia at the time.

4.0 PHYSICAL EVIDENCE

4.1 Background

There are eleven historic precincts located within the boundaries of the current Toorale NP & SCA. The following assessment of resources and condition is based on field survey in 2011 and is necessarily a generalisation. The buildings, moveable heritage and archaeological resources are addressed in detail in accompanying volumes. See the Section 1.4 of this report for a list of relevant survey reports. Some of the precincts are archaeological sites, while others are a mixture and include archaeological sites and/or more or less intact historic or modern building complexes as follows:-

Table 4.1 Precincts & resource types

Precinct & Item Name	**Site/ Building Type**	**Condition**
1. *Ruins of the first Toorale Homestead on the Darling River*	Archaeological site	
2. Old Shearing Shed Precinct		
Old Shearing Shed	Historic building,	Partly ruinous
Overseers Quarters	Archaeological site	
Wool Scour Site	Archaeological site	
Billabong	Reduced water flows	Compromised bird life environment
3. Historic Toorale Homestead Precinct		
Homestead	Historic Building,	Poor, partly stabilised,
McCaughey Sheds & Meat Houses	Historic Buildings,	Fair to good
Others	Low quality demountables	Poor
Homestead dam	Breached	Compromised setting
4. Boera Homestead and Old Tip Site		
Boera Homestead	Relocated mid-20th century building	Fair to good
Old Tip Site	Archaeological Site	
5. Nissen Shearing Shed, Shearers Quarters & Hangar		
Nissen & Quonset Sheds	Buildings of technological & vernacular interest	Fair/Good
Shearers/Workers Quarters	Late 20th century building complex.	Upgraded now good
Hanger	Relatively modern building	Good

Table ctd.

6. Akuna		
Akuna Homestead complex Akuna Yards	Mid to late twentieth century building & outbuildings	Mainly good Deteriorating over time
7. Dara		
Homestead Shearing Shed Yards	Poor quality mid 20th Century Late twentieth century Vernacular constructions	Ruinous Wind damaged - to be demolished Varies
8. Acton Hill		
Shearing Shed Yards Other	Late twentieth century Late twentieth century Remnants & ruins	Fair to good Fair to good Poor
9. Boera		
Homestead complex ruins Shearing Shed Remnants Yards Dam	Mid-late twentieth century ruins Adapted Quonset components Mid- late twentieth century No known recent maintenance	Ruinous Remnant of complex Deteriorating over time Fair
10. Irrigation Precinct Buildings		
Residential Buildings Sheds & Service buildings/structures	Late twentieth century generally poor to ordinary quality residential buildings. Generally good quality sheds & service structures	Poor, Fair & Good Condition Fair to Good condition
11. Ruins of Old Pub	Archaeological site	

4.2 Physical Evidence Overview

4.2.1 Buildings

The Toorale property was relatively intact until 1969 with many surviving early buildings. However, subsequent tidying up and re-aligning the Toorale operation along pastoral and agri-business lines saw many of the early buildings removed. Existing accommodation was largely replaced by new demountables for workers and project type homes for management while medium sized shearing sheds replaced the reliance on a single, centrally located giant shed.

The Toorale property is now, with a few major exceptions, largely a landscape of absences. However, several Soldier Settlement properties were re-acquired in the late twentieth century and together with the new agri-business developments, this has meant that the late twentieth century buildings are well represented, but are unfortunately not of high quality and nor are they technologically innovative. The exception to this generalisation is the Nissen Hut and Quonset Hut Shearing Sheds, which are of technological interest and have been adaptively re-used employing local vernacular techniques.

The most historically and technologically significant buildings on the property, the Old Toorale Woolshed and the Old Toorale Homestead are both in poor condition, although the Homestead has been largely stabilised and made weatherproof. The Woolshed, which is the earliest known use of iron roof structure on a farm building in Australia, is partially collapsed and becomes increasingly ruinous and fragile each time it is subject to further damage from passing storms.

4.2.3 Dams and Water Infra-structure

The most significant phase of construction for the earthworks, which form the dams, which divert water into the Western Floodplain, occurred when Samuel McCaughey took over in 1880. The nature of construction involving trees and logs covered by earth means that the structures are vulnerable to breaching during flood events. It appears they have regularly required repair since they were constructed. Whilst vulnerable they are in good condition considering their age and the manner of construction. There have been breaches in recent times, including the Kearnie (Homestead) Dam.

Ground tanks are generally in good condition. Their presence has altered the distribution of fauna species and they provide a water source for feral pests such as goats and pigs.

The modern irrigation infrastructure used for cotton farming includes pumps and channels. Whilst in fair condition their presence is not compatible with management of Toorale as a National Park.

4.2.4 Moveable Heritage Overview

The collection remaining on Toorale is predominantly industrial in nature with most of it being iron. The predominance of outdoor iron is due mainly to the organic sections (Timber & cloth) decaying

over time. The strength of the collection is the sites that relate to the past activities carried out at Toorale such as the Wool Scour. The shortfalls within the collection at the time of the survey (were a lack of archival records and domestic items used by the owners and staff. See OHM, 2008 Report) The shortfall in archival records has since been largely addressed by the preparation of the *Historical Analysis, Toorale Station, Bourke*, three volume set prepared by CRM for NPWS.

4.3 Aboriginal Archaeology Overview

4.3.1 People

Anthropological, ethnological and oral history evidence suggests that Toorale National Park and SCA is within the domain of the Paakantjyi or Baakandji - an expansive Aboriginal nation whose territory centres on the Darling River in Western NSW. Early anthropologists and pastoral settlers in 19th century recorded numerous dialectic sub-groups of the Baakandji along the Darling - Kurnu being the dialect of those in the Toorale area.

4.3.2 Place

The Darling River and its tributaries, feeder creeks and billabongs provided a rich array of resources for the region's first people. The adjacent landscapes - which include alluvial floodplains, sandy islands and dunes, grey and red soils plains, and rocky outcrops and ranges - further characterise the lands of Kurnu Baakandji.

4.3.3 History

The history of use of the Toorale landscape by Aboriginal people dates back thousands of years. It has its beginning in the creation stories of the region, has evolved through the post-contact pastoral period, and continues to this day. This history is remembered by Aboriginal people who have a connection to the place and is manifest in a variety of ways:

- numerous place names and pastoral runs have their origins in the Baakandji language (including Yarramarra, Boera, Barcoola and Warrego)
- historical documents detail Aboriginal pastoral workers, soldiers and police trackers (including Tracker Towney)
- government records and registers reveal Aboriginal families and individuals who have an historical association with the place (including fence builders the Knight family)

In addition to this, the Aboriginal history of the locale is demonstrated in a range of cultural heritage sites that subtly and indelibly mark the landscape. The physical evidence of history is archaeology, and the ensuing sections addresses Kurnu Baakandji archaeology within Toorale National Park and SCA. For additional detail on the Aboriginal history of the place and archaeological specifics, the

reader is directed to the works of Dr Sarah Martin and the local Aboriginal community as presented in the bibliography.

4.4 Archaeological Sites

As of May 2013, well over 580 Aboriginal sites have been recorded within the NP and SCA boundary (Comprehensive AHIMS search 22 May 2013). These have resulted from accidental discovery, as well as deliberate survey and investigation associated predominantly with the establishment and development of the park (as a place of future recreation, education and Aboriginal community connection).

Site types that exist within Toorale include:

* stone artefact scatters, extraction sites and tool production nodes
* modified trees
* burials, burial markers and burial miscellanea
* ovens, mounds, middens and ashy deposits
* fishtraps and stone arrangements
* Aboriginal post-contact sites
* aspects of the natural landscape and environment with cultural value.

Sites on-park have been recorded across the complexity of landforms-landscapes that characterize the place. While widespread, a number of particular landforms appear to feature high concentrations and varieties of sites. These include:

* Darling and River levees (and those associated with billabongs)
* lower floodplains and the high terraces adjacent
* source bordering dunes and sandy islands
* rocky hills and outcrops.

4.4.1 Stone Artefacts

Stone artefacts or lithics (both isolated and in the form of concentrations or scatters) are widespread within the study area. They demonstrate past Aboriginal activity and appear to be particularly common along the Darling and Warrego Rivers and their respective floodplains as well as in association with stoney hills (such as Dara and Talowla), sand islands and dunes, and at red soil-grey soil (floodplain-terrace) junctions.

Stone artefacts recorded on park include:

* grindstones, topstones and hammer stones
* adzes and axes
* cores (from which smaller tools are manufactured)
* flakes and flaked pieces
* various tool types (including blades, microblades and scrapers)
* manuports (unworked stone brought in from elsewhere)

The range and distribution of raw materials reflects both utilization of locally available source materials (such as silcrete) as well as trade between disparate groups. Stone types at Toorale include:

Sedimentary

- Silcrete (a fine, indurated soil duricrust that ranges in colour from red, through yellow to white)
- Chert (an abundant, cryptocrystalline silicious rock with a range of textures, colours and hues)

Both of the above are widely found in stone assemblages in Western NSW and were frequently favoured for stone knapping and tool production.

- Sandstone (a course sedimentary rock composed mostly of quartz and/or feldspar)
- Sandstone has been used for the production of dishes and grindstones.
- Quartzite (metamorphosed sandstone)

Metamorphic

* Honfels (generally dark coloured, relatively fine-grained, metamorphosed shales)

A commonly used rock type of southeastern Australia with similar characteristics to fine grained-basalts. Often manufactured into large or heavy tool types such as edge ground axes.

4.4.2 Quarries

Stone quarries are areas where usable stone naturally occurs in the landscape (as bedrock, outcrops or cobbles) and is actively extracted for use. Also referred to as stone procurement areas, quarries have been recorded at Toorale at a number of locations including:

- Western Hills (quarried for fine chert)
- Talowla and Burragurry Hills
- Stoney rise near the Booka property boundary.

4.4.3 Modified Trees

Modified trees (also referred to as scarred or marked trees) result from Aboriginal people removing bark from a tree trunk or limb. This modification was undertaken to mark the tree for sacred-ceremonial purposes, or to harvest the bark (or underlying timber) for the production of wooden artefacts such as canoes, drag-alongs, coolemons (carriers) and weapons (especially shields). Such trees are often (but not always) restricted to near-water contexts. At Toorale, they are typically found along the margins and billabongs of the Darling and Warrego Rivers (especially near the junction of the two) as well as on the Warrego floodplain (with several recorded in the vicinity of Boera Dam).

4.4.4 Burials

Aboriginal inground burials typically occur in relatively soft soils and consequently are often recorded in silt and sand bodies. At Toorale, burials (usually denoted by exposed skeletal material) have been recorded in association with the levees, riverbanks and billabongs of the Darling and Warrego Rivers, as well as in sand bodies such as source bordering dunes and isolated sand islands. While some of the Toorale burials may predate the incursions of pastoral settlers, others that been recorded in the vicinity of prominent homesteads and stations may be of post-contact date.

Some of the burials at Toorale appear to feature adornments, including kopi (gypsum) burial markers in the form of widows caps and egg shaped or elongated pieces. Cyclons (cylindro-conical ceremonial artefacts) have also been found to mark burial sites and in some instances may be all that remains of once more extensive interments.

4.4.5 Ovens & Mounds

Aboriginal ovens or hearths, used to cook food and provide warmth, dot the Toorale landscape. Typically, they present as deflated, near-circular, aggregations of baked clay, heat retaining stone and/or termite/mud wasp nest. They are often found on scalds or other sandy-clay exposures (where they are highly visible) but have also been recorded in a variety of other contexts.

Aboriginal mounds are places where Aboriginal people lived over extended periods of time. The mounded remnants of this occupation often contain charcoal, burnt clay or stone heat retainers from cooking ovens, animal bones, shells, stone tools and occasionally Aboriginal burials. Generally, 'living' mounds are found near rivers, lakes or swamps but occasionally occur some distance from water. They often occur on floodplains and the banks of watercourses, and occasionally on dunes and among rock outcrops on higher ground. No mounds have been recorded at Toorale, but one example has been recorded on Yanda SCA upstream from Toorale.

4.4.6 Middens

Middens are the material remains of past occupation that relate to the consumption of meals and the disposal of waste. Also referred to as kitchen mounds or shell middens, they typically contain a range of hardy artefacts and ecofacts including stone, bone and shell - often set within a humic and charcoal-rich sandy matrix. The best preserved middens often contain shellfish remains, which alkalize surrounding soils and preserve organic remains. Most are found along rivers and foreshores - where shellfish can be consumed en masse. At Toorale, middens have been recorded along the Darling River and its billabongs as well as on the sand island in the vicinity of the Old Toorale Homestead.

4.4.7 Fishtraps

Stone-walled fish traps have been recorded at a number of locations along the Barwon-Darling-Murray River system. Though many were removed in the 19th century to enhance the river passage of steamers, some remain today to demonstrate complex hunter-gatherer food harvesting techniques and ingenious pre-contact structural engineering. The Brewarrina fishtraps are the largest and best known example on the Darling River system. Others include one recorded at Hells Gate (adjacent to Gundabooka/Yanda SCA). Rocky reefs on river charts from the 1880s hint at more along the length of the Darling, and it is likely that such exist (or once existed) along the lengths of this major waterway and its tributaries.

Figure 4.1:
Pale silcrete core
Dan Tuck 2012

Figure 4.2:
Silcrete and chert artefacts
Dan Tuck 2012

Figure 4.3:
Grinding stone
Sarah Martin 2013

Figure 4.4:
Silcrete extraction site (quarry)
Sarah Martin 2013

Figure 4.5:
Scarred tree
Sarah Martin 2013

Figure 4.6:
Deflated heath (oven)
Dan Tuck 2012

Figure 4.7:
Shell midden
Sarah Martin 2013

4.4.8 Stone Arrangements

Aboriginal stone arrangements were many and varied and ranged from mere markers to large ceremonial sites with great cultural significance. Some small stone arrangements have been tentatively identified on the Western Hills and at Mt Talowla. No larger arrangements have been recorded at Toorale, though they are relatively common further west (around White Cliffs, Wanaaring and Tibooburra).

4.4.9 Post-contact Sites

Historical sources, including archival documents and oral history recordings, indicate that Aboriginal people have been living and working on Toorale Station throughout its post-contact history. Aboriginal families associated with the station include the Black, Keegan, Bonzer and Knight families - the latter of whom are descendant from Eliza Knight and have lived and worked on the station for over 150 years.

It is often difficult to discern an Aboriginal historic site from a non-indigenous one - the notable exception being those characterised by the presence of flaked artefacts produced from manufactured materials such as bottle glass bases and ceramic insulators. Beyond this, the identification of Aboriginal historic sites generally relates to context (i.e. locations of known post-contact Aboriginal occupation + physical evidence. To this end, several likely post-contact sites have been tentatively identified including locations in the vicinity of the surface remains of Old Toorale Homestead, a number of smaller bush camp sites and a location featuring 19th century flaked glass artefacts on the Warrego.

Other items that fall loosely under the banner of post-contact sites are those where there are extant structures and features that are known to have been built by Aboriginal people. The Knight family for instance, were well-known builders and were part of the Wally Morris fencing team that constructed many of the extant paddock and perimeter fences on Toorale. The fences at Toorale have multiple heritage values demonstrating the historic subdivision of the land for settlement-pastoral purposes, and the contribution of Aboriginal people to the development and evolution of the Toorale pastoral landscape.

4.4.10 Natural Sites

While they may not strictly be archaeological, many places, landscapes, features and resources within the park are valued by Aboriginal people and contribute to the cultural heritage values of the place. Locations that are important to Aboriginal people (and may or may not retain archaeological evidence) include:

* Darling and Warrego Rivers (and their tributaries and billabongs)
* riverine and wetland ecosystems
* gilgai, springs and wells
* red ochre procurement sites
* ceremonial and mythological places (including those related to Ngatyi thumpi and Thirri)
* Mountains, hills and rock outcrops.

Other 'living' resources of Aboriginal cultural significance include (but are not limited to):

* food plants such wild orange, moally apple, wild banana and warrior bush
* medicine plants including quinine, leopard wood, dog wood, corkwood and old man weed
* other resource trees such as Gitji and black box
* terrestrial fauna such as macropods, birds and reptiles
* riverine and wetland fauna such as fish, eel, crustaceae and shellfish, ducks and other waterbirds.

Figure 4.8:
Mount Talowla
Dan Tuck 2012

Figure 4.9:
Old Toorale
Dan Tuck 2012

Figure 4.10:
Flaked bottle base (post-contact artefact)
Dan Tuck 2012

4.5 Historic Heritage Overview

Historical archaeology is the archaeological sub-discipline that deals with material culture (relics) relating to the post-contact period (i.e. the period commencing with the incursion of explorers and European settlers). Historical archaeology makes use of physical evidence in conjunction with other types of historical sources such as documents, maps, illustrations, photographs and oral history.

The nature of the historical resource within Toorale National Park can be summarised as follows:

- Standing structures
- Ruins
- Archaeological sites
- Landscape features
- Moveable heritage
- Miscellaneous

4.5.1 Standing Structures

Standing structures are those items that remain extant within the landscape. They are generally buildings and include the various homesteads and allied structures such as sheds, garages, carports, offices and stores. Among the most notable are:

- Toorale Homestead
- Boera Homestead
- Toorale Old Shearing Shed
- Livestock yards.

The more significant of the standing structures have archaeological value because investigation of their building fabric (through research and observation) has the potential to reveal information about a building's history of development and use. As such, they are standing repositories of historical data - most of which do not require use of excavation or other invasive-destructive measures to study or interpret. Management and use of standing structures can be complex and requires a multi-strand approach to conservation that embraces a range of considerations including engineering, architecture and occupational health and safety.

4.5.2 Ruins

Ruins are demolished (or otherwise ruined) sites that remain readily identifiable in the landscape because they feature a range of remnant, in situ structural remains (often associated with surface level artefacts and/or deposits). Probably the best example at Toorale is the Old Wool Scour, which

is demonstrated by remnant structural elements (such as posts, cladding, machine bases and concrete slabs) as well as scour machinery, line components and general detritus. Other items include:

- Former pumphouse site at Toorale Homestead
- Old Boera.

Ruin sites have historical and aesthetic value as (in a remote pastoral context) they often have a rustic, visual appeal and provide a link between standing and buried heritage. Ruins can powerfully evoke the history and heritage of a place; often mark a place of archaeological potential and can be readily interpreted to the public. Their management generally relates to interpreting their values, making sure that they are protected, and ensuring that visitation (if appropriate) is safely afforded.

4.5.3 Archaeological Sites

Archaeological sites typically feature actual (or potential) sub-surface features and deposits (relics) that have the potential (if subject to investigation) to inform us about the greater history and heritage of the site. Often they are also marked by (and occur in association with) low level remains or ruins. There are several sites of archaeological potential within Toorale National Park. These include:

- Old Toorale (which has potential to shed light on the earliest European settlement and use at Toorale
- Old Pub Site
- Toorale Homestead Cemetery
- Several tip/dump sites.

Not everything that is old and buried constitutes an archaeological site. In NSW, the value of an archaeological site relates to its significance and potential to demonstrate history.

Archaeological excavation of an archaeological site has the potential to provide information about a place that may not be readily available from another source (such as historic plans and documents). However, excavation is an inherently expensive and destructive practice with numerous post-excavation considerations (including in situ conservation and artefact cataloguing and archiving). In general therefore, best practice ‘on-park’ archaeological site management is to identify and avoid impact - with low-key interpretation as required.

4.5.4 Landscape Features

Landscape features are elements within the terrain of a place that have been created or modified by man. These range from the large and distinctive (such as dams, roads and bridges) to the discrete

and ephemeral (such as fencelines, crop furrows, plantings and terracing). Within Toorale National Park landscape features include:

- Numerous dams/tanks dating back to the 19th century (and associated drainage lines, overflow and billabongs)
- Rock and gravel quarries
- A range of functioning and redundant fencelines of various eras
- The anti-erosion 'circle work' created by the DPI in the c.1970s/1980s.
- Irrigation precinct paddocks and lines
- Redundant telegraph lines/poles
- Toorale Homestead footbridge.

Landscape features are important in demonstrating man-made change and the history of efforts to impose order onto the face of the land. Generally, they contribute to historical vistas and require little active management.

4.5.5 Moveable Heritage

Moveable heritage is a term used to define any natural or manufactured object of heritage significance. Movable heritage can be an integral part of the significance of a heritage place. At Toorale, a moveable heritage inventory has been undertaken and items identified include:

* portable steam engines
* old vehicles (cars, trucks &c)
* buggies
* shearing equipment
* homestead bulky goods such as furniture, stoves and fridges
* farm machinery (including harvesters)
* dam and road building items (such as rollers and horse drawn scoops).

The surviving moveable heritage is generally not easily collectible or valuable. It is concentrated at the former Wool Scour site, the former Overseer's Quarters site near the old Toorale Woolshed and at the Homestead tip site. For example the existing traction engines associated with the Woolshed and at the tip have been stripped of their copper and other valuable components and the Ferrier wool press that remained in the woolshed until 1969 is missing. Much of the resource was scavenged or

sold prior to acquisition by NSW NPWS. See Appendix C. for the list of moveable heritage identified at Toorale and their significance values.

Most of the moveable heritage remains where it was abandoned and some of the items, particularly the trucks near the Old Woolshed are aesthetically pleasing items in the landscape and are much photographed.

There are two relatively rare items that are deteriorating more rapidly because they have wooden components that are exposed to the elements. They are the remnants of a Wagon (Inventory No. AM019) and one of the Trucks near the Old Woolshed (Inventory No. AS004). There are also remnants of two Tumbling Tommies (Inventory No. AM020), which are rare surviving examples of McCaughey's inventions used for dam building and/or maintenance on the property.

4.5.6 Miscellaneous

There are a range of other historic items that are not readily characterised but contribute to the history and heritage of the place. These include:

- **Trig Stations & Blazed Trees**

The continuing process of surveying the landscape leaves a range of survey markers. The most obvious of these are the trig stations that occupy prominent locations on hills and knolls. Less obvious are the marked (blazed) trees of past land surveys. Some of these have been noted during the site survey process (such as the trig station on Mt Talowla) but others will likely exist unrecorded within the park. Such items have historical value because they relate to the past survey and subdivision of the landscape and the historic settlement theme of land tenure.

- **Evidence of Military Use**

Anecdotal evidence suggests that the military made use of parts of the site for exercises/observation during WWII. Mount Talowla features a range of low-key, rock-retained terraces near the summit, which appear to represent observation posts. Previous survey has identified the remains of camp ration packs and stoves. These features manifest a little known but none-the-less important period of site use.

- **Evidence of Recreational Use**

The study area has been made use of for recreational use (predominantly hunting, fishing and camping) since earliest white settlement. However, these activities have been relatively low impact and have left few distinctive historical traces.

5.0 SIGNIFICANCE ASSESSMENT

5.1 Background to the Significance Assessment Findings

Toorale is a large property of almost 100,000 hectares with a long and varied history. Several studies of the property have been undertaken, which contribute to the assessment of the significance values associated with the following:

- Aboriginal cultural values
- Aboriginal archaeology
- Historical background and oral histories
- Built heritage
- Moveable heritage
- European archaeology
- Historic landscape values
- Historic floodplain patterns

Social values have not been addressed in a separate study, however at a Stakeholders meeting in April 2013 the social values for the place were explored in a workshop format.

In the same (April 2013) Workshop, Peter Thompson gave a presentation describing the presence and variety of mega fauna fossil remains located in two riverside sites at Toorale.

Dr Sarah Martin, who has prepared the Aboriginal cultural and archaeological reports for Toorale to date has described the identification of Aboriginal cultural values and archaeological resources as still at a preliminary stage.

For the full history of Toorale see the three volume *Historical Analysis, Toorale Station, Bourke* prepared by Cultural Resources Management for OEH, NSW NPWS. Consideration of the significance value of the Toorale Station (Toorale NP & SCA) as a whole takes into account the following range of themes and values arising from the above studies and the history of the place.

- prehistoric occupation by mega-fauna,
- occupation by Aboriginal people, and development of local languages, practices and stories;
- significant topographic and geographical features associated with Aboriginal ceremonies and meeting places;
- use of the river corridors as transit routes for Aboriginal people and as food sources, including manipulation of the riverbeds to create fish traps;
- early European exploration and occupation;
- local Aboriginal and European clashes and co-operation;
- the early reliance on Aboriginal knowledge;
- the rise of the pastoral companies and amalgamation of smaller blocks on the marginal lands;
- the impacts on the local environment caused by the introduction of sheep and cattle;
- the great wealth and the great financial losses arising from sheep farming in the marginal lands;

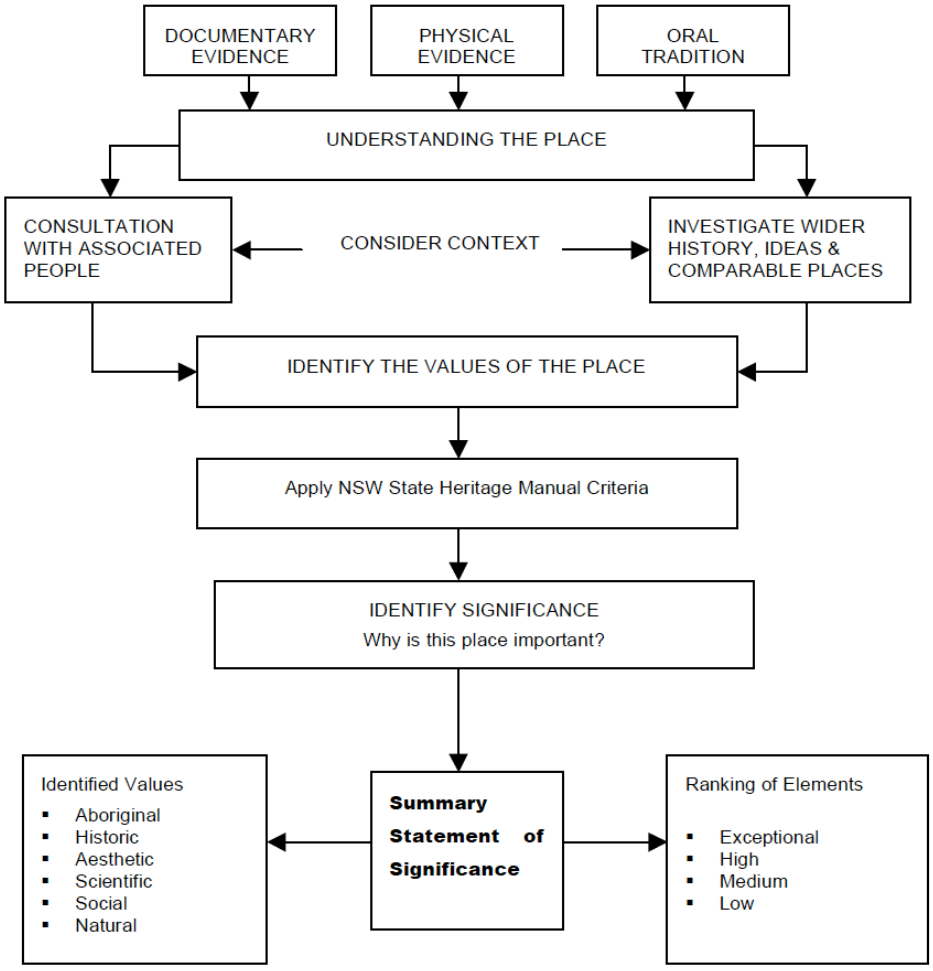
•the contribution of Aboriginal workers, horsemen and later contributions, particularly to fencing

- construction and maintenance by Aboriginal work gangs.
- An association with some significant Aboriginal families who lived and worked on the property, particularly the Knight and Morris families.
- the large scale manipulation of the waterways to meet the pastoralists needs, including dam building, diversions, tank building and drilling for artesian water – some of these activities were influential in the development of subsequent Schemes of national importance;
- the creation of wetlands and alteration of patterns of occupation by birds and local wildlife;
- the history of advances in local transportation and communication including paddle steamers on the Darling, railway connections, motor vehicles and light aircraft and in terms of communications the introduction of the telegraph and telephone;
- some local technological innovations and firsts including the use of iron structural framing in the Toorale Woolshed, the introduction of electric light to the Toorale wool scour, the early adoption of machine shearing;
- the history of sheep breeding, shearing shed design, relocation and re-use of WWII buildings and vernacular adaptation;
- through the involvement with the local shearers strikes the place has an association with the development of the shearers union and ultimately the formation of the Australian Labour party;
- one of the legendary homesteads in the region notable for its size and the quality of its fittings, also specially adapted for the local conditions with ripple iron exterior cladding and a carefully considered floor plan designed to mitigate the impact of the extreme climate.
- associations with some legendary names in the Australian wool and agricultural industries including the Bogan River Company, Sir Samuel Wilson, Sir Samuel McCaughey, Australian Sheep Farms Pty Ltd and more recently with Dudley Dunn and Wesbeef and with Clyde Agricultural Limited;
- association with the introduction of cotton as a cash crop within the region, and with cereal cropping;
- a landscape of absence with many major buildings and structures removed or ruinous, topographic features obliterated and gardens neglected;
- an ongoing public image as one of the legendary giant Stations of the far western region.

The above bullet points are a summary of the considerations taken into account when formulating the following Summary Statement of Significance for the Toorale NP & SCA. However while all of the following points have been considered, the Summary Statement of Significance only refers to the most significance identified values.

The following diagram illustrates the significance assessment process followed in the preparation of this report.

SIGNIFICANCD ASSESMENT PROCESS



Where possible significance values identified in the above studies have been tabulated according to assessed levels of significance as a means of dealing with the great quantity of items present within the Toorale NP & SCA. (See the Appendices for lists showing the assessed significance value of various items.)

5.2 Background to Significance Assessment Criteria

The NSW heritage assessment criteria as outlined in the 2001 update of the 1996 NSW Heritage Manual are based on the criteria used by the Australian Heritage Commission for the assessment of potential items for the Register of the National Estate.

The Heritage Council of NSW has discontinued the use of regional significance and uses only local and State significance as the two levels of significance within NSW. Each criterion is divided into a State and a local area question.

An item will be considered to be of State or local significance if it meets one or more of the flowing criteria:

Significance Assessment Criteria	
Criteria (a) **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) **An item has strong or special association with the life or works of a person or group of persons, of importance in NSW cultural or natural history**	**OR the cultural or natural history of the local area.**
Criterion (c) **An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW**	**OR the local area**
Criterion (d) **An item has a strong or special association with a particular community or cultural group in NSW for social cultural or spiritual reasons.**	**OR the local area**
Criterion (e) **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.**
Criterion (f) **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) **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 areas** **• Cultural or natural places or** **• Cultural or natural environments**

5.3 Application of Significance Assessment Criteria

Criterion (a) **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.**
During the late nineteenth century when mythologies surrounding the outback were being created and fueled by activities along the Darling River, the Toorale property was a central protagonist in those stories that shaped the national mythologies. The acquisition of the Toorale Station by the Federal Government to acquire its water rights represents a landmark stage in Australian history in the recognition of the significance of preserving inland river water flows and in trying to undo previous government decisions with negative environmental impacts. The success of McCaughey's c.1882 Boera Dam and Floodwaters Scheme at Toorale in particular is thought to have underpinned the then Governments decision to go ahead with the Burrunjuck Reservoir and the Northern Murrumbigee Canal Scheme in 1907.	The course of the Darling and Warrego Rivers has been instrumental in establishing the local pattern of travel for Aboriginal people and for later European settlement. Toorale forms part of the regional pattern of use of the river corridors by Aboriginal people as transit routes, meeting and camping places and where the landscape was modified for fish and game catching. The early occupation and identification of resources on the Toorale lands by European settlers demonstrates a pattern of exploitation of local Aboriginal knowledge typical within the region. Local clashes and co-operation between Aboriginal people and European settlers. The 1850s pastoral occupation of the Warrego and Darling River frontages and the subsequent take up of the surrounding lands is a part of the broader pattern of the spread of pastoral pursuits into the marginal back country in NSW. There is a significant and ongoing local history of dam building on the Warrego River. The 19th and early 20th century occupation and development of the Toorale Station is associated with the rise of pastoral companies such as the Bogan River Company and the Australian Pastoral Investment Company, Australian Sheep Farms Ltd, and the Berawinnia Pastoral Company to participate in the wool boom and as a means of addressing the scale required for successful operation of such properties. The history of the economic highs and lows of the Toorale station graphically demonstrates the pattern of severe drought alternating with floods which has typified the climatic impacts on the industry in the marginal country. The most recent acquisition of Toorale Station by international companies to diversify portfolios and to enter the global food business, demonstrates a pattern of globalization and big business taking over outback properties and introducing new levels of scale in the planning and execution of the pastoral and agri-businesses.

Criterion (b) **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 an item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area**
Toorale Station is associated with the life and works, of two of the most significant figures in the Australian wool industry in the nineteenth century; Sir Samuel Wilson and Sir Samuel McCaughey were successive owners of the Toorale Station. They both became wealthy due largely to the 1870s wool boom and owned numerous properties with total acreages greater than any other wool barons at the time. Wilson and McCaughey both played important roles in merino breeding programs and in pioneering significant dam and water management schemes that inspired later major Schemes in Australia. Henry Lawson's brief stint at the Toorale Shed in 1892 was inspirational to specific poems[1] and to much of his subsequent output that fueled the late nineteenth century vibrant folklore surrounding the shearers and the operation of the great woolsheds. The Toorale Woolshed was commissioned by Sir Samuel Wilson and designed by the Melbourne architectural firm Crouch and Wilson, who were responsible for the design a number of well known Melbourne buildings.	The property has a special association with the Knight family and with other local Aboriginal families who lived and worked on the property the most recent being the Wally and Bob Morris fencing teams. Toorale Station is associated with a number of significant pastoral companies;- the Bogan River Company, Australian Sheep Farms Pty Ltd, the Berawinnia Pastoral Company, the British Tobacco Company and more recently with Wesbeef and with Clyde Agriculture Ltd. Significant families known to be associated with the ownership and management of the property are in addition to Samuel Wilson and Samuel McCaughey, McCaughey's brothers, John and David and David Wilson, Matthew Robinson and during Berawinnia's period of ownership the Stalley family, more recently Dudley Dunn was an owner and managers included Bob Hosick, Bill Morris, McMaster and McManus.

1 "The Bosses Boots", "A Stranger on the Darling", "The Darling River", "In the Storm that is to Come" and "Bourke".

Criterion (c) **An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;**	**OR an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement**
Toorale Station has periodically been a showcase for technological innovation since the 1870s. The Toorale Station is associated with a number of technological innovations and firsts of State significance: - The c.1873/4 Toorale Woolshed is the earliest known farm building in Australia to be built with iron structural roof framing in a unique arrangement of bolted flat iron straps in tension and with angle iron purlins and rafters, and hook bolts securing the corrugated iron roof cladding. - The construction of the Boera Dam and Floodwaters Scheme c.1882 by Samuel McCaughey is one of the most massive nineteenth century civil engineering and water management constructions known to be undertaken by a private individual on a remote property in New South Wales. - Toorale was an early adopter of machine shearing technology. Shearing with machine shears was introduced to the Toorale Shed in the 1888/89 shearing season following the first successful season of shearing with Wolsley machines the previous year (in 1887) at Dunlop, Toorale's sister station. - The introduction of electric lighting to the Toorale Wool Scour in 1887 was the first time electric lighting had been used on a sheep station in Australia. - The 1896 Toorale Homestead is notable for the incorporation of a number of climate and environment management measures that are an important stage in the development of an Australian vernacular including:- it's massive size and internal volumes, an exterior envelope of ripple iron and corrugated iron, glazed skylights over ceiling lights, louvered roof vents in the gable ends, very high ceilings, a totally enclosed central courtyard, a wide wrap around verandah, the	Technological innovations of local significance include - Toorale was a place where a number of McCaughey's inventions were trialed and used. They include machinery used in tank making including the Tumbling Tommy and the McCaughey Square Scoop. - The merino sheep type associated with Toorale is associated with some disastrous experiments by McCaughey with the wrinkly Vermont type. However in the long term the Toorale flocks benefitted from input from some of the most famous studs in Australia including Ercildoune and contributed to the development of a hardy merino type with good wool qualities, that characterises the modern Australian merino. - Toorale was an early place where artesian and sub-artesian wells were sunk. - Several of the Toorale Sheds located in the Homestead environs incorporate roof ventilation monitors along the apex of the gables, while they are thought to be a characteristic feature of McCaughey's buildings, they remain a relatively rare design feature in Australian farm buildings. **The 1873/4 Toorale Woolshed** - The arrangement of the Woolshed demonstrates the factory-line functionality and seasonality of the shearing process. - The Toorale counting out pen yard fences are continuous, wired, upright bush poles, which appear to be very early (possibly pre 1870s structures) which demonstrate local vernacular fencing techniques.

inclusion of two cellars and the collection of roof water in an underground tank among other features. **The 1873/4 Toorale Woolshed** When Samuel Wilson commissioned the Melbourne architectural firm Crouch and Wilson to design the new woolshed in 1873 they incorporated a number of technologies new to Australia in the build: - The c.1873/74 Toorale Woolshed is the earliest known farm building in Australia to have iron structural framework (bolted flat iron straps in tension) supporting the roofs. (Pers comm Prof Miles Lewis) - The iron frame arrangement used in the woolshed is likely to be unique in Australia, more closely related to bridge building at the time than to building design. - It demonstrates the first known use of J or hook bolts in Australia to hold down the roof cladding (pers comm Prof. Miles Lewis); - The single roof ventilation strip along the north side of the building is thought to be a unique roof ventilation example in 19th century Australia. - The building demonstrates probably better than any other building of the period careful selection of materials to minimise cartage costs and the potential for fire in a remote location. - The exterior of the Toorale Woolshed showcases a functional aesthetic, which is at odds with the lightweight elegance of the iron structural framing, which make possible the comparatively open interior spaces. **The 1896 Toorale Homestead** The Toorale Homestead is the largest and best known surviving historic homestead of the iconic Darling River properties. The Toorale Homestead represents an important stage in the adoption of new technologies and passive design features to produce comfortable living conditions in the extreme local environment.	**Dams & Water Management** The relatively intermittent Warrego River has a history of being dammed by early pastoralists since at least the 1860s. Both Wilson, who owned the property from 1871-1880 and McCaughey who owned it from 1880 to 1912 are associated with significant water management and engineering achievements and they continued to build new dams and tanks and to refine the existing dams at Toorale, which constitutes a significant technological achievement given the level of mechanization at the time.

Toorale Station has periodically been a showcase for technological innovation since the 1870s.

The Toorale Station is associated with a number of technological innovations and firsts of State significance:

- The c.1873/4 Toorale Woolshed is the earliest known farm building in Australia to be built with iron structural roof framing in a unique arrangement of bolted flat iron straps in tension and with angle iron purlins and rafters, and hook bolts securing the corrugated iron roof cladding.

- The construction of the Boera Dam and Floodwaters Scheme c.1882 by Samuel McCaughey is one of the most massive nineteenth century civil engineering and water management constructions known to be undertaken by a private individual on a remote property in New South Wales.

- Toorale was an early adopter of machine shearing technology. Shearing with machine shears was introduced to the Toorale Shed in the 1888/89 shearing season following the first successful season of shearing with Wolsley machines the previous year (in 1887) at Dunlop, Toorale's sister station.

- The introduction of electric lighting to the Toorale Wool Scour in 1887 was the first time electric lighting had been used on a sheep station in Australia.

- The 1896 Toorale Homestead is notable for the incorporation of a number of climate and environment management measures that are an important stage in the development of an Australian vernacular including:- it's massive size and internal volumes, an exterior envelope of ripple iron and corrugated iron, glazed skylights over ceiling lights, louvered roof vents in the gable ends, very high ceilings, a totally enclosed central courtyard, a wide wrap around verandah, the inclusion of two cellars and the collection of roof water in an underground tank among other features.

The 1873/4 Toorale Woolshed

When Samuel Wilson commissioned the Melbourne architectural firm Crouch and Wilson to design the new woolshed in 1873 they incorporated a number of technologies new to

Technological innovations of local significance include

- Toorale was a place where a number of McCaughey's inventions were trialed and used. They include machinery used in tank making including the Tumbling Tommy and the McCaughey Square Scoop.

- The merino sheep type associated with Toorale is associated with some disastrous experiments by McCaughey with the wrinkly Vermont type. However in the long term the Toorale flocks benefitted from input from some of the most famous studs in Australia including Ercildoune and contributed to the development of a hardy merino type with good wool qualities, that characterises the modern Australian merino.

- Toorale was an early place where artesian and sub-artesian wells were sunk.

- Several of the Toorale Sheds located in the Homestead environs incorporate roof ventilation monitors along the apex of the gables, while they are thought to be a characteristic feature of McCaughey's buildings, they remain a relatively rare design feature in Australian farm buildings.

The 1873/4 Toorale Woolshed

- The arrangement of the Woolshed demonstrates the factory-line functionality and seasonality of the shearing process.

- The Toorale counting out pen yard fences are continuous, wired, upright bush poles, which appear to be very early (possibly pre 1870s structures) which demonstrate local vernacular fencing techniques.

Dams & Water Management

The relatively intermittent Warrego River has a history of being dammed by early pastoralists since at least the 1860s. Both Wilson, who owned the property from 1871-1880 and McCaughey who owned it from 1880 to 1912

Australia in the build: - The c.1873/74 Toorale Woolshed is the earliest known farm building in Australia to have iron structural framework (bolted flat iron straps in tension) supporting the roofs. (Pers comm Prof Miles Lewis) - The iron frame arrangement used in the woolshed is likely to be unique in Australia, more closely related to bridge building at the time than to building design. - It demonstrates the first known use of J or hook bolts in Australia to hold down the roof cladding (pers comm Prof. Miles Lewis); - The single roof ventilation strip along the north side of the building is thought to be a unique roof ventilation example in 19th century Australia. - The building demonstrates probably better than any other building of the period careful selection of materials to minimise cartage costs and the potential for fire in a remote location. - The exterior of the Toorale Woolshed showcases a functional aesthetic, which is at odds with the lightweight elegance of the iron structural framing, which make possible the comparatively open interior spaces. **The 1896 Toorale Homestead** The Toorale Homestead is the largest and best known surviving historic homestead of the iconic Darling River properties. The Toorale Homestead represents an important stage in the adoption of new technologies and passive design features to produce comfortable living conditions in the extreme local environment.	are associated with significant water management and engineering achievements and they continued to build new dams and tanks and to refine the existing dams at Toorale, which constitutes a significant technological achievement given the level of mechanization at the time.

Criterion (d) **An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.**	**OR** **an item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.**
The Toorale Woolshed is associated with the 1890s battles between the shearers and the pastoralists mainly along the Darling, and the rise of unionism and the birth of the Labour Party in Australia. The acquisition of Toorale Station is an expression of the Labour Party's commitment to boosting the Murray Darling water flows. The conversion of the Station into the public Estate has a strong association with the Labour Party and in particular with Kevin Rudd's period of leadership.	Toorale is part of the traditional lands occupation by the Kurnu - Baakindji Aboriginal people, and is associated with the development of local languages, practices and stories; Toorale has a strong and special association with the Kurnu – Baakindji people who are the traditional owners of the country. The Toorale Station is a well known outback property, which is held in high regard by the local Bourke community. Many of the older Bourke and district residents have a particularly high regard for the Toorale Homestead and Woolshed.

Criterion (e) **An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;**	**OR** **An item has potential to yield information that will contribute to an understanding of the area's natural or cultural history.**
The modified flow regimes associated with the Boera Dam have resulted in a tenfold increase in flood frequency across the Western Floodplain and the creation of a diverse wetland, which is an important breeding habitat for colonial waterbirds.[2] Those wetlands have important research potential.	The mega-fauna sites located on the Darling riverbanks have potential to yield information that will contribute to an understanding of the local areas natural history. The known Toorale Aboriginal occupation sites have high archaeological research potential and educational value. The area has high research potential to supply information about stone resource procurement, exchange of resources between adjacent Aboriginal groups and into the mythological stories that underpin the place.

[2] (Thomas et al:1 Flooding Patterns of Toorale, Cox et al 2011)

Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history	OR An item possesses uncommon, rare or endangered aspects of the areas cultural or natural history.
The Toorale property contains two mega fauna deposits, which are relatively rare surviving deposits in NSW. Toorale is one a small group of legendary giant outback properties in New South Wales. At its zenith in the 1880s the Toorale property covered over 1.4 million acres (579,000 hectares) and was one of the largest in the State and it remains a well known property. The Toorale Woolshed is relatively rare as one of the early architect designed sheds and is unusual for being an architect designed shed that exhibits a purely, functional aesthetic. The Toorale homestead is a rare convincing and stylish Regency Italianate station homestead completely clad in imported ripple iron (small corrugations). Toorale is a diverse landscape with extensive under represented floodplain grasslands and swamp/wetlands, as well as chenopod shrublands and woodlands. Toorale supports endangered plant communities, recognised by State and national listings associated with its floodplain and channel landscapes. It also supports a diversity of native fauna including at least four threatened species also recognised by State and national listings. Many of the significant fauna species are associated with the Park's floodplain landscapes.	The Wool Scour, which burnt down in 1929 has been described as comparable with many commercial wool scouring operations in terms of its size and machinery, which was also rare on a remote Station.

Criterion (g) **An item is important in demonstrating the principal characteristics of a class of NSW's** **–cultural or natural places; or** **-cultural or natural environments**	**An item is important in demonstrating the principal characteristics of a class of the area's** **- cultural or natural places; or** **- cultural or natural environments.**
Since the early amalgamation of the riverside blocks, Toorale has been a 'big business' property characterised by broad scale farming and more recently by broad scale agri-business. It is most famous as a sheep station where 265,000 sheep were shorn at the Toorale Shed in 1894 and most recently there has been considerable publicity associated with its cotton growing activities and the associated accumulation of water rights.	Toorale is a good representative example of the development of a pattern of very large scale pastoral and subsequently agricultural farming on the marginal lands to produce the economies of scale that made such places viable. The two mega-fauna deposit sites on Toorale have the ability to demonstrate aspects of the local pre-historic occupation, not available elsewhere. The Toorale Woolshed is a good representative example of the Giant Woolsheds that were built between the 1860s and the 1890s catering for the large flocks in the remote locations. They typically contained from 40 to 70 stands and processed around 200,000 sheep annually. The Toorale Woolshed showcases an important stage in the development of an Australian corrugated iron vernacular associated with functional structures. The Toorale Honmestead demonstrates an important stage in the development of an Australian vernacular architecture associated with corrugated iron exterior cladding. The Toorale country demonstrates the pattern of environmental exploitation and degradation that typically accompanied the pastoral occupation of the region.

5.4 National Heritage Significance

The National Heritage List is a list of places with outstanding natural, indigenous or historic heritage value to the nation. When heritage experts assess if a National Heritage List nominated place is considered to have heritage value they will check to see if that place meets one or more of nine Heritage List criteria.

Toorale NP & SCA arguably meets seven criteria in terms of being outstanding. (See relevant National Heritage List criteria below):

(a) The place has outstanding heritage value to the nation because of the places importance in the course and pattern of Australia's natural or cultural history.

A place central to the development of outback mythologies and the legends built around the shearers;

A landmark decision in the protection of inland water flows;

(b) The place has outstanding heritage value to the nation because of the places possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.

The Toorale woolshed, famous in its own right as one of the giant, late nineteenth century woolsheds on the Darling, is also the earliest known farm building in Australia with iron structural roof framing and where hook bolts were used to attach the corrugated iron roofing to the purlins and rafters. The building is considered under threat as it is deteriorating rapidly.

The Toorale Homestead is a rare surviving legendary giant Darling River homestead held in high regard by the local and wider community for its aesthetics and its history.

The broader Park supports 27 plant communities including four endangered ecological communities listed under both the NSW Threatened Species Conservation Act and the Commonwealth Environment Protection and Biodiversity Conservation Act. These communities are Black Box woodland wetland, Coolabah River Cooba Lignum woodland wetland, Coolabah open woodland wetland with chenopod/grassy ground cover and Dentella Minutissima. The Park also supports populations of the regionally rare and potentially threatened plant species, Synostemon trachyspermus.

In terms of fauna the park is home to at least four threatened species, Brolga, Pink Cockatoo, Yellow Sheath-tailed Bat and Little Pied Bat and nine species considered to be of conservation concern in Western NSW; Desert Froglet, Murray Turtle, Bourke's Parrot, Olive-backed Oriole, Pied Cormorant, Darter, Australian Pelican, Great Egret and Royal Spoonbill.

(c) The place has outstanding heritage value to the nation because of the places potential to yield information that will contribute to an understanding of Australia's natural or cultural history.

Toorale is notable as a managed cultural landscape with a long history of irrigation development. The managed floodplain wetlands are in very good condition. They support a diverse range of waterbirds.

(d) The place has outstanding heritage value to the nation because of the place's importance in demonstrating the principal characteristics of;

A class of Australia's natural or cultural places; or

A class of Australia's natural or cultural environments

The Toorale Homestead is an exceptional representative example of a homestead in the far western region adapted to its local environment.

The Toorale Woolshed is one of a small group of 'Giant' Woolsheds in the late nineteenth century where around 200,000 sheep were routinely shorn each season.

(e) The place has outstanding heritage value to the nation because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.

The Toorale Homestead is a rare, surviving, legendary Darling River Homestead, which also represents an important stage in the development of an Australian vernacular architecture, developed around the use of corrugated iron cladding.

(f) The place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement.

The c.1873/4 Toorale Woolshed demonstrates an exceptionally high level of technical achievement in Australia at the time.

The Toorale Homestead demonstrates an exceptionally high level of targeted adaptation to cope with the far western climate and environment.

The construction of the Boera Dam and Floodwaters Scheme c.1882 by Samuel McCaughey is probably the most massive nineteenth century civil engineering and water management constructions undertaken by a private individual on a remote property in New South Wales and is thought to have been inspirational in the government decision to build the 1907 Burrunjuck Reservoir and the Northern Murrumbigee Canal Scheme.

(h) The place has outstanding heritage value to the nation because of the places special association with the life or works of a person or group of person's of importance in Australia's natural or cultural history.

The Toorale Station is recognised as a major asset within the property portfolios of both Sir Samuel Wilson and Sir Samuel McCaughey who were two of the most successful nineteenth century wool barons in Australia. It is also a place where they were both involved in significant dam building and water management engineering works.

As well as assessing a place against criteria for its heritage value, the Council is also required to apply a 'significance threshold'. This test helps Council to judge the level of significance by asking how important are these values? To reach the threshold for the National Heritage List a place must have 'outstanding' heritage value to the nation.

5.5 Summary Statement of Significance

The Toorale National Park and State Conservation Area is a diverse landscape of State significance with extensive under represented floodplain grasslands and swamp/wetland as well as chenopod shrublands and woodlands. Toorale supports endangered plant communities and at least four threatened species recognised by State and national listing associated with its floodplain and channel landscapes. It also supports a diversity of native fauna mostly associated with the Park's floodplain landscapes.

The purchase of the Toorale Station by the Federal Government to acquire its water rights, represents a landmark stage in Australian history in the recognition of the significance of preserving inland river water flows.

Two relatively rare mega fauna sites within NSW with potential to demonstrate aspects of the local prehistoric occupation not available elsewhere, are located on the Darling River bed and banks immediately adjacent to the Toorale property boundary.

The country bears witness to a long history of indigenous use and custodianship. Denied traditional ownership by the arrival of squatters and the spread of pastoralism in the mid 19th century the Kurnu Baakandji became part of the growing pastoral mosaic making significant (and often uncredited) contributions to the growth of Toorale Station. Historical records and oral histories clearly show that many Aboriginal families and individuals played a role in the evolution of the most well known sheep station on the Darling - as stockmen, fencers, roustabouts, domestics, shearers, timber getters and usefuls.

The archaeological sites and the expansive and ongoing shared history of the place mark it as a place of high scientific, social, historical, natural and educational significance, highly valued by the Kurnu Baakandji; by other Aboriginal people who have an association with the place; and by the wider community.

Toorale has always been a 'big business' property characterised by broad scale farming and more recently by broad scale agri-business. It is most famous as a sheep station where 265,000 sheep

were shorn at the Toorale Shed in 1894 and most recently there has been considerable publicity associated with its cotton growing activities and the associated accumulation of water rights.

Toorale is one a small group of legendary, giant outback properties in New South Wales. At its zenith in the 1880s the Toorale property covered over 1.4 million acres (579,000 hectares) and was one of the largest in the State. It is associated with two of the most significant Australian wool barons of the nineteenth century Sir Samuel Wilson and Sir Samuel McCaughey and much of their great wealth was generated by their Toorale operations.

During the late nineteenth century when mythologies surrounding the outback were being created and fueled by activities along the Darling River, the Toorale property was a central protagonist in those stories that shaped the national mythologies. Henry Lawson's brief stint at the Toorale Shed in 1892 was inspirational to his subsequent poetry and to the vibrant folklore surrounding the shearers and the operation of the great woolsheds. The Toorale Woolshed is associated with the 1890s battles between the shearers and the pastoralists mainly along the Darling, and the rise of unionism and the birth of the Labour Party in Australia.

Both Wilson, who owned the property from 1871-1880 and McCaughey who owned it from 1880 to 1912 are associated with significant water management and engineering achievements. The success of McCaughey's c.1882 *Boera Dam and Floodwaters Scheme* at Toorale, which in the long term resulted in a tenfold increase in flood frequency across the Western Floodplain is thought to have underpinned the then government's decision to go ahead with the Burrunjuck Reservoir and the Northern Murrumbigee Canal Scheme in 1907. Most recently the irrigation canals and additional dams across the (Ross) Storage Billabong works, carried out by Clyde Agricultural Ltd, continued the history of major engineering works associated with water management and storage on the property.

The Toorale Station is associated with a number of technological innovations and firsts of State significance:

- The c.1873/4 Toorale Woolshed is the earliest known farm building in Australia to be built with iron structural roof framing. It is relatively rare as one of the early architect designed sheds and is unusual for exhibiting a purely, functional aesthetic. Commissioned by Sir Samuel Wilson it was designed by the Melbourne architectural firm Crouch and Wilson.
- The construction of the *Boera Dam and Floodwaters Scheme* c.1882 by Samuel McCaughey is one of the most successful and massive nineteenth century civil engineering and water management constructions known to be undertaken by a private individual in New South Wales.
- Toorale was an early adopter of machine shearing technology.
- The introduction of electric lighting to the Toorale Wool Scour in 1887 was the first time electric lighting had been used on a sheep station in Australia.

- The 1896 Toorale Homestead represents an important stage in the development of an Australian vernacular architecture, for the climate control and management measures incorporated in the design.

Technological innovations of local significance include:

- Toorale was a place where a number of McCaughey's inventions were trialed and used.
- Despite a rare disastrous experiment by McCaughey with the wrinkly Vermont breed, in the long term the Toorale flocks contributed to the development of a hardy merino type with good wool qualities that characterises the modern Australian merino.
- Toorale was an early place where artesian and sub-artesian wells were sunk.

The historic Toorale buildings particularly the 1873/4 Woolshed and the 1896 Homestead are considered iconic monuments to the pastoral history of the nation, they are recognized as rare surviving nineteenth century historic buildings, which although currently dilapidated are the biggest and the best of the far western region's surviving historic pastoral buildings, with the most significant technology and history attached.[3]

[3] Note:- At Dunlop Station, the Dunlop Shed where the first season of machine shearing took place was replaced by a new Shed in 1891, and the original Interior joinery and the Kitchen wing of the Dunlop Homestead was destroyed by fire in 1933.

6.0 Constraints & Opportunities

6.1 Constraints Arising from Identified Significance

The main cultural significance values for the Toorale NP & SCA, which should be retained and enhanced by ongoing management, new uses and interpretation are:

- Toorale's special association with the Kurnu-Baakandji people, who are the traditional owners of the country.
- The rare mega fauna fossil deposits located in the banks of the Darling River on the Toorale boundary that have potential to provide information about local pre-historic occupation that is not available elsewhere.
- The wide recognition of Toorale as a legendary outback property.
- The unusually high regard that local people, neighbours and by former owners and workers and members of the wider community hold for the Toorale property and its iconic buildings, the Old Toorale Homestead and the Old Woolshed.
- The recognition of Toorale as one of the central protagonists along the Darling River in the development of national mythologies and legends about the outback and the shearers and in the formation of the union movement and the Labour Party.
- Toorale's association with two of the most significant nineteenth century Australian wool barons, Sir Samuel Wilson and Sir Samuel McCaughey, and the surviving built fabric that demonstrates their extraordinary vision, scope of works and engineering aptitude.
- Henry Lawson's brief period of employment in the legendary Toorale Woolshed was the inspiration for subsequent poetry that contributed to national mythologies associated with the shearers and the evolving role of the pastoralist.
- Toorale is a property characterised by big developments over time. The most significant are:
    - The extraordinary size of the property in the 1880s (over 1.4 million acres [579,000 ha])
    - The giant 1873/4 Toorale Woolshed (Sir Samuel Wilson)
    - Huge numbers of merino sheep and record breaking shearing seasons.
    - The c.1882 Boera Dam and Floodwaters Scheme, (Sir Samuel McCaughey)
    - The massive 1896 Toorale Homestead, (Sir Samuel McCaughey), and

- The early twentieth century upgrading of the Ross Billabong, Peebles Dam and the canal and irrigation works associated with the Toorale Farm's cotton and cereal cropping operation. (Clyde Agriculture Ltd).

- The c.1873/74 Toorale Woolshed is thought to be the oldest surviving woolshed in the far west region and as the current Dunlop Woolshed is a 1892 building, the Toorale Shed is the earliest surviving shed in the region to be equipped for machine shearing and is associated with some record breaking shearing seasons for a shed of its size.

- Toorale is a place where a number of technological innovations and firsts of State significance have occurred:

  - The c.1873/4 Toorale Woolshed is the earliest known farm building in Australia to be built with iron structural roof framing in a unique arrangement of bolted flat iron straps in tension, with angle iron purlins and rafters, and using hook bolts to secure the corrugated iron roof cladding. It is relatively rare as one of the early architect designed sheds and is unusual for exhibiting a purely, functional aesthetic.
  - The construction of the Boera Dam and Floodwaters Scheme c.1882 by Samuel McCaughey is one of the most massive nineteenth century civil engineering and water management constructions known to be undertaken by a private individual on a remote property in New South Wales and its success inspired subsequent government Schemes.
  - The first time electric lighting was used on a sheep station in Australia was at the Toorale Wool Scour in 1887.
  - Toorale was an early adopter of machine shearing technology. Shearing with machine shears was introduced to the Toorale Shed in the 1888/89 shearing season following the first successful season of shearing with Wolsley machines the previous year (in 1887) at Toorale's sister station 'Dunlop'.
  - The 1896 Toorale Homestead is the largest and best adapted, surviving historic station homestead in the far west region. It is an iconic structure, notable for the incorporation of numerous climate and environment management measures that represent an important stage in the development of an Australian vernacular architecture.

- Water management and diversion works over time, have modified the local environment and created important inland wetlands and breeding grounds as well as providing the fertile setting for the Toorale Homestead, which was important in demonstrating the lifestyle aspirations and status of the wealthy pastoralists of the late nineteenth century.

- The acquisition of Toorale by the Federal and NSW governments marks a landmark decision in Australian history in the recognition of the significance of preserving inland river water flows.

6.2 Physical Condition - General

Landscape

Remarkably, given the grazing, cropping and occupation impacts of the past, the scene at Toorale today is of a landscape with a high level of natural integrity. The floodplain grasslands are predominantly natural vegetation communities with a low level of weed invasion. Toorale, as a National Park and State Conservation Area is important in protecting the floodplain forest and grasslands, together with examples of sandplain vegetation communities including gidgee, belah and mulga. The extensive areas of wetland, including the water storages dating from the 1880s, support populations of waterbirds and act as a drought refuge. The grasslands and sandplains support a different range of species. Raptors are commonly seen surveying the landscape for prey. However, recent unrepaired breaches in several water storages have reduced the area's capacity to support populations of water birds and to act as a drought refuge. (See Section 6.10 for the threatened and endangered species that the Park supports)

Historic Setting

The Station (Homestead) Dam was breached during flooding in 2010 and this and other dams have not been repaired. The failure of the Station Dam in particular has resulted in a significant impact to the setting of the Toorale Homestead complex in terms of the lush billabong background that teemed with birdlife and attracted native animals. It was also the water supply for the homestead and the garden. The waterside location and a productive and fertile garden were historically an important part of the presentation of the homestead and of the pastoralist's lifestyle.

The former Homestead garden irrigation channels have been disused for some time and the formerly extensive Homestead flower, fruit and vegetable gardens have been neglected and died. Elements of the former garden that remain are the pair of tall palm trees on the southern side of the house, the flat area west of the house marking the tennis court, stone edged pathways on the southern and western side, the irrigation channel and the remains of a bridge over the channel. Some plants have grown wild or have matured in the wrong locations, including the Canary Island Date Palms close to the east side of the building and Pepper trees close to the north east side of the building. (They were recommended for removal early in 2013 and may have already been removed). The former four acre, irrigated, lucerne patch, south west of the homestead has also been neglected.

(Note: The bracketed reference numbers in the following discussion are the inventory numbers used in the ***2012/13 Toorale Station, Historic Heritage Inventory Recording*** prepared by the study team for this report. That volume should be referred to for detailed descriptions of condition and lists of required works.)

Several tracks run through the former lucerne paddocks and the Boera Homestead (BT027) and its double carport (BT028) have been located directly in front of the Homestead within the former lucerne paddock blocking significant viewlines to the historic house.

Historic Built Fabric

As previously stated, in terms of historic built fabric Toorale is largely a landscape of absences where many very old buildings were removed in the recent past and their functions were replaced by generally, relatively poor quality, modern buildings. The most significant, surviving historic buildings on the property are the old **Toorale Woolshed** (BS001) and the old **Toorale Homestead** (BT016). Other significant buildings are the **McCaughey era sheds** near the homestead (BT021, BT022 & BT023) and the **two meat houses** (BT017 & BN040).

The **Toorale Woolshed** (BS001) is a unique, early iron framed structure, where the bolted flat iron structural framing is in tension. The strength of the structure derived from the massive diagonal timber braces and uprights used along the shearing board. The simple and elegant design lost much of its strength once the building was no longer intact after being damaged by several windstorms. As a result the building has suffered a series of collapses. Within the T shaped shed, the west end of the shed and the sweating pens along the north side of the shed had substantially collapsed by 2012 but the remainder of the Shed was substantially intact. Since then a windstorm in 2013 has caused additional areas of collapse. The remnants of the counting out pens for this Shed included substantial sections of relatively intact, upright, slabs and posts in 2012, which are rare and significant early vernacular constructions.

The **1896 Homestead** (BT016) is in poor condition, however despite some movement the external envelope is intact and the internal layout and materials are largely original, which is very rare in a building of this age, not subject to continuous occupation and ongoing maintenance works. The building was subject to some vandalism in the early part of the twentieth century, and was subject to flooding rains in February 2009, which exacerbated existing areas of weakness. The perimeter foundations, particularly along the west side moved and dropped, the concrete verandah floors cracked and some feral plants have been growing through the cracks, the plaster finish on many of the interior lath and plaster walls and ceilings has cracked and crumbled, some of the external joinery is damaged or missing and the roof skylights, the main internal ceiling lights and some of the front door sidelights are broken or damaged and several chimneys need stabilising.

Some re-roofing and waterproofing was carried out in 2010, including sheeting over the roof skylights, replacement of some guttering and verandah roof repairs. Works are currently under way to insert new perimeter foundations to prevent the building moving and deteriorating further. During this work to stabilize the perimeter foundations the red gum underfloor stumps (300mm diameter x1200mm, long) were also found to need replacement, having been subject to white ants.

Despite it's poor condition the home remains impressive for its size and for its ability to show how the property managers and senior staff lived and socialized.

The Homestead **Meat House** (BT017) has sometime in the past been altered with the addition of asbestos cement sheeting and the entrance steps are missing, however, the **Meat House** near the Homestead Shearers/Workers Quarters (BN040) is in good condition and appears largely unaltered from its original construction during the McCaughey period of ownership.

The surviving **McCaughey Sheds** near the homestead are in fair to good condition. (BT021, BT022 & BT023)

The **Nissen** (BN035) and **Quonset** (BN034) Huts that have been converted into shearing sheds using vernacular techniques are in fair condition. The main works they require are straightening and replacement of stumps, minor repairs to the arch framework and the corrugated iron cladding needs refastening with replacement and re-fixing of missing sheets.

Moveable Heritage

112 items of Moveable Heritage were examined in the *Toorale Station Moveable Heritage Overview Report* prepared by OHM Consulting in 2008. Most of the items have been abandoned for an extended period of time and have become in situ relics. 20 items were identified as of exceptional significance and the significance of 4 additional items has been revised to 'exceptional' in the light of new historical evidence.

Several of the early items of machinery with timber components are deteriorating rapidly. Those items together with the very rare items (such as the Tumbling Tommy remnant) that are currently located outside should be considered for relocation to a suitable sheltered location. (See Appendix C for the list of items identified as being of 'exceptional' significance)

Historical Archaeology

Toorale retains a number of historic precincts and landscapes that bear witness to pastoral enterprise on a grand scale for over 150 years. These locations feature a range of sites, features and elements that collectively manifest the history of the place. In terms of archaeological significance, the most important items are those that relate to the earliest phase of pastoral occupation – especially:-

- The Old Toorale homestead complex site on the Darling River; (AO001)
- the grand Toorale homestead station (and its setting) near Kearnie Dam; (BT016)
- a small number of onsite burials;
- the iconic old shearing shed (BS001) and nearby wool scour (AS002); and
- the remains of a 19th century rural hotel (AP014).

Aboriginal Archaeology

As of May 2013, well over 580 Aboriginal sites have been recorded within the NP and SCA boundary (Comprehensive AHIMS search 22 May 2013). These have resulted from accidental discovery, as well as deliberate survey and investigation associated predominantly with the establishment and development of the park (as a place of future recreation, education and Aboriginal community connection).

Site types that exist within Toorale include:

- stone artefact scatters, extraction sites and tool production nodes
- modified trees
- burials, burial markers and burial miscellanea
- ovens, mounds, middens and ashy deposits
- fishtraps and stone arrangements
- Aboriginal post-contact sites
- aspects of the natural landscape and environment with cultural value.

6.3 Aboriginal Cultural Values

Together with Gundabooka National Park, Toorale spans the mighty Darling River linking the Gundabooka Ranges and the stone country in the east to the vast plains out west. In doing so, the park encapsulates a wide range of environments - dominated by the river and its tributaries, but also including a host of other far western landscapes such as the iconic red soil plains and occasional rocky rises such at Mount Talowla. It is these places (and the resources that they hold) that have sustained the traditional owners of the place - the Kurnu Baakandji - for thousands of years and they continue to draw them to Toorale. Dreamtime stories remembered by elders recall first Aboriginal associations with the locale and the hundreds of archaeological sites (including stone artefact scatters, hearths, burials and scarred trees) bear witness to a long history of indigenous use and custodianship prior to the arrival of white settlers.

The arrival of squatters and the spread of pastoralism in the mid 19th century changed the way local Aborigines lived forever but did not end their association with country. Denied traditional ownership and encumbered with the unfamiliar, the Kurnu Baakandji adapted - retaining some aspects of their culture including in some cases language, but adopting a post-traditional lifestyle. In doing so, they became part of the growing pastoral mosaic and though marginalised, made significant (and often uncredited) contributions to the growth of Toorale Station. Historical records and oral histories clearly show that many Aboriginal families and individuals had a role to play in the evolution of the most well

known sheep station on the Darling - as stockmen, fencers, roustabouts, domestics, shearers, timber getters and usefuls.

The knowledge of the Toorale country, the remembered and written history of association with the place and the retention of language is of great cultural value to the local Aboriginal people.

6.4 Social Values

The social values of the Toorale property identified in the *Vision & Opportunities Stakeholders Workshop* held in Bourke on April 6th 2013 were a complex interweaving of ideas, which were ultimately found to be a balance between

- the strong Aboriginal connection to the place and the teaching opportunities it offers, and
- its rich pastoral and agricultural history expressed through the surviving historic buildings and ruins.

Those two threads were united by the presence of the rivers, which made the physical landscape a place attractive to people, for occupation, recreation and settlement and provided the opportunity to attempt to capture and manage the water flows for pastoral and agricultural developments.

During the Workshop session participants responded to the following

- Values and important places associated with Toorale
- Things unique to Toorale
- Why are people coming to the area/Toorale
- Existing and potential links with other places/organisations
- Building/Use opportunities
- A 'Vision' for the Future

See Section 7.0 for the Vision Statement. See Appendix D for a detailed list of the participants and the outcomes of the different sessions of the workshop.

6.5 Statutory Requirements and Implications

The following section is a brief overview of relevant statutes and their implications for the management of the Toorale NP & SCA.

6.5.1 The Register of the National Estate

The Register of the National Estate was closed in 2007 and is no longer a statutory list. All references to the Register of the National Estate were removed from the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) on 19 February 2012.

The Register of the National Estate (RNE) is now an archive of information about more than 13,000 places throughout Australia.

- The Darling River from Bourke to Wentworth is listed on the RNE as an indicative place.

There is no other listing on the RNE associated with the Toorale NP & SCA.

6.5.2 The National Heritage List & The Commonwealth Heritage List

Two new heritage lists were created in 2003. Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) the National Heritage List includes places of outstanding heritage value to the nation, and the Commonwealth Heritage List includes heritage places owned or controlled by the Commonwealth.

The protection of heritage places for which the Australian Government is responsible continues under the EPBC Act. The EPBC Act not only protects heritage from actions by the Commonwealth, it protects places in the National Heritage List, in the Commonwealth Heritage List, and on Commonwealth land. All proponents, not just the Commonwealth, are required to seek approval for actions that could have a significant impact on the heritage values of these places.

Although the Commonwealth jointly funded the purchase of the Toorale property, it handed the property wholly over to the NSW NPWS, and the place almost immediately left Commonwealth ownership and is not considered to be Commonwealth land.

There are currently no listings for the Toorale NP & SCA or for any individual sites or items associated with Toorale on the National Heritage List, or on Commonwealth land.

Each year, the Minister will invite nominations to the National and Commonwealth Heritage Lists in accordance with the assessment cycle. Nominations must set out the qualities or values of the place that makes it outstanding to the nation by indicating how the place meets one or more of the national heritage criteria and it must pass the high threshold for National heritage Listing.

Once a nomination is received, the delegate for the Minister for Sustainability, Environment, Water, Population and Communities (the Minister) decides whether the nomination complies with the Regulations under the Act in relation to the manner, form and content required. Nominations that pass these tests are given to the Australian Heritage Council.

Toorale was the largest of the legendary Darling River properties and is notable for its associations with significant Australian wool barons, as an inspiration to the poetry of Henry Lawson, for its contribution to the formation of national mythologies centered on the outback and on the shearers, for its water capture and management schemes and for its leading role in technical innovations during the nineteenth century. Its inclusion in the public estate also represents a landmark Federal decision in the recognition of the significance of preserving inland water flows. Despite currently being in poor condition, individual historic buildings on the property also have outstanding values in terms of rarity and ability to demonstrate technological developments and social patterns.

It is possible that the Toorale property as a whole, and/or the Toorale Homestead or Woolshed individually, might meet the National Heritage List thresholds and they could be nominated for the National Heritage List in the future.

6.6 NSW State Heritage System

Statutory registers provide legal protection for heritage items. In NSW legal protection generally comes from the *Heritage Act 1977 (amended 1998)* and the *Environmental Planning and Assessment Act 1979.*

6.6.1 The NSW Heritage Act 1977

The *NSW Heritage Act 1977* (as amended) is the principal legislation governing the management of relics in NSW. It defines a relic as:

> *any deposit, artefact, object or material evidence that:*
>
> *(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, &*
>
> *(b) is of State or local heritage significance.*

Significant relics include a range of heritage structures, ruins, and sub-surface archaeological features and deposits that are afforded automatic statutory protection by the relic's provisions of the Act. Sections 139 to 145 of the Act specifically prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except by a qualified archaeologist to whom an excavation permit has been issued by the NSW Heritage Council.

6.6.2 State Heritage Register

The State Heritage Register (SHR) is a list of heritage items that have been assessed and acknowledged as having state heritage significance. The NSW Heritage Branch maintains the register, and any development proposal that is likely to impact items on the register generally requires NSW Heritage Council approval (s60).

Listing on the SHR means that the heritage item:-

- Is of particular importance to the people of NSW and enriches our understanding of our history and identity.
- Is legally protected as a heritage item under the NSW Heritage Act,
- Requires approval from the Heritage Council of NSW for major changes; and
- Is eligible for financial incentives from the NSW and Commonwealth governments [This may not apply to items in the Parks & Wildlife Service estate].

There are no Toorale buildings, structures or items currently listed on the SHR.

However this study finds that the Old Toorale Homestead and McCaughey era outbuildings complex and the Old Toorale Woolshed meet State Heritage Register listing requirements and it is a recommendation of this CMP that they should be nominated for inclusion on the State Heritage Register.

6.6.3 Minimum Standards of Maintenance

An amendment to the Heritage Act of 1977 came into effect on April 2nd 1999 establishing Minimum Standards of Maintenance replacing the previous 'wilful neglect' provisions. Owners of items on the SHR are now required to ensure that heritage significance is maintained. Owners are required to achieve minimum standards of maintenance and repair with standards set for:

- Fire protection
- Security
- Essential maintenance, and
- Weatherproofing.

While the Old Toorale Homestead and the Old Toorale Woolshed are not currently on the SHR, it is a recommendation of this report that they should be nominated for inclusion.

The Old Toorale Homestead and outbuildings is currently being managed to the meet the above 'Minimum Standards of Maintenance' provisions. Although damage to the setting of the Homestead

and outbuildings in terms of the non-repair of the Station (Homestead) Dam, arguably contravenes the essential maintenance provisions of the Act.

The management approach to the Old Toorale Woolshed, in 2012 was to maintain it in substantially its state at that time. However, major intervention works, in the form of weatherproofing and essential maintenance works are required to, as a minimum maintain the Shed as a standing structure, to meet the requirements of the Act.

6.6.4 State Heritage Inventory

The State Heritage Inventory (SHI) lists items of both state and local heritage significance. Generally the listing of items on the SHI results from their inclusion in local and regional planning instruments or heritage studies. Any development proposal that is likely to impact items on the inventory generally requires NSW Heritage Branch approval (s140).

Toorale Homestead and Outbuildings are currently only listed as items of local heritage significance

- Toorale Homestead is listed on the Bourke Heritage Inventory Study 1999

- Toorale Homestead and Outbuildings is listed on the Bourke Local Environment Plan.

6.6.5 Permits & Exemptions

Where a Heritage Assessment or Statement of Heritage Impact has determined that there is a likelihood of relics being revealed or disturbed by a proposed development, an excavation permit may be necessary and historical archaeological oversight (monitoring, testing, or salvage) required. For items of State significance (such as those listed on the SHR) application is made for a s60 excavation permit; for items of local significance, application is made for a s140 permit. Once granted, any work undertaken must accord with the conditions of the subject permit. An excavation permit application must be made to the NSW Heritage Council (under certain circumstances the Executive Director, Country, Culture and Heritage Division could approve permits for on-park sites under delegated authority). However, all permits are now processed by the new Heritage Division (which includes the former Heritage Branch).

Not all works that relate to heritage sites or items will require permit approval. In some instances exemptions/exceptions may be granted where heritage impacts are anticipated to be low. For sites of State significance these are referred to as s57(2) exemptions; for sites of local significance they are s139(4) exceptions.

6.6.6 National Parks & Wildlife Act 1974 as amended 1998

The NSW National Parks & Wildlife Act (NPWA) 1974 established the NSW National Parks and Wildlife Service (NPWS), which is now part of the Office of Environment and Heritage (OEH).

The main function of the NPWS is to administer national parks and other lands under the National Parks & Wildlife Act and under the Wilderness Act. NPWS also have responsibility for threatened species under the Threatened Species Conservation Act 1995.

The purpose of reserving lands as national parks is to identify, protect and conserve areas containing outstanding or representative eco-systems, natural or cultural features or landscapes or phenomena.

6.6.7 Plan of Management (POM)

Management Plans must be prepared 'as soon as practicable' for national parks, historic sites, nature reserves and karst conservation reserves, upon which the community can comment and which is endorsed by the minister for the Environment.

A Plan of Management is currently being prepared for the Toorale NP & SCA and this CMP will inform that plan.

A Plan of Management typically recommends that the conservation, interpretation and other management actions will be consistent with the conservation management plan.

Leases and Licences in National Parks

The Minister can grant leases within a national park to provide accommodation and facilities and licences to carry out trade or business activities.

Protection of Historic Heritage

The NPW (Land Management) Regulations 1995 provides protection for 'any deposit, object or material evidence relating to the settlement or occupation of …a part of New South Wales…more than twenty five years old' on Service estate (Cl. 13(3)(d)).

This requires that consideration be given to the importance of even relatively recent evidence of Toorale's occupation and water management works.

The Historic Heritage Information Management System (HHIMS)

The Historic Heritage Information Management System (HHIMS) manages information on around 9000 heritage items, most of which are in national parks or reserves. It also includes information on a large number of documents and studies into these heritage items. HHIMS replaced the previous NPWS Historic Places Register in August 2002. It enables the NPWS to meet obligations under Section 170 of the NSW Heritage Act.

The Toorale Station Historic Heritage Inventory Recording completed in January 2013 was prepared in such a way that the information is readily transferrable to the NPWS HHIMS. It includes 71 built items including some complexes (for example the Irrigation Precinct complex consists of twelve buildings and some minor structures): 20 archaeological sites and 7 landscape items.

Historic Site

Among the other types of reserves established under the NPWA is a 'historic site'. These are areas that are sites of buildings, objects, monuments, features or landscapes or are associated with a person, events or historical themes of cultural significance. Dedication as an historic site can facilitate greater involvement of private enterprise and commercial opportunities, than is generally allowed in a national park.

In future subject to the Plan of Management and to decisions taken by the Co-Management Board the Toorale Homestead complex and nearby buildings might be considered for reservation as a Historic Site to allow for commercial opportunities with potential for the income raised to contribute to maintenance and restoration of the historic buildings.

6.6.8 Fossil Deposit Management in National Parks

In general terms, fossicking is not permitted in national parks and reserves unless approval is granted to do so by the Director General (or delegate) or via a statutory instrument such as a PoM. While not defined under the *NPW Act 1974*, 'fossicking' may also encompass the collection of fossils (including for commercial gain).

The issue of fossil collection in parks is also covered by the NPW Regulations 2009 (No. 11), which states that:

' *a person must not carry or possess, interfere with, dig up, cut up, collect or remove for any purpose any soil, sand, gravel,* ***fossil****, clay, rock, ochre, mineral, timber (whether or not consisting of or including dead timber), gum resin, humus or other natural substance or object in a park, whether on land or on or under water'*…unless approval is granted by the park authority, typically by way of a scientific license, PoM or local permit). Reference can be made to OEH's legal section (http://ehub/legal/faq.htm#36).

Given the scientific importance of the Toorale fossil site, the above-mentioned 'controls' and the fact that no new permits/approvals have been lodged for the collection of fossils, the position to limit/prohibit fossicking by the general public could be reasonably justified.

However, consideration should be given to collection of fossil fragments exposed by flooding and weather events at Toorale, that will otherwise be washed away, by approved and trained NPWS staff under a scientific license, via recommendations in the PoM or through a local permit.

6.6.9 Rural Lands Road (RLR) 10 - Toorale Road

RLR 10 Toorale Road, has been withdrawn from NPWS managed lands. It comprises a 60m road reserve dedicated as a Public Road (not a Crown road). As this strip has now been withdrawn from NPWS Western Lands Leases, it is no longer owned by NPWS and is no longer vested under part 11 of the NPW Act.

6.7 Protection of Aboriginal Heritage

There are several pieces of legislation (and number of guidelines and planning instruments) that relate to the development of land and the management of Aboriginal cultural heritage at a state and local government level. This report acknowledges and takes into account the following:

6.7.1 The National Parks & Wildlife Act 1974 (NPW Act)

The NPW Act (as amended) provides statutory protection for all Aboriginal objects and Aboriginal places. Generally, an 'Aboriginal object' is defined as any deposit, object or material evidence relating to the history of Aboriginal habitation of NSW, while an 'Aboriginal place' is a place of Aboriginal significance that has been officially declared by the Minister administering the Act. An Aboriginal place often has spiritual, social or broad cultural heritage significance and may or may not contain Archaeological remains.

Pertinent details of the Act include:

- It is a requirement under the Act to inform the Director-General of the Office of Environment & Heritage (OEH) of the location of any identified Aboriginal object or site.
- It is an offence under the Act to disturb or destroy an Aboriginal object or place.
- It is also an offence under the Act to excavate land for the purpose of discovering or removing Aboriginal objects without a permit issued by the OEH who administer the Act.

Along with administering the Act, OEH are also responsible for approving any work that may impact Aboriginal objects - generally via an Aboriginal Heritage Impact Permit (AHIP). They are also the main body overseeing Aboriginal archaeological and cultural heritage assessment practice and community consultation and have released a number of reports and guidelines relating to protocol including:

6.7.2 Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (2010)

This Code can be used by individuals or organisations that are contemplating undertaking activities, which could potentially harm Aboriginal objects. It provides a process whereby a reasonable determination can be made as to whether or not Aboriginal objects will be harmed by an activity,

whether further investigation is warranted and whether the activity requires an Aboriginal Heritage Impact Permit (AHIP) application.

Due diligence may also be exercised by complying with the various industry-specific codes of practice that have been adopted under the National Parks and Wildlife Regulation 2009.

6.7.3 Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (2010)

This Code was developed to support the process of investigating and assessing Aboriginal cultural heritage. It specifies the minimum standards for archaeological investigation undertaken in NSW under the NPW Act. Any Aboriginal cultural heritage assessment that requires an archaeological investigation to be undertaken must be done in accordance with the requirements of the Code.

6.7.4 Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010)

This document was prepared to establish the requirements for consultation with registered Aboriginal parties as part of the heritage assessment process in an effort to determine potential impacts of proposed activities on Aboriginal cultural heritage - and to inform decision making for any application for an AHIP.

All AHIP applicants are required by OEH to undertake consultation with Aboriginal people who hold cultural knowledge relevant to determining the cultural significance of Aboriginal objects and/or places as relevant to the proposed project area in accordance with these Requirements.

6.7.5 AHIMS

Under Section 90Q of the NPW Act the Director General is required to establish and keep a database, which is AHIMS. This is a legislative requirement under the Act. S90Q (3) states that

The purposes of the AHIMS are:

(a) to maintain a record of Aboriginal objects whose existence and location have been reported to the Director-General, and

(b) to maintain a copy of any report that has been provided to the Director-General relating to the assessment of objects, places and features that are or are likely to be of significance to Aboriginal people, and

(c) to maintain a record of the details of any other report (of which the Director-General is aware) relating to the assessment of objects, places and features that are or are likely to be of significance to Aboriginal people.

6.7.6 NSW Environmental Planning and Assessment Act 1979 (EPA Act)

The EPA Act requires that environmental impacts are addressed before any land development. This includes potential impacts to Aboriginal objects and places. Parts 3a and 4 of the Act relate to assessment requirements across a range of project types and includes reference to examination of the potential impact of proposed development activity on Aboriginal cultural heritage.

6.7.7 NSW Land Rights Act 1983

This act (among other things) established the Local Aboriginal Land Council (LALC) system and its jurisdictional boundaries. Under their charter, land councils have a statutory responsibility to 'promote the protection of Aboriginal culture and the heritage of Aboriginal persons'.

As a rule, Aboriginal archaeological and cultural heritage assessment (beyond basic due diligence) is undertaken by heritage practitioners in association with the relevant land council representatives.

6.7.8 NSW Native Title Act 1994

This Act (enabling the Commonwealth Native Title Act 1993) provides for the recognition of traditional Aboriginal ownership of land in NSW. The enabling of the Act has seen the rise of native claimant groups across the site who aim to prove traditional land ownership through historic connection.

Native title claimant groups are routinely consulted on matters of Aboriginal cultural heritage, which relate to locations of which they have traditional knowledge or association - irrespective of whether their native title claims have been determined by the judicial system.

6.8 Environmental Planning and Assessment Act 1979

6.8.1 Protection for Items of Environmental Heritage

The EP&A Act identifies procedures for the authorisation of development on places of environmental significance. Under the EP&A Act, Parks and Wildlife is required to prepare Review of Environmental Factors (REFs) to be assessed before undertaking any activity on National Parks.

6.8.2 State Environmental Planning Policy 4 (SEPP4) - Development Without Consent

The requirement for local council consent is waived due to the provisions of State Environmental Planning Policy 4.

This requires that proposals for the development upon places of environmental significance be referred to the Heritage Council for comment.

In practice this can be done through the referral of a conservation plan to the Heritage Council, provided that future management and conservation is carried out in accordance with that plan.

6.8.3 OEH Policy Requirements

It is OEH policy that management and conservation works on significant historic places are to be carried out based upon a conservation plan. This is to be prepared in accordance with the *Burra Charter* and its *Guidelines*.

Conservation plans should address conservation and other management requirements, including interpretation and adaptive reuse.

The Executive Director, Country, Culture and Heritage Division under delegation from the NSW Heritage Council could endorse CMPs. With the creation of the Heritage Division this role of endorsement of CMPs will now cease.

The Director NPWS or Regional Manager endorses a CMP prior to it going to the Heritage Council for Endorsement.

OEH also require that management, conservation and investigation of Aboriginal cultural heritage sites be conducted in accordance with the *NPWS DRAFT 1997 NSW NPWS Aboriginal Cultural Heritage Standards and Guidelines Kit.*

Amendments to the NPW Act in 2010 made changes to the Aboriginal Heritage Impact Permits (AHIPs) process and sections of the Act. AHIPS are now considered under only S90 of the Act not S87. *Aboriginal Cultural Heritage Consultation Requirements* (2010) apply to Permit applicants.

These requirements essentially involve a broad a consultation base and include the requirement for public notification of intended projects that will affect Aboriginal heritage.

6.8.4 Parks & Wildlife Division & Tourism Planning

At the State level *Living Parks*, is a draft sustainable visitation strategy for NSW National Parks. It is partnered with *Towards 2020* – the NSW Tourism Masterplan, which is a commitment by the State government to the future of tourism in NSW. *Living Parks*, *Towards 2020* and arising from the Masterplan, *Our National Treasures - the Nature in Tourism Plan* for NSW, together provide the strategic principles and directions for the development, delivery and management of nature based tourism in NSW. *Living Parks* provides statewide broad strategic direction and establishes principles and priorities for visitor management.

Living Parks will be delivered by a combination of statewide implementation plan and Branch visitor management plans, which will be prepared by the four Parks & Wildlife regional branches. Living Parks aims to achieve the following key outcomes:

- Park values protected and conserved
- Enhanced visitor experiences

- Sustainable and culturally appropriate visitor use
- Sound practice in visitor management
- Enhanced community health and well-being
- Economic benefits for communities.

See 6.8.5 below, for the State government commitments under NSW 2021.

6.8.5 The OEH Interim Corporate Plan

The OEH Interim Corporate Plan 2012-13 defines OEH's strategic direction up to 31 December 2013 and provides a framework to improve the way services are delivered to customers.

The Interim Corporate Plan has been developed to guide day-to-day activities while OEH develops its longer term Corporate Plan.

The Plan confirms the key result areas, strategies and policies that will enable the achievement of commitments under *NSW 2021: A plan to make NSW number one*. These commitments are to:

- protect our natural environment
- increase opportunities for people to look after their own neighbourhoods and environments
- make it easier for people to be involved in their communities
- foster opportunity and partnership with Aboriginal people
- enhance cultural, creative, sporting and recreation opportunities
- ensure the State is ready to deal with major emergencies or natural disasters
- rebuild the economy
- restore accountability to government.

Delivering services to the standards expected by customers and the community of NSW is intended to help strengthen local environments and economies. The interim plan recognises that environmental and cultural resources are vital to delivering positive social and economic outcomes for NSW.

NPWS manages, conserves and cares for more than 7 million hectares of land in national parks and reserves.

NPWS aims to increase tourism, participation and visitation so more people can access, enjoy and get involved in their local environment and heritage.

6.9 Co-Management of National Parks under Part 4A

Toorale is subject to a co-management agreement with the Kurnu-Baakandji traditional owners and is being managed under a Joint Management Advisory Committee.

6.9.1 Recognition of Aboriginal ownership of Protected Areas

The enactment of the National Parks & Wildlife Amendment (Aboriginal Ownership) Act 1996, which amended the National Parks & Wildlife Act 1974 by introducing Part 4A, 'Aboriginal Land'. As a result of these amendments, the NPW Act provides that land that has already been dedicated or reserved under the Act as a protected area, such as a national park can be transferred to Aboriginal people in cases where it has Aboriginal cultural significance (s71C(2)). Land is of cultural significance to Aboriginal people if ' the land is significant in terms of the traditions, observances, customs, beliefs or history of Aboriginal persons' (s71D). Aboriginal land councils are to hold the land in trust for traditional owners.

Schedule 14 of the Act identifies national parks, nature reserves and historic sites that have already been designated as of Aboriginal cultural significance. Part 4A provides the means by which the initial list may be added to.

The Mutawintji National Park, in September 1998, was the first national park handed back under Part 4A. Although ownership was transferred there is a mandatory leaseback of the land to the Environment Minister for a term of 30 years (s 71AD(1)(b)). The Minister is obliged to pay compensation by way of rental to the Aboriginal owners for the loss of full enjoyment of the land through the leasing arrangement (s71AE). If there is a dispute between the parties about the amount of rent, the matter must be referred to mediation (s 71AE(5)).

The lease is renewable after negotiations between the parties(s 71AI), but there is a holding over provision that means the Minister can allow the lease to continue after it has expired (s 71AL).

The National Parks & Wildlife Act 1974 protects any native title that may be determined to exist in the areas (ss 71O(2)(b)(i)).

6.9.2 Land Claims

The Aboriginal Land Rights Act 1983 provides that lands are not "claimable" if the Minister for Aboriginal Affairs is satisfied that they are needed for the public purpose of nature conservation (s 36A). However, if an Aboriginal Land Council negotiates a lease of the lands in accordance with the provisions of Part 4A, and agrees to their simultaneous reservation under the National Parks and Wildlife Act 1974, the Minister may grant the claim (s 36A(2)).

6.9.3 Part 4A Lease

Section 71AD sets out the matters to be covered in a lease between the Aboriginal land council and the Environment Minister. The lease must recognize that Aboriginal owners and other Aboriginal people who have their consent, are entitled to use the lands for hunting or fishing for or gathering of, traditional foods for domestic purposes and for ceremonial and cultural purposes to the extent that this is in accordance with the tradition of the Aboriginal owners (s 71AD(1)(i). However, this is subject to the requirement that this does not breach provisions in the legislation, regulations and management plan, including those designed to protect animals, trees, plants, flowers and vegetation (s 71AD(1)(j)).

Arrangements made under leases of this kind include licensing individuals to "hunt rabbits, goats, kangaroos and emus…for domestic purposes and for ceremonial and cultural purposes in accordance with the tradition of the Aboriginal owners" (Schedule 3 of the Mutawintji lease).

6.9.4 Board of Management

A board of management established under the Act has the care, control and management of the land (ss 71AN-AQ). The board has between 11 and 13 members, a majority must be Aboriginal owners of the lands. The board must also have representatives from:

- the NSW Aboriginal Land Council
- the National Parks and Wildlife Service
- local government
- local conservation interests
- surrounding land holders.

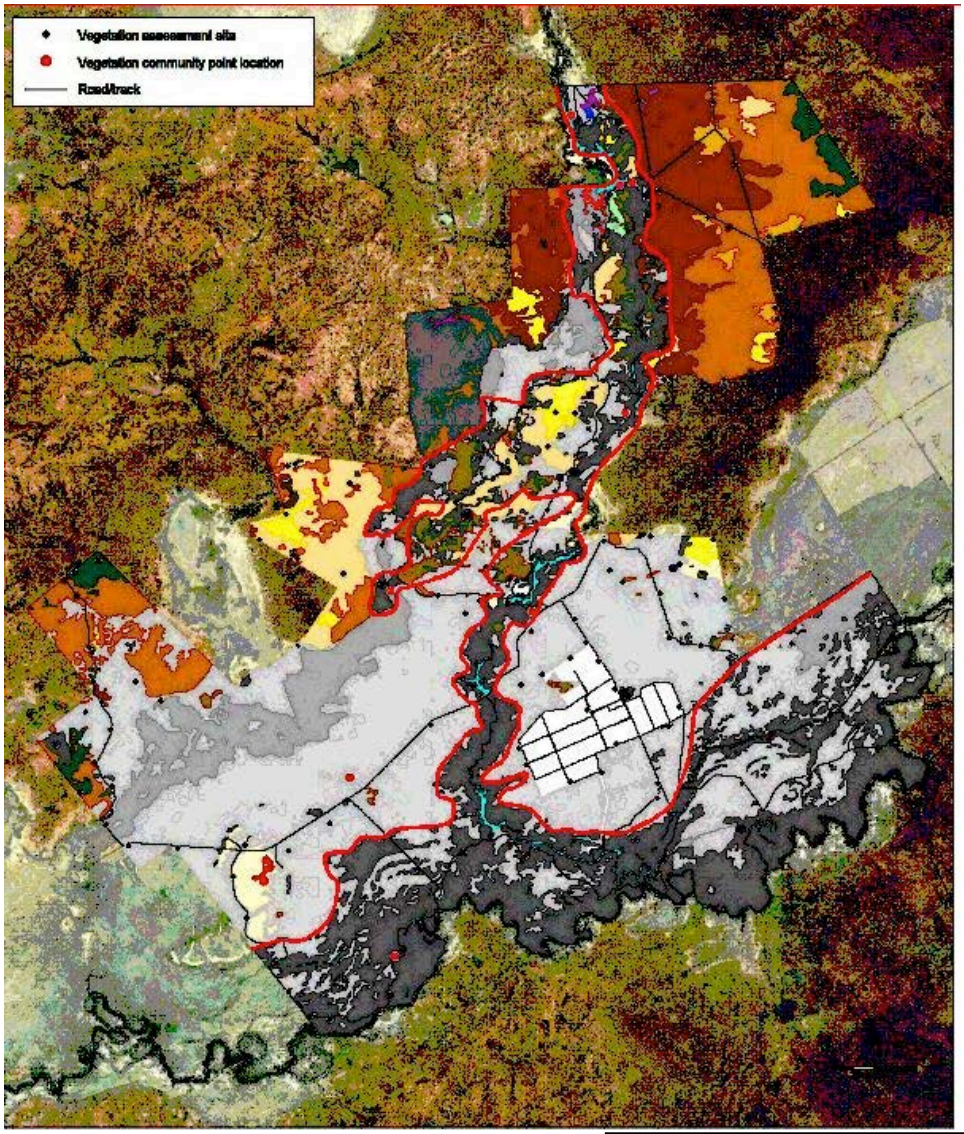
The board is subject to the control and direction of the Minister.

The board must prepare a draft plan of management, which must be made available for public comment (s72), before being finalized by the Minister (s 73B).

Traditional owners, and other authorized Aboriginal people, may enter and use the land, consistent with the plan of management (ss 45(6)(a), (b); 56(7);57(7)). The Board can refuse to approve the carrying out of these activities (s 71AO(2)). Plans of management may also restrict public access to places of cultural and spiritual significance (s 71AD(1)(m)).

The 2010 amendments to the NPW Act include measures designed to improve the efficiency and effectiveness of Part 4A, Boards of Management and their management of Part 4A lands.

(See pp841-843 The Environmental Law Handbook, 5th Edition, 2011, Planning & Landuse in NSW Edited by David Farrier and Paul Stein, Redfern Legal Centre Publishing)



KEY

The red lines define the high landscape significance areas comprising the floodplains along the Warrego and Darling River, which support endangered ecological communities and threatened species.

Figure 6.1: The attached marked up extract from the vegetation map indicates the areas of highest natural landscape significance at Toorale (broadly the floodplain habitats of the Darling and Warrego River) defined by the red outline.

Landscape Map Legend

The main vegetation communities shown are:

Black	**River Red Gum Forest/Woodland**
Dark Grey	**Coolabah Woodland Wetland**
Pale Grey	**Chenopod Shrubland**
Brick Red	**Belah Woodland**
Orange	**Poplar Box Woodland**
Cream	**Ironwoood Woodland**
Lemon	**Gidgee Chenopod Woodland**
Green	**Sandplain Mulga Woodland**

6.10 Threatened Species Conservation Act 1995

The Environment Protection and Biodiversity Conservation (EPBC) Act allows particular species and communities to be identified and listed as being *threatened*, thus triggering protection under the Act. The Commonwealth Environment Minister maintains a list of threatened species in categories ranging from 'extinct' to 'conservation dependent'. The EPBC Act also protects ecological communities, which are also listed in categories comprising 'critically endangered', 'endangered' and 'vulnerable'.

In NSW legislative protection of biodiversity and threatened species under NSW law is split between the Environmental Planning & Assessment Act 1979 (EPA Act) and the Threatened Species Conservation Act 1995 (TSC Act). The EPA Act regulates development affecting biodiversity and threatened species, mainly through the use of environmental planning instruments and the development consent process. The TSC Act deals with the listing of threatened species, the licensing of activities affecting threatened species, the use of strategic tools (Such as recovery plans and threat abatement plans) and the recently introduced system of biobanking.) Neither the EPA Act or the TSC Act provide absolute protection for threatened species, even when they are faced with significant and irreversible impacts but establishes procedures for assessing impacts of proposed activities on threatened species and their habitat. Then the local Council or the Minister has discretion whether to permit the development or activity to proceed.

This discretion may apply to the maintenance of the Toorale wetlands.

The broader Park supports four endangered ecological communities listed under both the NSW Threatened Species Conservation Act and the Commonwealth Environment Protection and Biodiversity Conservation Act. These communities are:

- ***Black Box woodland wetland,***
- ***Coolabah River Cooba Lignum woodland wetland and***
- ***Coolabah open woodland wetland with chenopod/grassy ground cover, and***
- ***Dentella Minutissima, a succulent mat forming herb identified in 2013.***

The Park also supports populations of the regionally rare and potentially threatened plant species, Synostemon trachyspermus.

In terms of fauna the park is home to at least four threatened species:

- ***Brolga,***
- ***Pink Cockatoo,***
- ***Yellow Sheath-tailed Bat and***
- ***Little Pied Bat.***

Nine species are considered to be of conservation concern in Western NSW; Desert Froglet, Murray Turtle, Bourke's Parrot, Olive-backed Oriole, Pied Cormorant, Darter, Australian Pelican, Great Egret and Royal Spoonbill.

6.11 Water Resource Management in NSW

The key water management issue in NSW is that inland water flows are variable. Once water flows were made more certain by regulation of rivers (ie damming rivers to control the flow of water down river), investment in irrigation infrastructure and industrial enterprises in rural towns grew as did local economies. NSW inland rivers flow into the Murray-Darling Basin. Only 10% of the flow comes from the Darling and its tributaries. Approximately 85% of the median flow of the Murray-Darling was, in 2011, fully developed or over-allocated[1] to consumptive uses. The Commonwealth Water Act 2007 created for the first time a direct statutory role for the Federal Government in water management and licensing.

Until recently the Commonwealth has not ventured into water regulation.[2] This is a complex area of Commonwealth and State legislation.

Structurally the Act allows the Murray Darling Basin Authority to administer functions conferred on the Commonwealth by the *Murray Darling Basin Agreement* (s 18E(1)). Further the Act provides that there will be a Basin Plan to provide for the integrated management of basin water resources (s 20).

The Basin Plan must be prepared in a way to provide for giving effect to relevant international agreements (s 21(1)). Without limiting that objective it must also be prepared with regard to the need for special measures to protect Basin Biodiversity, promote sustainable use of Basin water resources to protect and restore ecosystems and natural habitats, and promote conservation of Basin wetlands.

It is not clear where protection of heritage values sits, within water regulation legislation when as in the case of Toorale:

- ***a natural environment has been modified by regulated water flows for over 150 years and***
- ***the historically significant setting of the Old Toorale homestead complex relies on a man made dam, which has not been repaired since it was breeched by floodwaters in 2011.***

Specialist legal advice may be required for a determination.

[1] "Over allocation" means that the amount of water that can be extracted under licence in the river valley exceeds the amount of water in the river.
[2] (See Section 15, *The Environmental Law Handbook, Planning & Landuse in NSW,* 2011, 5th Edition Editors David Farrier & Paul Stein, Redfern Legal Centre Publishing).

6.11.1 Toorale Station Decommissioning Study (Aurecon 2009)

Aurecon were engaged by the Federal government to undertake an audit of the current Toorale water infrastructure with the aim to return flows to the Darling River. Three de-commissioning options were considered:

- Do nothing
- Partial decommissioning, and
- Complete de-commissioning.

The partial decommissioning option was recommended to optimise the return of water to the river (Aurecon 2009a) Under this option a small section of the dam embankments would be removed converting the Warrego river into a series of billabongs separated by floodplain channels during the low flows and a connected river system during higher flows (Aurecon 2009a). The Western Floodplain area consequently would revert from a frequently inundated area (every 1 to 2 years) to a drier environment with major inundation occurring 1 in 20 years. Water balance modelling estimates that after the implementation of the partial decommissioning a further 30 Gigalitres of water would be returned to the Darling River.

The preferred partial decommissioning option proposed by Aurecon (2009a) recommended a flood study for the lower Warrego upstream to Fords Bridge. *The Flooding Patterns of Toorale Study* was prepared by Stephen Cox, Rachel Thomas and Yi Lu in 2011. Among recommendations for further research they concluded that – 'the option to partially decommission infrastructure will detrimentally impact flood dependant vegetation'. (Cox et al.,2011: v).

6.11.2 Ownership of Non Tidal Rivers & Lakes

Generally the middle line rule applies if a Crown grant or conveyance describes land as being 'bounded by non-tidal waters', then title to the land is presumed to extend to the middle line of the stream of water. The rule applies to all land under Torrens title and has been confirmed by statute in NSW (Real Property Act 1900, s 45A). In the case of a river the line is drawn from the limit of the bed (but not the high or low water mark that exists in times of flood or drought (see s 172(1) and Surveying and Spatial Information Regulation 2006, cl 45). This applies to the Warrego River. There are also some statutory restrictions on the middle line rule generally associated with the Crown Lands Act. (See pp 615 – 616 The Darling River is The Environmental Law Handbook, Planning & Landuse in NSW, 2011, 5th Edition Editors David Farrier & Paul Stein, Redfern Legal Centre Publishing).

The Darling River 'bed and bank' is owned by the Crown and managed under the Fisheries Management Act. (Note in this case the term 'high water' does not apply – it relates to marine systems only, and at some points nearly all of Toorale can be covered by flood water). [Information supplied by NPWS]

6.12 Game and Feral Animal Control Act 2012

The NSW Government announced on 30 May 2012 a new program of pest control by individuals licensed under the *Game and Feral Animal Control Act* (GFAC Program). This applies to selected national parks, nature reserves and state conservation areas, once those areas are so declared by the Minister for the Environment.

The Government has announced that 33 national parks, 29 nature reserves and 15 state conservation areas will be immediately assessed for incorporation into the program. This assessment process has not yet been completed.

The Toorale NP & SCA is not included on the list of areas currently being considered for the program.

6.13 Opportunities identified in the Vision & Opportunities Stakeholders Workshop

6.13.1 Building Re-Use/New Use Opportunities

The following opportunities were discussed and/or identified in the Toorale Vision and Opportunities Stakeholders Workshop 6th April 2013.

- Discussion re possible new uses for Dara Shearing Shed, which has been the assessed as structurally sound despite the insurer paying out the building after storm damage.
- Acton Hill Shearing Shed – opportunity for 'Beds in Sheds'.
- Irrigation Quarters Precinct – currently set aside as staff accommodation & workshop area.
- The Shearers/Workers Quarters near the Homestead has been dedicated to Kurnu-Baakandji community use.
- Homestead Donga & cottage – desirable to be relocated for heritage reasons– suggestion that the donga and cottage be relocated behind the Shearers/Workers accommodation for additional Aboriginal youth workshop & accommodation space.
- Relocation of the Boera Homestead recommended for heritage reasons. Possibility of moving the Boera Homestead south of and adjacent to the Homestead complex entrance gates – out of the viewlines to the Homestead - for use as caretaker accommodation and/or a visitor orientation and amenities building and/or for use as a staff office.
- Aircraft Hangar; Keeping Place and craft workshop.
- Use of airstrips for fly-in fly out tourists and aero clubs discussed.

- Opportunity to relocate fragile moveable heritage items to Chaff House Shed and to Carpenters Workshop
- Opportunity to try and get Blacksmith Shop tools returned to the Shed – remove the ear tag room from the Blacksmiths Shed.
- Opportunity to interpret mega-fauna in the Carpenters Workshop room.
- New Shearing Shed – interpretation centre & ballroom use
- Toorale Homestead – guided tours – reinstate the roof and ceiling lights so the internal courtyard ballroom space can be used as a meeting/tour gathering place and for interpretation and rope off rooms as necessary to prevent entry during self guided tours. Opportunity to pursue return of the marble mantelpieces removed from the Homestead.
- Ross Billabong – bird watching – use the Old Toorale Shearers Quarters as bird watcher accommodation and for interpretation.
- Talowla Mountain – view point.
- Darling River - Camp sites & boat launching and landing ramps both sides of the river.
- Old Shearing Shed – opportunity to restore at least part of the building – guided tours, poetry readings, together with the abandoned trucks – a photography & art site.
- Boera Homestead site (beside the Boera Dam) opportunity for a camp site.

Note: The resource that Toorale has more than most national parks is accommodation. Excluding the Toorale Homestead, which is not currently fit or suitable for use as accommodation, it includes the shearers/workers quarters, three modern managers houses, Boera Homestead, Akuna Homestead and the Cotton Workers Quarters. At present all of those buildings with the possible exception of the Boera Homestead are set aside for staff use or staff housing and the Shearers/Workers Quarters is dedicated for Kurnu-Baakandji community use. It is recognised that it is appropriate to set aside accommodation for the Aboriginal community's exclusive use and in the short term while the Park is being set up there is a need to use most of this accommodation for staff purposes.

However, it is desirable that the long term planning for the Park, considers alternative future uses for the current staff accommodation buildings, when staff housing needs either fall or are mainly addressed off park. This long term planning should take into account future circulation patterns and access routes suited to non-staff access. It should also consider providing overnight accommodation for bus tours and for large groups.

6.13.2 Opportunities Identified for the Toorale Experience

The following opportunities were identified in the Toorale Vision and Opportunities Stakeholders Workshop 6th April 2013

- Showcase as one huge adventure, come to Bourke and experience the lot;
- Cultural Heritage & Learning Centre – sharing knowledge, interpreting the landscape, and river, pastoral and agricultural history;
- Youth Camps / accommodation;
- Photography & art;
- A wide range of vegetation environment & nature tours - fishing & yabbying, bird life, bush tucker & bush medicine, the rivers and the Artesian Basin,

6.14 Key Opportunities and Constraints for Interpretation

The following key opportunities and constraints for interpretation were identified within the Toorale Preliminary Interpretation Strategy prepared by Godden Mackay Logan & Trigger, March 2013.

'There are many exciting and engaging opportunities for interpretation at Toorale NP. The natural values of the park, combined with its extraordinary rich history and heritage, are capable of capturing the public imagination through interpretation.

The background review has highlighted a number of opportunities and objectives for interpretation that were common across the various documents and reports, they include:

- Bourke as the gateway to the 'true' or authentic outback experience;
- The significance of the natural and cultural landscape;
- The deep and continuing cultural connections of local Aboriginal people;
- The epic scale and history of Australia's pastoral industry and particularly the role of Toorale Station; and
- The characters and stories that bring the Outback to life.'

TRAVELLING TURKEYS.

THERE will shortly be witnessed in Broken Hill the novel sight of a mob of turkeys being driven into the town. Last year Messrs. Kidman Bros. accomplished the task of driving a mob of several hundred pigs from Wentworth to the Hill; and they have now undertaken the more remarkable feat of bringing 500 turkeys here in the same fashion. The turkeys were raised on a farm at Toorale, on the Darling River, 200 miles from Broken Hill. Nearly all the birds have already been placed. Mr. C. N. Kidman says they will do the distance in about four weeks. The turkeys will provide their own food *en route*.

One example of a quirky story discovered during research for this project is an article in the Barrier Miner (Broken Hill) 8/11/1894:4 is an article titled "Travelling turkeys'. Reproduced on the left, courtesy of Trove.

6.15 Aboriginal Culture and Interpretation

The Toorale landscape and the archaeological sites that dot it provide important opportunities for the interpretation of Aboriginal heritage values to both Aboriginal communities and the wider public. The work undertaken by Sarah Martin and the local community, as well as the results of the recent visions workshop indicate that the following themes warrant interpretation:

- **Association** - continuous Kurnu Baakandji association with Toorale (from pre-contact times until today)
- **Knowledge** - Kurnu Baakandji knowledge of culture and country
- **Archaeology** - physical evidence that demonstrates Aboriginal occupation and use of Toorale; material culture and evolving technologies
- **Contact history** - the ways in which the Kurnu Baakandji met and adapted to European incursion and settlement
- **Post-contact 'shared' history** - understanding the contribution of Kurnu traditional knowledge to pastoralism (particularly in relation to knowledge about the land, the waters and local flora and fauna) and the extant and nature of work carried out on Toorale by Kurnu and their kin since the 19th century
- **Relationships** - discovering the nature and extent of the relationships developed between Kurnu and non-Aboriginal people
- **Living** - detailing the way in which Aboriginal people avoided direct government control by living and working on stations such as Toorale and Dunlop
- **Individuals** - telling the stories of Kurnu and kin who have had an association with Toorale.

7.0 VISION & CONSERVATION POLICY

7.1 Vision for the Future Management of the Park

Precinct Vision Statement

The following Vision Statement was arrived at as a result of a Stakeholders Workshop held on April 6th 2013, at Bourke. The statement is notable for its inclusive nature and for its breadth of vision, which includes the broader landscape and communities.

The Vision Statement encapsulates the vision and aims of the future management policies for the Toorale NP & SCA.

Toorale and Gundabooka will be the place where people can experience the full spectrum of the diverse landscapes, cultures and their shared pastoral and agricultural history.

It will be the outdoor education space that best interprets this diverse landscape and the shared cultures.

- ***Toorale is the place where the continuous ties between Aboriginal people, the land and the rivers is acknowledged and explored.***
- ***It will be a place of discovery.***

A circular visitation route will underlie the experience of the park and link with the surrounding small communities.

The Darling River will become a link rather than a barrier between the two Parks.

The following General Conservation policies for the Toorale NP & SCA are framed to retain identified significance, set appropriate future use options and enable procedures by which the above vision can, in the long term, be realised.

7.2 General Conservation Policy

The Toorale NP & SCA will be recognised as a place of State heritage significance.

In addition to the three endangered ecological communities, and the four threatened species in the park, the following items will also be recognised as having State significance as individual items or groups of items:

- The Toorale Woolshed and Sheep Yards (Inventory No.s BS001 & BS002)
- The Toorale Homestead (Inventory No. BT016)
- The Toorale Homestead & outbuildings complex (Inventory No.s BT 016, BT021, BT022, BT023 & BN040).
- The Boera Dam & Floodwaters Scheme (Inventory No. LB003)

The primary aim will be to develop Toorale as an outdoor education space where the diverse landscapes and shared cultures is made accessible and interpreted.

The Toorale NP & SCA will be a place where spatial, physical, historical and cultural connections within the place and across the Darling River, with its neighbours and with related places are established, explored and promoted.

Planning for the development of the Toorale NP & SCA will include a broad scale planning approach that considers planning objectives that will benefit the surrounding local communities including (but not limited to) the establishment and promotion of a physical, circular route that links the park with surrounding villages (for example a loop with the Darling River as its centre, from Louth to Bourke.)

The Aboriginal community will be actively involved in conservation management and interpretation.

Interpretation of the environment, the history and the significance values of the place will be recognised as fundamental to its conservation and there will be a site wide approach.

NPWS will enable and actively promote opportunities for people to tell their stories and to appreciate other people's stories and to be educated about: -

- the connection between Aboriginal people, the land and the rivers,
- the shared pastoral and agricultural history of the station,
- the Toorale environment and diverse landscapes,
- the early occupation history of the place including prehistoric occupation,
- the local characters and communities,

- the significance of the site in a state and national context.

Public access to Toorale NP & SCA and recreational use around the park will be encouraged and facilitated within the aims outlined in the Vision Statement and in a way that ensures the significance values outlined in Section 5.0 and in Section 6.1 are maintained and enhanced.

The use of appropriate new technologies and sustainable use of the site will generally be encouraged.

Design of the site experience will take into consideration the potential for impacts upon and the conservation requirements of significant items at the site.

The needs of threatened species and endangered ecological communities and the need for an appropriate setting for significant heritage buildings, will be a priority in the approach to management of the landscape and water flows in the Park.

7.3 Management and Planning Approach

Management of the Toorale NP & SCA will be in accordance with best practice standards in conservation.

Management of the site will recognise all the values of the place [Aboriginal, non-indigenous, natural, archaeological, built, moveable and intangible heritage values].

The approach to planning for the park as a whole will be to integrate Parks and Wildlife's Vision with the plans being developed by other statutory stakeholders and neighbouring communities so that the Parks & Wildlife planning for the park sits within and makes a positive contribution to Master Planning. This may be through, for example an annual briefing forum as a mechanism for discussion with other agencies. Other stakeholders include (but are not limited to):

- Bourke Shire Council,
- Tourism Council of NSW,
- Murray Darling Basin Authority,
- Gundabooka NP & SCA,
- Other Parks in the region that might benefit from a comprehensive strategic approach eg Culgoa NP, Ledknapper Nature Reserve (NR) and Nocoleche NR.

The Toorale NP & SCA will be managed and conserved in accordance with the following principles and guidelines:

- the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the *Burra Charter* and associated guidelines);

- the Australian Natural Heritage Charter and associated guidelines;
- the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.
- OEH Operational Policies for the Protection of Aboriginal Heritage (See Section 3.1, OEH Operational Policy: Protecting Aboriginal Heritage online for a full description). They include application of the following OEH policies and principles:
  - NSW Aboriginal Affairs Plan, *Two Ways Together*
  - *OEH Guarantee of Service*
  - *OEH Aboriginal People, the Environment and Conservation Principles*
  - *OEH Aboriginal Community Engagement Framework*
  - *OEH Cultural Heritage Strategic Policy*
  - *OEH Aboriginal Heritage Conservation Policy* (in development) – see 'Work in Progress: Improving ACH Regulation Project'
  - *EPRD (Environment Protection & Regulation Division) Operating Principles*
- a co-management approach with local Aboriginal community consultation and ongoing participation.

There will be a commitment to manage the site in an ecologically sensitive and sustainable manner, for example through the use of new technologies where appropriate.

7.4 Setting & Environment

In consultation with the Federal Government and the Murray Darling Basin Authority, NPWS will ensure that water flows to the endangered ecological communities and the habitats of threatened species is continued and is sufficient to maintain a viable environment for those communities and species and also allows operation as a drought relief environment when necessary.

Toorale will be managed to protect its biodiversity, its ecosystems and its diverse cultural landscape. Landscape management decisions will demonstrate that these factors are respected and managed in a holistic manner.

The important characteristics of the Western Floodplain will to be rigorously considered in any review of the Toorale water management regime.

NPWS recognises that the Homestead (Kearnie) Dam, its reflective qualities, the surrounding vegetation and the rich birdlife are essential elements in the background setting of the historic Toorale Homestead and outbuildings complex. NPWS will aim to reinstate the dam to restore the homestead setting. (See Section7.5.2 Fabric Management of Water Infrastructure)

The Ross Billabong in the vicinity of the Toorale Woolshed (BS001) is also recognised as an important factor in the story and success of the Woolshed operations. NPWS will aim to maintain

sufficient water in the Billabong near the Woolshed to maintain the setting and make sense of the historic Woolshed's location. (See Section 7.5.2 Fabric Management of Water Infrastructure)

Unsympathetic buildings located within important viewlines to significant historic buildings will be relocated as soon as practicable.

It is appropriate to consider restoration of exotic plantings in the vicinity of significant buildings to facilitate understanding the historic use of the site.

Major alteration to the current landform will only occur where essential for conservation or for safety reasons and only in accordance with the approvals process required under the NPW Act and the NSW Heritage Act. In such cases, landform modification will be undertaken in a reversible manner. [For example areas modified for pathways should be able to be re-graded and replanted if the use is no longer required].

New plantings should maintain the historic pattern of planting and be the types and/or form of species used within the built heritage precincts in the past. Plants that may become environmental weeds if management resources are unable to be maintained should not be re-introduced into the area.

Indigenous vegetation will be maintained. Plantings of indigenous species will be restricted to those present at the site, known to have been at the site previously, or present around the Precincts.

Significant structural elements such as earlier roads and paths will be maintained in their existing location. Materials used in maintenance or reconstruction of structural landscape elements will be traditional materials, already used on site.

New materials may be introduced as part of structural landscape features [pathways, pedestrian bridges, handrails etc] only where:

- they are essential for operational or safety reasons;
- there is minimal adverse impact on the significance of the site; and/or
- their introduction is reversible; and
- there are no feasible alternatives.

The stockyards associated with soldier settlement blocks on Toorale may be retained if they provide a useful purpose in managing the Park. Maintenance should minimal and involve keeping yards free of shrubs and tree saplings. If they become unsafe removal could be considered.[1]

[1] Any consideration for removal of these items will require NPWS to undertake the process set out in the internal document *Guide to Approvals Cultural Heritage Items on Land Reserved under the NPW Act.* A Heritage Impact Statement would be required before any such removal could be undertaken and this would need to refer to the significance of these items.

Significant views and vistas within the Park and to and from the site will be maintained. Former vistas may be reconstructed (where there is adequate evidence), by removal of visually intrusive elements (including vegetation), provided that such action does not have other adverse impact on the significance of the site.

Views to and from significant buildings, landmarks and aesthetically pleasing items of moveable heritage will be will be retained and where practical enhanced.

Significant views to the distant rivers, plains and mountains will be considered and retained in any new landscape works.

For policies for specific landscape items including Boera Dam and gardens see Inventory Sheets No.s LT001 – L007 in *Toorale Station, Historic Heritage Inventory Recording, 2013* by Sheppard et al.: 469 - 486

7.5 Fabric Management

7.5.1 General Fabric Management Approach

Conservation of the Toorale NP & SCA will adopt a total resource approach that will extend to all areas and elements such as the cultural landscape, cultural deposits, artefacts, moveable objects, records, memories and associations, bio-diversity [native flora and fauna], built structures, along with uses and activities.

Works required to repair storm damage, stabilise and/or weatherproof significant historic buildings or structures will be given priority over other planned conservation and building works, where practical.

Conservation of the Toorale NP & SCA will make use of available modern expertise and technology to provide services and to conserve materials.

Caution will be applied in making decisions, which may damage the natural or cultural environment over time, but a cautious approach should not preclude necessary precautionary measures or urgent works to address health and safety concerns and urgent stabilisation and weatherproofing works.

Any actions [building adaptation and/or new buildings, landscaping and plantings] with potential to result in a loss of cultural significance will, where practical, be reversible [i.e. able to be removed without permanent damage to significant historic fabric]. Exception can be made for Aboriginal archaeological sites, when necessary site-specific excavation occurs and salvage requirements are

met, and for permanent new buildings or works identified as essential to the park operation to enable realisation of the site Vision.[2]

The historic Toorale NP & SCA buildings and the environment will be protected from physical damage by appropriate security and maintenance measures.

The effectiveness of conservation management of the Toorale NP & SCA will be monitored. [This involves regular survey and reporting of the condition of the environment and of the visitor experience. A pro-active management approach is necessary to respond to potential issues that the monitoring identifies].

7.5.2 Fabric Management of Water Infrastructure

Management of water flows through historic dams and tanks is to be preferred over decommissioning of historic dam and tank infrastructure.

It is appropriate to sympathetically modify existing historic dams for example with the addition of a weir to manage water flows.

Partial decommissioning of historic water infrastructure where necessary will where possible be carried out in a sensitive manner so that the majority of the dam or tank remains to identify its location, size and shape and evidence the construction techniques used.

As historic water infrastructure is modified or decommissioned the opportunity will be taken to identify and record any unusual or obviously historic construction techniques and materials.

7.5.3 Fabric Management of Modern Yards and Pumps

Modern yards (for example BY032) and pumps (for example BS014 and BS015) which there is no use in the foreseeable future may be considered for removal and sale.

7.5.4 Aboriginal Heritage

Known sites will be protected from harm. (Note: Any recommended conservation works need to be carried out in accordance with the NPW Act and by the Aboriginal Community or Aboriginal Heritage Division Staff and/or people under their direction.)

Proactive site survey will be advanced (where funding allows) to further our collective knowledge of the extent and nature of Aboriginal archaeological sites at Toorale

Aboriginal stakeholders will be involved in the management of indigenous cultural heritage on-park to a level that is acceptable to both NPWS and the relevant stakeholders.

[2] Note that any proposed works which would impact on any of the identified values/significance of the place would have to be the subject of a Heritage Impact Statement for Historic Heritage and conform to the process outlined in the *Guide to Approvals* and may also possibly require approvals under the Heritage Act. Due Diligence under the NPW Act would also have to be undertaken.

Oral history projects that tell the story of local people and their association with Toorale will be encouraged and promoted

Significant park infrastructure should not be constructed on (or in the vicinity of) recorded sites unless there has been an agreement with the traditional owners and the Joint Management Advisory Committee. (See Compliance Guidelines Section 9.0)

Known burial sites should be subject to regular inspection (1/2 yearly, or after extreme weather events such as flooding or fire). Should a burial site be found to be eroding, advise should be sort regarding appropriate and effective in situ conservation.

7.5.5 Historic Archaeological Heritage

NPWS will aim to retain and actively conserve existing structures, ruins and landscape features within the heritage precincts.

Significant park infrastructure (facilities, parking &c) will generally not be located within significant viewlines or near archaeological deposits in the heritage precincts unless here is a compelling reason for doing so.

Historic features and landscapes within and beyond the heritage precincts will where practical be interpreted

A 'do nothing' approach (no active heritage management) is recognised as being appropriate in areas beyond the heritage precincts. These areas can be developed and/or interpreted as desired.

Archaeological Excavation

Archaeological excavation and/or monitoring at Toorale should be limited to that required to mitigate the impact of any unavoidable ground penetrating site works in areas of moderate or high archaeological sensitivity (heritage precincts).

Excavation not related to essential site works (i.e. excavation for purely investigative or academic research) should not be considered unless all other avenues of research have been exhausted and the proposed excavation program meets broader NPWS and NSW Heritage Branch management objectives

Specific Archaeological Site Policies

For specific archaeological site policies see Inventory Sheets No.s AO001 – AM020 in the *Toorale Station, Historic Heritage Inventory Recording, 2013* by Sheppard et al.: 371-464.

(See Compliance Guidelines Section 9.0)

7.5.6 Building & Structures Management

See Inventory Sheets in *Toorale Station, Historic Heritage Inventory Recording, 2013* by Sheppard et al., (pp63-370) for specific Conservation Policies: -

Precinct 2. Old Shearing Shed and Wool Scour Site - Building inventory no.s BS001-BS0015

Precinct 3. Toorale Homestead Precinct - Building inventory no.s BT0016-BT0031

Precinct 4 Old Tip & Cattleyards Precinct - Building inventory no.s BY032-BY033

Precinct 5 Nissen Sheds, Airstrip & Shearers Quarters - - Building inventory no.s BN034-BN045

Precinct 6 Akuna Homestead Precinct - Building inventory no.s BA046-BA057

Precinct 7 Dara Precinct - Building inventory no.s BD058-BD064

Precinct 8 Acton Hill - Building inventory no.s BD065-BD069

Precinct 9 Ruins of Boera Homestead Site - Building inventory no.s BB070

Precinct 10 Irrigation Precinct - Building inventory no.s BI071

7.6 Aboriginal Custodianship

NPWS acknowledges that the Aboriginal peoples are the original custodians of the lands and waters, animals and plants of New South Wales.

The Toorale NP & SCA will be a place where opportunities and support will be provided for Aboriginal people to pass on culture and tradition to young Aboriginal people and where young people will be given opportunities to learn and practice cultural activities.

7.7 Use

The primary use of the Toorale NP & SCA encapsulated in the Vision Statement is as a place of discovery where people are given opportunities to appreciate the landscape, shared cultures and pastoral and agricultural history through education, travelling through the landscape, sharing stories and participating in local experiences. (This aim supports interpretation, oral history programs, demonstrations, re-enactments and Aboriginal guided tours.)

The secondary aims are to develop the place as an integral component of a larger landscape where the connections both spatial and historical are encouraged and appreciated. This aim means that uses that illustrate and/or facilitate connections will be encouraged such as vehicular traffic routes, river crossings and landing places.

Continuity of historic uses such as recreational activities, on and around the park, will be encouraged and facilitated where practical.

Access by Aboriginal people to Aboriginal sites and the wider landscape to which they have social and traditional connections and to natural resources for cultural purposes will be facilitated where practical.

It is appropriate to hold large events on the Park, especially those related to its history, including re-enactments and local fairs and markets for local crafts.

Within the above aims and uses, the kind and intensity of educational, research and recreational use will be managed to minimise environmental impacts and to maximise safety and educational opportunities.

Use of site elements for commercial purposes [including for the provision of events and dining/café experiences and overnight accommodation] may occur where these purposes are not in conflict with the significance of the site, the significance of the element concerned or with the site interpretation.

The place, or individual elements, may be used for educational and community events, provided that there is no permanent physical impact on significant site fabric.

In the medium to long term it is appropriate to aim to make more of the existing residential accommodation and station buildings on the park available as visitor accommodation, for groups and for use as function venues.

7.7.1 Outdoor Museum

An ongoing outdoor museum role is recognised as appropriate for the park.

It is appropriate to consider re-use of one or more existing buildings as interpretive and cultural centres.

The Toorale stories may be allocated a particular internal space but should also extend into the Park landscape and building complexes, through exhibitions, permanent installations, events and interpretation.

The Park will be a learning landscape for the local natural and riverine environments and for its history of occupation, modification and use by Aboriginal people, European explorers, pastoralists and agriculturalists.

Acquisitions for permanent collections should be limited to items provenanced to the site or with strong local environmental and Aboriginal associations with the site and with high interpretive potential.

It is appropriate to actively pursue the return of items significant to the site, such as the marble mantelpieces from the Toorale Homestead and the blacksmithing, carpenters and engineering tools from the McCaughey era sheds.

Permanent collections that are not always on display may be securely stored off site when not required if on site storage is not available, sufficiently secure or appropriate.

It is appropriate for each building, structure or site to be the main location where it's own history is explored.

7.8 Associated Communities (Consultation & Involving)

Formal and informal networks and mechanisms for consultation with the community and stakeholders will be maintained and/or established as required for practical management purposes. For example by the formation of one or more consultative groups with one or more meetings each year or by some other mechanism such as a 'Friends' group, a stakeholders group and/or the production of a newsletter.

Opportunities for informal exchanges with stakeholders and interested individuals will be actively fostered.

Opportunities will be provided for people to come into and use the park space for their activities, for example by the sympathetic insertion of camping sites, pathways, barbecues and other outdoor furniture and shade planting.

7.9 Other Interested People/Sponsors/Volunteers

Opportunities for enabling site visitors to have more input into key directions for the Toorale NP & SCA may be pursued where appropriate. These may include use of visitor surveys to seek views on conservation issues; focus groups and other forms of surveying the views of the wider community; and involving visitors in consultative processes on new plans and major issues.

Corporate sponsorship through formal agreements and philanthropic donations towards conservation works may be considered by Parks management if determined to be in the best interests of preserving and/or enhancing the significance of the place.

Mechanisms for the involvement of volunteers in appropriate roles such as meet and greet, providing directions and as guides may be developed.

7.10 Visitors

Visitor management will endeavour to provide high quality visitor experiences and opportunities to experience the multiple stories of the Park.

Promotion and encouragement of visitation to the Toorale NP & SCA will be progressively staged to reflect the capacity of the available staff, accommodation, activities and infrastructure.

It is appropriate to manage potential visitor impacts actively, for example by limiting visitation to the Woolshed in its current condition, limiting traffic and parking and uses that might impact on fragile fabric.

The visitor experience will be thoughtfully enhanced where possible with the sympathetic provision of pathways, seating, shade and signage and camping and accommodation opportunities.

It is appropriate to link the Toorale experience for visitors with neighbouring and historically related places through spatial links and by cooperating with adjacent National Parks attractions, with the local tourism network and tourism initiatives and through other active means such as interaction with Aboriginal people through guided tours, with the aim to attracting visitors appreciative of the natural and cultural significance of the site.

Facilities for visitors will be provided within the existing buildings where possible, although modern technology reflecting a commitment to sustainability goals, the addition of small low-key purpose built structures may also be considered.

Non-essential visitor facilities or activities that will have a negative impact on the cultural significance, character or feeling of the Toorale NP & SCA will be avoided and/or removed from the site.

NPWS recognises that there is high level of visitor interest in an Aboriginal cultural experience and will support community initiatives to provide such experiences.

7.10.1 Disabled Access

Access for people with disabilities will be provided and will be designed in accordance with the Commonwealth 'Access Guide to Heritage Buildings'. Owing to the primary requirement for retention of significance and conservation, it is recognised that it will not be possible, in every case, to provide comprehensive disabled access.

Wheelchair and disabled access will be a consideration in the selection of locations and in the design of interpretation installations and routes where the provision of such access will not compromise the significance of the buildings or sites.

The design of any new building on the site that caters for interpretation or amenities should include disabled access.

7.10.2 On-site Vehicle Management

The number and distribution of parking spaces on site will be actively monitored and controlled by signage and barriers to minimise impacts on important views, on the grounds and the native vegetation and on archaeological sites.

It is appropriate to make provision for short-term drop off and collection parking for specific buildings and sites for elderly and disabled visitors.

Future site circulation planning will aim to encourage visitors to experience the whole Park and the historic buildings, rather than just the Darling River edges.

Site circulation planning will also include connections to related places, through walking, boat ramps and vehicular routes and signage.

7.11 Interpretation and Associations

7.11.1 General Interpretive Approach

The preparation of an Interpretation Plan for the Toorale NP & SCA is recognised as an important stage in the development of the Park. The Interpretation Plan will be integrated with other interpretive strategies at Gundabooka NP & SCA.

Selection of themes and messages to be interpreted on site will have primary regard to the significance of the site and the following associations: -

- The long occupation of the locality by Aboriginal people and their ongoing culture and traditions.
- Linkages with other Aboriginal sites and archaeology around the Darling River.
- The interaction of cultures and communities.
- The strong sense of place.
- The legendary giant outback Toorale property as an inspiration to outback stories, myths, legends and poetry.
- The wider story of pastoralism, water capture and management and the role of the pastoral companies and the wool barons, particularly Sir Samuel Wilson and Sir Samuel McCaughey and merino sheep in Australia.
- The history of ready adoption of leading edge materials and technologies and large scale building and engineering works at Toorale.
- The story of adaptation to the local climate and environment through the design of buildings.
- The special environmental character, wetlands and flora and fauna of the site and its prehistoric occupation by mega fauna.

Interpretation will extend to contemporary Aboriginal communities, art and archaeological management and to historic activities, structures and landscapes and will, where possible, focus on the historic elements and events in the area, including local bush tucker plants. It will provide opportunities for Aboriginal people to tell their own stories and present their landscape and sites to visitors to engender respect and understanding.

Within the interpretation strategy for the Park, consideration can be given to re-introducing Aboriginal names in consultation with Aboriginal representatives, either in parallel with existing European names or in appropriate circumstances, instead of the current names.

Local Aboriginal representatives will be consulted in the formulation of appropriate site-specific conservation strategies and interpretation of the Aboriginal history and associations of the site.

Virtual links with related places may be explored through the OEH web site design and by using other cutting edge technologies.

Messages to be conveyed in interpretation will be prioritised and communicated to all involved in working on the site, including site managers, caretakers, guides and volunteers.

Opportunities will be provided for visitor interaction with cultural heritage elements of the site – consistent with physical conservation requirements.

Interpretation programs and initiatives will be undertaken in a manner, which preserves significant viewlines and minimises impact on the fabric of significant elements.

Consideration can be given to establishing one or more annual events at the Park, designed to involve the local community.

It is recognised that people and events associated with the Park's history are aging and that the fabric and context of the place is rapidly changing. The recording of oral and visual (i.e. video, photographs, digital recordings etc) histories will be a high priority for interpretation and funding.

Modern techniques and technologies will be utilised where possible to make the outdoor museum experience a vibrant and memorable one.

7.12 Future Development

It is appropriate to actively consider new uses and adaptive re-use of the existing buildings and building complexes to meet the aims identified in the Vision Statement. Low impact adaptive re-use options are particularly appropriate for under-utilised buildings.

Proposals for change of use to the site, parts of the site or individual elements will be considered on the basis of a thorough understanding of the impact of the proposal/s on the significance of the place.

Over time as the infrastructure of the Park is developed a range of economically and environmentally sustainable, compatible uses can be considered including: -

- recreational;
- traditional art and craft making
- café, food and beverage;
- functions and events;
- meetings and training;
- venue hire;
- museum, gallery;
- Aboriginal cultural centre/place;
- meeting space;
- community uses including markets;
- guided and self-guided tours;
- re-planting exotic historic gardens;
- planting of bush tucker and bush medicine garden/s.

In considering adaptive re-use options for the site and new uses it is appropriate to consider public/private partnerships (i.e. public land/buildings and private enterprises that could help use and sustain buildings) and to facilitate compatible Aboriginal enterprises, including training for Aboriginal youth and employment opportunities.

Promotion and Marketing

Promotion of the Toorale NP & SCA may be pursued through production of a web site, brochure, signage, active promotion and other marketing initiatives.

7.13 Limits of Future Development

It is recognised as desirable that priority is given to the use or re-use of all the existing buildings before construction of new buildings.

The history of relatively sparse occupation on the Park may justify additional sympathetic building in strategic locations if there is a compelling reason and no practical alternative.

The essential aesthetic quality of the Park as a plains landscape with wetlands, treed river frontages and billabongs, rare landmark hills and widely physically separate building groups will be

maintained, within the context of the aims of the Vision Statement. (Note that this policy does not preclude the regeneration and expansion of native grasses and bushland or the use of planting to manage and minimise weather and visitor impacts).

Commercial opportunities will be limited to new uses that are low impact and compatible with the aims and objectives of NPWS.

Existing relocatable buildings in unsympathetic locations can be relocated to meet management needs, provided the new locations are outside viewlines to significant structures and complexes. Where such buildings are assessed as being of low/no significance or detracting elements they can also be considered for sale).

7.14 Research

The Parks & Wildlife managers of the Toorale NP & SCA will, where practical facilitate environmental and historical research related to the site where studies will contribute to the understanding of the environment, rehabilitation of the environment and/or to the interpretation of the place.

Priority will be given to research and mapping that will inform environmental watering priorities including the mapping of flooding patterns and assessment of the vegetation community's water needs as recommended in *Flooding Patterns of Toorale 2011*, Cox et al.:v.

Formal links will, where possible, be established by NPWS with relevant research institutions and individuals, and relevant Aboriginal organisations so that research is encouraged and focused on priority areas.

Ongoing research will be a source of information that may contribute to water management, rehabilitation works, physical conservation activity and interpretation.

Research projects, oral histories and archaeological surveys that have potential to provide information about the Aboriginal use of the greater Darling and Warrego Rivers area will be supported and facilitated where possible.

7.15 Financial Resources

Capital works programs and budgets will be prepared and prioritised on a long-term basis, recognising the need for total management of the Toorale NP & SCA.

Contributions from the community and corporate contributions (both financial and in voluntary work) may be encouraged through appropriate mechanisms and groups such as a support group or 'Friends group'. All such programs will be subject to approval and supervision by NPWS.

It is appropriate to consider commercial opportunities through building leases or other fees that would provide funding to assist with conservation and other programs that support the Vision for the site.

7.16 Monitoring and Assessment

Ongoing monitoring is a basic conservation tool for the Toorale NP & SCA, which will provide information needed for management decisions.

A program of regular monitoring and assessment will be instigated to address environmental (natural and cultural), user and social (visitor interpretation and experience) issues subject to Parks priorities and resources at the time.

The monitoring and assessment program should always include: -

- Repairs
- New works
- Conservation works
- Costs
- Income

In addition monitoring may include the collection of data on an annual basis for one or more of the following: -

- Visitor numbers, origins and type of use;
- Regrowth issues;
- Feral and domestic animal management issues
- Archaeological site conservation (in consultation with the Aboriginal community).

Ongoing visitor evaluation will be introduced when practical, to assess the effectiveness of interpretation and conservation measures, visitor access, visitor facilities and visitor numbers and impacts.

7.17 New Buildings

In general the existing historic buildings should be fully occupied and/or utilised before any new buildings are considered.

Small scale, sympathetic additions or alterations to existing buildings can be considered if they are judged necessary to make appropriate new uses feasible.

It is appropriate to consider re-instating known former structures associated with the historic building complexes, if such buildings/structures would make new uses viable and sustainable or would assist with interpretation. (For example corner posts indicating the extent of the sheep yards at the Toorale Woolshed (BS001 & BS002), repairs to amenities blocks, homestead irrigation channels and garden elements).

7.18 Review

This Conservation Management Plan should be reviewed at a maximum of ten yearly intervals or when major changes occur on the Toorale NP & SCA.

8.0 IMPLEMENTATION RECOMMENDATIONS

Preamble: This section sets out a strategic management approach for the implementation of the conservation policies set out in Section 7.0. The implementation has been developed keeping in mind the need to consider the constraints and opportunities set out in Section 6.0 and to provide practical, staged advice for the long-term retention of identified significance values and the conservation of the building/heritage fabric. It addresses appropriate uses, works, new building opportunities, conservation measures and management.

'Actions' are essential works. ***'Recommendations'*** are considered to be the best approach to retain the significance of the site, but are optional, rather than essential. It is important to note that the recommendations are appropriate from a heritage point of view but may never be proceeded with.

References in this section to the Toorale Station **HHIR** are to the ***Toorale Station Historic Heritage Inventory Report 2013*** by Sheppard et al. Inventory numbers in the report reflect the type and location of the items eg BS001 indicates B =building, S =Shearing Shed and finally the inventory number. Archaeological sites are indicated by an 'A' prefix and Landscape items by an 'L' prefix.

8.1 Management Approach

Management of the Toorale NP & SCA will aspire to best practice standards in conservation.

Management of the site will recognise all the values of the place [Aboriginal, non-indigenous, natural, archaeological and moveable heritage values].

The approach to planning for the Toorale NP & SCA as a whole, will be to integrate NPWS's Vision with the plans being developed by other statutory stakeholders so that the NPWS planning for the Park sits within and makes a positive contribution to Master Planning for the region.

1. Action: Hold an annual briefing forum as a mechanism for discussion with other agencies and stakeholders including (but are not limited to):

Bourke Shire Council,
Tourism Council of NSW,
Murray Darling Basin Authority,
Gundabooka & Yanda NP & SCA,
Culgoa NP

Development within the Toorale NP & SCA will be planned to complement and enhance the conservation approach and visitor opportunities provided and being developed at Gundabooka NP & SCA, within the local area and within the region.

The Toorale NP & SCA will be managed and conserved in accordance with the following principles and guidelines:

- the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the *Burra Charter* and associated guidelines);
- the Australian Natural Heritage Charter and associated guidelines; and
- the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.
- a co-management approach with local Aboriginal community consultation and ongoing participation.

There will be a commitment to manage the Park in an ecologically sensitive and sustainable manner, for example through managed water flows and the use of new technologies where appropriate.

Long term planning for the Park will take into account the evolving nature of the Park, which will move from being an immature tourist landscape to a mature tourist product over time. This evolution is likely to involve a decrease in the need for on-site staff housing as the need for a large field officer labour force is reduced and for example more staff are guides and day workers who will commute from Bourke. This means that housing and other worker accommodation on the Park will gradually be freed up for other uses, such as overnight tourist accommodation and event venues.

Many of the houses and accommodation dormitories have potential re-use as booked over night accommodation. Groups of buildings like the Irrigation Quarters have potential to accommodate a bus load of people so that Toorale could be incorporated in tours and for school excursions as an overnight destination. The advantage of bus tours and school excursions over other independent self-drive tourists is that visitor numbers are predictable and on site activities and tours can be planned for,

2. Action: Long term planning for the Toorale NP & SCA will take into account the evolving nature of the Park as a tourist product and will incorporate consideration of compatible re-use options for the accommodation buildings in the forward planning.

3. Action: Planning of future development in the vicinity of the Irrigation Quarters will allow for the separation of the Work Shop functions from the accommodation functions by providing a separate access route. Consideration will also be given to options for sharing the use of the commercial kitchen, attached dining room and the Bunk House dormitory wing.

8.2 Recognition of Heritage Significance

8.2.1 Nominations for the State Heritage Register

4. Action : NPWS will nominate the following for inclusion on the NSW State Heritage Register, based on the Toorale Station Historic Heritage Inventory 2013 findings and on additional research findings arising during the preparation of this CMP:

Toorale National Park & State Conservation Area

The Old Toorale Woolshed (BS001)

The Toorale Homestead (BT0016)

The Toorale Homestead and the McCaughey era Sheds complex (BT016, & BT017, BT020, BT021, BT022, BT023)

The c.1882 Boera Dam and Floodwaters Scheme (LB003)

8.2.2 Potential for National Heritage Significance

The Toorale Homestead is thought to be the largest, most iconic and technologically innovative of the surviving Homestead in the Far West Region. As such the Homestead appears to meet National Heritage List criteria and thresholds.

More research and survey of Station Homesteads both within the NPWS estate and within the region, the State and the nation is desirable. Such a research project might result in a National Heritage List nomination for a Station Homestead Group and confirm the significance status of the Toorale Homestead.

At the same time the Toorale Woolshed is thought to be the first farm building in Australia to employ iron structural roof framing, which resulted in a dramatically freed up the floor space and significantly reduced the risk of fire. It is a legendary, giant shearing shed of great technological significance, which also appears to meet National Heritage List criteria and thresholds.

The 'gigantic' and 'giant' shearing sheds of the past are a rapidly diminishing resource. While there are several publications about Australian Woolsheds more systematic research and survey of the surviving sheds to establish relative significance values is required.

Recommendation: The Parks and Wildlife Group will facilitate research projects that survey and assess Station Homesteads and Woolsheds in NSW and interstate where possible. If the opportunity arises it will co-operate with other States to prepare a joint National Heritage List nomination for Station Homesteads and for Woolsheds.

8.3 Strategic Approach

The following strategic approach is set out to guide a staged opening up of the heritage precincts to visitation. It is intended to facilitate ongoing works to the *most* significant and *at risk* heritage items (built, archaeological, natural and moveable) and to identify compatible uses for otherwise empty buildings.

As previously stated Toorale is largely a cultural landscape of absence, where significant building complexes like the Wool Scour burnt down in the early twentieth century, and many of the surviving older buildings and relics were removed in the late twentieth century. However, the major remaining historic buildings and structures, are of at least State significance and there are endangered ecological communities, plant species and threatened fauna species populations in the Park.

While there will be a number of visitors mainly interested in the recreation opportunities offered by the Darling River, the surviving historic buildings assessed as being of State significance will also be the items visitors interested in heritage will most want to see. Other visitors will be interested in the rare flora and fauna found in the Park. Obviously many of the historic precincts will be available to

visitors in guided tours prior to the precincts being progressively made available to unsupervised public access.

5. Action: Give priority to catch up works to the more significant buildings over catch up works required by less significant buildings.

6. Action: Open the heritage precincts within the park for public visitation according to a staged and progressive plan, while simultaneously carrying out urgent works to at risk items.

An eight-stage approach is recommended to open sites up for unsupervised and/or supervised public access. However, the staging is flexible according to NPWS management needs. The following list is a summary, the actions and recommendations for each stage is set out in more detail in Sections 8.9 to 8.16.

Stage 1. Darling Riverside

Open campgrounds on the Darling River, establish a riverside route with a catchy name eg 'Darling Drive' and establish a lookout on Mount Talowla – ***this development stage is in progress***. (See – Toorale Preliminary Interpretation Strategy 3.4. 4 & 3.4.5 for recommendations Toorale Station Historic Heritage Inventory Recording AM017 and for Aboriginal Archaeology Compliance Requirements see Section 8.9)

Stage 2. Homestead Precinct & Old Tip & Yards Precinct

Open the Toorale Homestead Complex and the Old Tip & Yards area to visitation – See Toorale Preliminary Interpretation Strategy 3.4.1, Toorale Station Historic Heritage Inventory Recording BT016 to BT031,BY032 – BY033; AT005-AT008, AY009 and LT001. See section 8,10 For heritage 'actions' and 'recommendations'.

Stage 3. Nissen Shearing Sheds and Yards Precinct

Open the Shearing Shed, Nissen Huts and Yards to visitation - See Toorale Preliminary Interpretation Strategy 3.4.3; Toorale Station Historic Heritage Inventory Recording BN034 to BN045 and Section 8.11 For heritage 'actions' and 'recommendations'.

Stage 4. Acton Hill Precinct

Open the Action Hill Precinct as an amenities and picnic ground. Option in the long term to offer camping and a 'Beds in Sheds' opportunity. Interpret the Soldier Settlement Scheme and properties here. Toorale Station Historic Heritage Inventory Recording BD065 to BN069 and Section 8.12 For heritage 'actions' and 'recommendations'.

Stage 5. Boera Precinct

Open the Boera Precinct based on the Boera Homestead site, establish a vehicular route to the site called, again something catchy eg 'Warrego River Run', establish a camp/picnic ground at the Boera Homestead site - See Toorale Preliminary Interpretation Strategy 3.4.2; Toorale Station Historic Heritage Inventory Recording BB070 and LB003- LB004 and Section 8.13 For heritage 'actions' and 'recommendations'.

Stage 6. Old Toorale Woolshed Precinct

Open the Toorale Woolshed Precinct, comprising the Woolshed, the Shearers Quarters, the Ross Billabong and the Woolscour - See Toorale Preliminary Interpretation Strategy 3.4.6; Toorale Station Historic Heritage Inventory Recording BS001 to BS012 and AS002 to AS004; Section 8.14 For heritage 'actions' and 'recommendations'.

Stage 7. Dara Precinct

Open Dara Precinct - option to expand the Beds in Sheds opportunity, or after demolition of the Shearing Shed use the site mainly as the west end of the park, works depot. Toorale Station Historic Heritage Inventory Recording BD058 to BD064 and AS002 to AS004 and LD005; Section 8.15 For heritage 'actions' and 'recommendations'.

Stage 8. Akuna Precinct and Irrigation Quarters Accommodation Buildings

If no longer required for staff housing open the precincts for booked overnight visitor accommodation: See Actions 2 & 3 above and the preceding discussion.

8.4 Immediate Risk Management Works

8.4.1 Asbestos Register & Management Plan

7. Action: Compile an Asbestos Register and Management Plan for the Park if this is not already under way.

8.4.2 Risk Management Works required prior to Public Access or Relocation

The following risk management works arise from the known or possible presence of asbestos cement sheeting in poor condition. See section 8.6 for an expanded discussion of the heritage development aim/s and works required within each precinct.

Removal of fabric containing asbestos fibres should be by a licensed asbestos removal contractor and/or according to NSW OHS&R Guidelines.

8. Action: Carry out the asbestos risk management works for the Old Shearing Shed Quarters and the Dara Homestead prior to allowing unsupervised public access to those precincts and to the Boera Homestead during relocation works. (See below)

Old Shearing Shed Quarters BS003-BS012

BS003 Accommodation Hut 1. (Ruin) Demolish the building remnant and clear the site.

Check all other Shearing Shed Quarters buildings for asbestos cement sheeting and remove, if sheeting is damaged or considered to be fraying. Compliance with OH&S Guidelines is required. Note – any asbestos cement sheeting left in the building must be intact and painted. (Painting to be carried out according to OH&S Guidelines)

Dara Homestead BD062 & BD063

Removal of the Dara homestead ruins (BD062 and BD063) and clearing the site is an immediate priority prior to the provision of public access to the site.

Boera Homestead BT27

The Boera Homestead, while in good repair is thought to have asbestos cement sheet cladding. This house is recommended for re-location and the re-location process will need to be planned according to OHS&R guidelines to incorporate any measures considered necessary to reduce the risk of damaging the sheeting.

8.5 Immediate Stabilisation, Restoration and Reconstruction Works

The Toorale Woolshed BS001

The works specified in the 2013 Toorale Station HHIR (BS001) have been somewhat overtaken by more recent storm damage.

9. Action: Commission a suitably qualified and experienced structural engineer to update advice and specifications for repair, reconstruction and stabilization works to the Toorale Woolshed BS001 and commence stabilization and reconstruction work as soon as possible. See Inventory Sheet BS001 (p68) for the OHSR & Immediate Works Recommendations made in 2012.

10. Action: Stabilise and weatherproof, at least the surviving standing structure of the Toorale Woolshed.

It is not acceptable for the earliest known farm building in Australia using iron structural framing, when it is in the Service Estate, to be allowed to collapse and become ruinous through neglect. Note the 1999 Minimum Standards of Maintenance amendment to the Heritage Act.

Recommendation: As a minimum the Woolshed should be restored (and where necessary reconstructed) to at least its size in 2012, prior to the most recent windstorm damage. The repair, restoration and reconstruction work should be designed to provide long term integrity to the structure so that it is no longer susceptible to collapse from windstorm damage.

Toorale Homestead BT016

11. Action: Carry out repairs to the foundation of the Toorale Homestead and replace deteriorated stumps as required to stabilise the building.

(See OHSR & Immediate Works Recommendations in the Inventory Sheet BT016 (p136)

Acton Hill Shearing Shed BA065

12. Action: Patch the north corner of the Shed with new or recycled corrugated iron (option to replace with a window or translucent sheeting and refix loose corrugated iron around the Shed to make the building weatherproof. Ensure all openings and weather ingress points are closed and that all stormwater will flow away from the building.

Dara Shearing Shed BD058

13. Action: Ascertain with the former insurer for the Shed, the legal status if the Shed is made good and re-used. (Note: it seems likely that the 2010 insurance payout for storm damage was a financial rather than a structural safety decision).

If the building can be retained and a suitable re-use option is identified then as a priority make the building weatherproof. This will involve removing damaged corrugated iron sheeting and replacing missing/damaged girts and corrugated iron roof and wall cladding, cappings, gutters and down pipes.

If the decision is made not to retain and re-use the Shed, then it should be archivally recorded and then demolished with all re-usable materials put aside and stored for re-use as required.

Toorale Graves

The two burial sites (isolated child's grave and Toorale Homestead Cemetery) require action to limit the impacts of encroaching vegetation and bioturbation (rabbit and rodent burrowing).

14. Action: Carry out catch-up works to clear encroaching vegetation and clear out and fill burrows in the vicinity of the isolated child's grave (AP015) and the Toorale cemetery (AT008). If considered necessary a vermin proof fence (with a gate) around the sites can be installed.

8.6 Urgent Water Management Works

The following works are proposed to restore necessary water flows and water bodies to heritage precincts and threatened ecological communities while minimizing impacts to historic structures.

Boera Dam LB003

15. Action: As soon as is practical install a weir within the Boera Dam wall to assist with the provision of managed and targeted water flows to threatened ecological communities.

Guidelines

Design of the weir should minimise damage to the extant dam walls. The work should be recorded and the fabric exposed during the course of the works should be documented.

Homestead (Kearnie) Dam

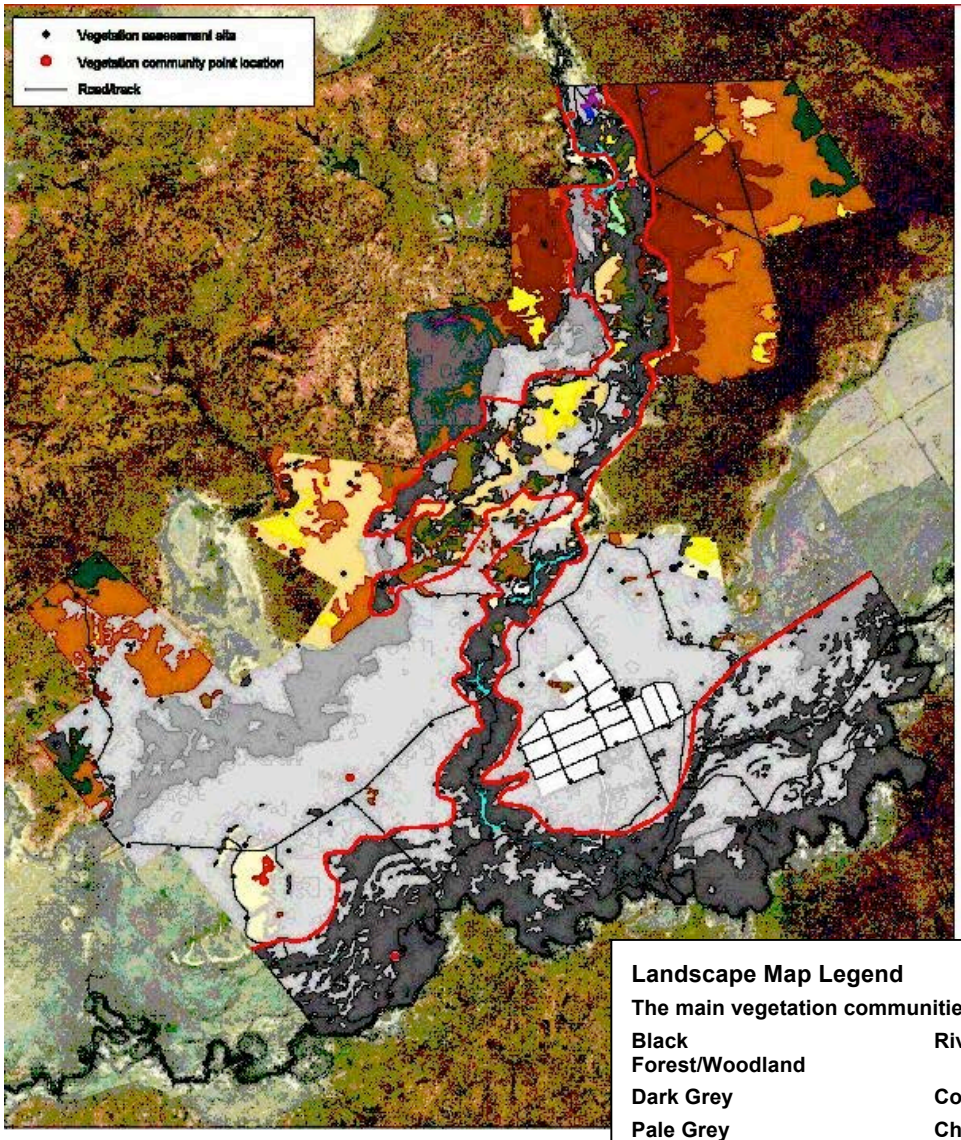
A dam called the Kearnie Dam was present on the Warrego River by at least the 1870s and may have been built in the early 1860s. It was a major reason for the selection of the Toorale Homestead site and was a critical component in the design of the siting of the 1896 homestead and its garden and crop surrounds.

16. Action: As soon as practical repair the breached Homestead Dam to restore the historic Toorale Homestead setting and the local ecosystem. It is appropriate to include a weir in the dam wall to manage water flows.

Ross Billabong

The Toorale woolsheds have been located adjacent to the Ross Billabong since at least the 1860s and probably the mid 1850s and there were dams built across the natural billabong to manage and maintain the water levels from a very early stage. The presence of the water in the billabong, together with at least one well, made the regular shearing of over 100,000 sheep per season in the 1870s and 1880s possible. The modified Ross Billabong is recognized as a critical component of the setting of the historic Toorale Woolshed (BS001).

17. Action: Ensure that the Ross Billabong in the vicinity of the Toorale Woolshed (BS001) is maintained as a body of water, sufficient to support the local vegetation as the setting for the Shearers Quarters and the Woolshed.



KEY

The red lines define the high landscape significance areas comprising the floodplains along the Warrego and Darling River, which support endangered ecological communities and threatened species.

Figure 8.1: The attached marked up extract from the vegetation map indicates the areas of highest natural landscape significance at Toorale (broadly the floodplain habitats of the Darling and Warrego River) defined by the red outline.

Landscape Map Legend

The main vegetation communities shown are:

Black River Red Gum Forest/Woodland	
Dark Grey	**Coolabah Woodland Wetland**
Pale Grey	**Chenopod Shrubland**
Brick Red	**Belah Woodland**
Orange	**Poplar Box Woodland**
Cream	**Ironwoood Woodland**
Lemon	**Gidgee Chenopod Woodland**
Green	**Sandplain Mulga Woodland**

8.7 Precinct Development & Building Catch Up Works

See individual Inventory sheets for the recommended Catch-Up Works for each building, which are provided as: -

- OHS&R and Immediate Risk Management Works (where required) – Note the risk management works identified in this Park only become urgent prior to the provision of unsupervised public access.
- Short Term Catch-Up Works (0-2 years)
- Medium Term Works (1-5 years)
- Long Term Works (1 -10 years)

18. Action: Allocate sufficient funding to employ suitably qualified and experienced building specialists to carry out the Catch Up Works.

19. Action: Carry out catch-up works to all the buildings as specified in the Inventory Sheet 'Catch-Up Works' Sections and according to the sketch plans provided, over the next 1-2 years for the most significant buildings and where practical and over the next 1-5 years where there is less urgency.

20. Action: Organise Excavation Permit/s for the recommended drainage works and works that require excavation and engage a suitably qualified and experienced archaeologist to monitor the works. Aboriginal Heritage Impact Permits are not likely to be required in highly disturbed areas, but should be sought for other areas as required.

8.8 Staged Development Progression

The following staged development recommendations arise from the strategic approach outlined in Section 8.1. The staging is designed to allow works that will take longer, to proceed, while still providing rewarding visitor experiences associated with the identified significance values of the Park.

8.9 Stage 1 - Darling Riverside

The development of this Stage is in progress. Survey of Aboriginal sites has taken place and the location of roads, camp sites and picnic grounds has been agreed with Traditional owners and the Co-Management Committee. Where possible existing tracks and/or old track routes are being restored and re-used. This is an appropriate approach.

Recommendation: Aboriginal Archaeology compliance requirements should be met during the course of work for this development (see Section 9.1).

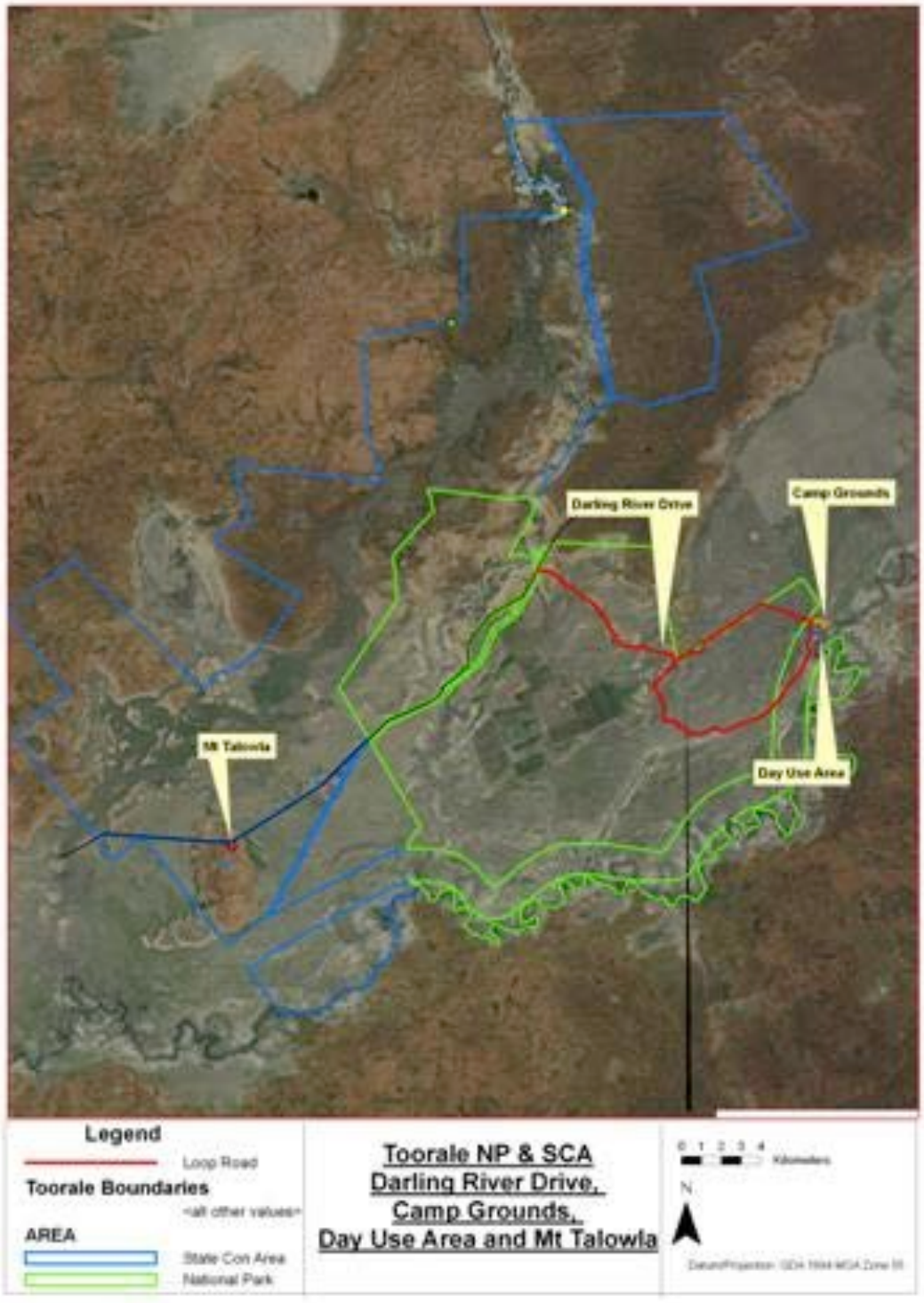


Figure 8.2: The Darling Riverside campground and road access developments. Plan courtesy NPWS Chris Ghirardello.

21. Action: Specify a person, by name or position acceptable to the Co-Management Board who will be responsible for the regular inspection of known Aboriginal burial sites at 6 month intervals and after extreme weather events such as flooding or fire.

Should a burial site be found to be eroding, advice must be sought from a suitably qualified and experienced expert regarding appropriate and effective in situ conservation.

Recommendation: Future Darling riverside developments should avoid bringing visitors near to significant Aboriginal sites.

Recommendation: Future Darling riverside developments should also avoid bringing visitors near the Mega Fauna deposit sites, except in guided tours and for specialist/expert interest groups, researchers or for education reasons.

22. Action: Specify a person, by name or position who will be responsible for checking the Mega Fauna fossil sites every six months and after flooding events to look for exposed fossil remains.

Where it is judged that the exposed fossils are in danger of being washed away, they should be collected.

Expert training, advice and input will be sought as required for the nominated person responsible for inspection and collection.

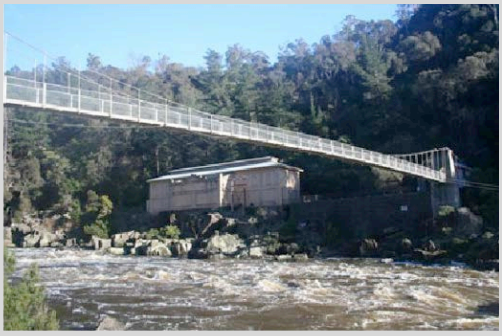
23. Action: Set up a Toorale Mega Fauna Fossil Collection with appropriate policies and procedures for the long term storage and interpretation of the rescued fossil remnants. Items in the collection will be appropriately stored and labeled and in the longer term will be exhibited and interpreted.

Recommendation: The Old Toorale Homestead, Darling Riverside site (AO001) may be interpreted and included in guided tours, but should otherwise be avoided by future Darling riverside development on the Park.

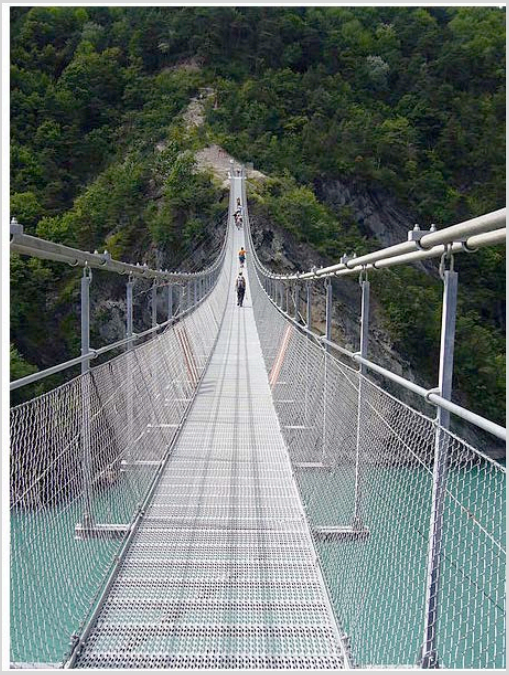
Recommendation: The Redbank Punt site can be interpreted on both sides of the river, unless access to the Toorale side is considered likely to impact on significant sites eg one of the mega fauna deposits.

Recommendation: *Consider the construction of one or more simple pedestrian suspension bridges over the Darling River to link the two Parks (Toorale and Gundabooka) and provide to a readily promotable adventure experience. It could be combined with a tree top walk, canoe tree interpretation and a canopy interpretation experience and a looped walking track. Examples of simple suspension bridges are shown below.*

SUSPENSION BRIDGE EXAMPLES



Above: The Duck Reach power station suspension bridge, Second Basin at Launceston, Tasmania. Photograph courtesy (ActRegular_traveller, Jul 2009)



Right: Pedestrian bridge, over the Drac near the Lac De Monteynard-Avignonet, France. (Image courtesy Wikipedia Commons by Herby July 2008)

Above: Soderskar bridge, Finland, a very simple, long and narrow suspension bridge. (Image courtesy Wikipedia Commons, Miika Silverberg September, 2005)

Figure 8.3 Suspension bridges in varying levels of complexity.

8.10 Stage 2 - Toorale Homestead Precinct & Old Tip & Yards

8.10.1 Conservation Approach

The following works are mainly recommended to make the homestead ready for guided and self-guided tours and to make it the centerpieces of to tours of the Precinct.

Homestead Works Conservation Approach

Restore the setting of the Homestead by restoration of the breached Homestead Dam and through a minimalist restoration of the garden

Within the Homestead - make the courtyard/ ballroom space accessible via the various entry passage ways and it will become the visitor experience hub and an interpretive space, where images may be projected onto areas of the walls. Other damaged and deteriorating rooms and spaces will be visible through roped off doorways.

Short Term - Externally weatherproof, stabilize and make good the exterior envelope including the roof lights.

- Internally reconstruct the coloured ceiling lights in the courtyard/ballroom space and otherwise minimize internal repair/reconstruction work in the short to medium term while facilitating visitation & viewing.

Long Term – Work toward the return of missing fixtures and consider restoration of representative rooms.

- Prepare a Conservation Management Plan for the Homestead (0-10 Years).

8.10.2 OHS&R and Immediate Risk Management Works

The Homestead has been fenced as a safety measure to prevent unauthorized access.

Recommendation: NPWS should be working toward removal of the protective fence in the medium term (ie 0-5 years). Consideration should be given to a caretaker presence, as an alternative to fencing to secure the site.

Interpretive Fence Note: The above recommendation does not suggest that the interpretive 'perimeter fencing' approach set out in Section 3.4.1 of the *Toorale Preliminary Interpretive* Strategy should be abandoned, but it means that the components of the interpretive fence should be modular and re-locatable. When the close perimeter security fence is no longer required, then the components can be moved out to the edge of the original garden and/or be relocated within the garden to become a series of vignettes (scenes). The preservation of important viewlines and photographic views to the homestead, that require some distance, should be an important consideration in the long term design of the interpretive fence component locations.

8.10.3 Homestead Complex - Short Term Catch-Up Works (0-2 years)

Homestead

24. Action: Undertake external weatherproofing and stabilisation works as follows (See BT016 for details):
Stabilise the Homestead with new perimeter footings and replace existing stumps as required as soon as possible. (Note works are under way)

Ensure the ground surface is graded away from the building to ensure that stormwater flows away from the building.

When the footing work is completed:

- Refix any loose ripple iron wall sheeting.
- Reconstruct the verandah floors including the flagstone markings.
- Repair chimney stacks.
- Repair the roof/wall connections at the southwest end of the building, and replace guttering (with a matching profile) as required.
- Check roofing iron and patch, refix and replace as required.
- Investigate the existing roof lights for ventilation mechanisms and photographically record and if considered necessary prepare a measured drawing of anything found.
- Reconstruct, repair and reglaze roof lights as required .
- Repair the exterior envelope by replacing and reconstructing missing joinery, doors, window frames and glazing as required.
- Paint the exterior walls in a sandstone colour and paint external joinery in a known colour scheme, based on the existing colours or if necessary on evidence provided by paint scrapings.

See Inventory Sheet No. BT016 for a detailed list of catch-up works recommended for the Homestead.

Homestead Garden Setting

25. Action: Restore the irrigation channels and a water supply to the irrigation channels.

26. Action: Commission a garden landscape plan that retains and works within existing surviving evidence of the former layout of the garden. The plan will aim to provide a simple, easily maintained garden, sympathetic to the known, historical garden plantings (based on photographic evidence) and suited to the local conditions. The plan can allow for a staged development to a more complex garden setting over time. Consideration can be given to over time restoring the vegetable garden as a later stage.

Figure 8.4: McCaughey in the kitchen garden at his Coree property. Photograph courtesy of the National Library of Australia nla.pic-vn3698632

Figure 8.5: The Chinese gardeners Hut at Dunlop Station, which was probably the same as, or very similar to the Toorale Chinese gardeners Hut. (Photograph by Sheppard, April 2013.

McCaughey Era Sheds (BT020, BT021, BT022, BT023 & BT017 & BN040)

27. Action: Add the Meathouse BT017 to the Asbestos Register.

Either remove any damaged or frayed asbestos cement sheeting, replace with fibrous cement sheeting and paint (all work to be carried out according the OHS&R Guidelines) OR replace the existing asbestos cement sheeting with timber to match BN040.

Install steps and handrail to the Meathouse (BT017) doorway.

Short Term Catch up Works 0-2 Years

Works associated with the Sheds are mainly to manage potential termite issues and to carry out minor repair works. See relevant inventory Sheets (BT020, BT021, BT022, BT023 & BT017 & BN040).

8.10.4 Homestead Complex - Medium Term Works (1-5 years)

Homestead

28. Action: Carry out medium term works to the Toorale Homestead as recommended below.

Dismantle and relocate the walk-in refrigerator currently located in the courtyard ballroom. If the item is still operational consideration can be given to reconstructing it in a location with a potential future use eg the Homestead scullery or maids room at the north end of the house (See Figure 3.11 in the Toorale Station HHIR) near the kitchen, so that the ballroom/internal courtyard space can be used for functions.

Alternatively it can be relocated to meet management needs elsewhere or be disposed of safely.

Repair, reconstruct and reglaze the coloured ceiling lights over the internal courtyard/ballroom space (Consider carrying out this work at the same time as repairing/reinstating the roof lights).

- Within the courtyard/ballroom select a suitable area for minor destruction to investigate the layers of paint and presence of any other wall covering under the tar paper. Subject to the findings of this investigation consider repainting the walls and ceiling in a more sympathetic known or light colour scheme, rather than the current somewhat garish blue scheme, which is thought most likely associated with the Stalley or a more recent period of occupation.
- Reinstate pedestrian pathways and small bridges as required through the former garden to each of the main entrances (South, east and west) and to the Meat House (BT017).
- Rope off damaged and decaying rooms and clean windows and interiors generally.
- Move the piano back to the ballroom courtyard space and locate the surviving furniture in suitable places.
- Consider making a video recording of Mr Bill Stalley talking about the way the house was occupied while he lived there which, can be self activated and projected onto a blank area of wall (possibly the north wall) in the courtyard/ballroom space.

29. Action: Appoint a person by name or position to be responsible for ongoing engagement and negotiations with the companies and individuals who are thought to be holding the historic fixtures and tool collections removed from Toorale.

This would include:

- Clyde Agriculture Pty Ltd and the Port of Bourke Hotel where marble mantelpieces from Toorale were relocated for safe keeping; and

- The Back of Bourke Exhibition Centre – Mrs Susie Dunn, a previous owner stated in correspondence dated 16th March, 2013, that the 'tools etc. from the blacksmith's forge were also removed for safe keeping and I subsequently gave them to the new visitors' centre in town. If they are not being permanently displayed there, they might agree in the name of historical suitability to return them to Toorale now that National Parks is taking care of the property.'

30. Action: Commission the preparation of a Conservation Management Plan for the Toorale Homestead within the next ten years (by 2023).

McCaughey Era Sheds (BT020, BT021, BT022, BT023 & BT017 & BN040)

31. Action: Undertake the removal of the Tag room from the Blacksmiths Shop (0-2 Years).

Remove the tag room from the Blacksmith and Carpenters Workshop building (BT022). It can be relocated and reconstructed anywhere where it would be useful for interpretive purposes. One possibility would be in the gable end of the Small Nissen Hut Shearing Shed (BN035).

8.10.5 Relocation of Moveable Heritage items

32 Action: Relocate fragile items, with a particular significance to the history of the place (AS004), (AM019) & (AM020) to more sheltered and/or weather proof locations where they can be conserved and interpreted.

- Relocate the truck (AS004) with timber wheel spokes and components from the vicinity of the Old Toorale Woolshed, the Wagon remnants (AM019) and the Tumbling Tommy remnants (AM020) and locate in appropriate roofed and sheltered spaces within the Stable, Garage and Chaff House Building (BT023), the Blacksmith and Carpenters Workshop (BT022) south end and/or the Motor Garage (BT021) - to preserve the items and for interpretive interest.
- *Recommendation: Consider also relocating the Tank making scoop (Toorale Station Moveable Heritage Overview, 2008, Inventory no. 082) if there is a suitable sheltered site remaining among the above buildings.*
- Photographically record the above moveable heritage items prior to relocation to assist with presenting and where necessary re-assembly of the items in the new locations.

33. Action: In the long term (by 2023) consult an expert to provide preservation advice and include the relocated items in the interpretation program. (0-10 Years)

8.10.6 Homestead Precinct Buildings where Relocation should/may be considered

Boera Homestead and Carport (BT027 & BT028)

34. Action: Relocate the Boera Homestead from its current position within important viewlines to Toorale Homestead. (See relocation options below)

35. Action: Ensure Boera Homestead is on the Toorale Asbestos Register and take all necessary OHS& R precautions during relocation.

Boera Homestead Relocation Options

The following options for relocation are listed as more and less acceptable from a heritage point of view.

Option 1. Return the homestead to its original homestead site. (While this option is most acceptable from a heritage point of view it is recognised that there are logistical issues associated with moving the house such a long distance and there are more compelling practical uses for the homestead closer to its present site.)

Option 2. Re-locate the Boera Homestead close to the entrance to the Homestead Precinct for re-use as a self-service visitor orientation and amenities building combined with other management uses. See Figure 8.4 for an option that combines the two. A possible location for this use would be the south west side of the current vehicular entrance gates to the Homestead Precinct or even further south nearer the plough sign. The building could then be used as a visitor orientation and amenities building combined with a staff use and/or combined with use as a caretaker's residence.

The advantage of option 2. Is that the building does not have to be moved far and it addresses the lack of a suitable building for visitor orientation and amenities near the entrance to the Homestead and Nissen Hut Shearing Shed Precincts.

Option 3. Relocate the building elsewhere on the Park to meet management needs taking into account impacts to the curtilage of significant buildings and potential for impacts to significant viewlines.

If the building is relocated to a place previously occupied by a historic building then potential for archaeological impacts would need to be considered. See Section 9.0 for Archaeological Compliance Guidelines.

See BT027 & BT028 for relocation

36. Action: Part of the relocation works for this building will be the application of a plaque or interpretive sign detailing the original location of the building and its relocation history. It can be located either inside or outside the building.

Cottage (BT030) Relocation Options

This cottage is a late twentieth century insertion in the precinct.

Recommendation: BT030 can be considered for retention insitu for caretaker use, or for accommodation for a gardener. If a use, requiring accommodation in the present site close to the Toorale Homestead is not identified then it is desirable that the cottage is relocated to a site outside important view lines to historic structures. This can be anywhere on park to meet management needs for example west of the Shearers /Workers Quarters BN040-BN045 for additional accommodation or craft rooms.

Recommendation: If the Cottage (BT030) is to stay in its present location, in the long term, planting should be undertaken to screen the cottage from viewlines to the Toorale Homestead.

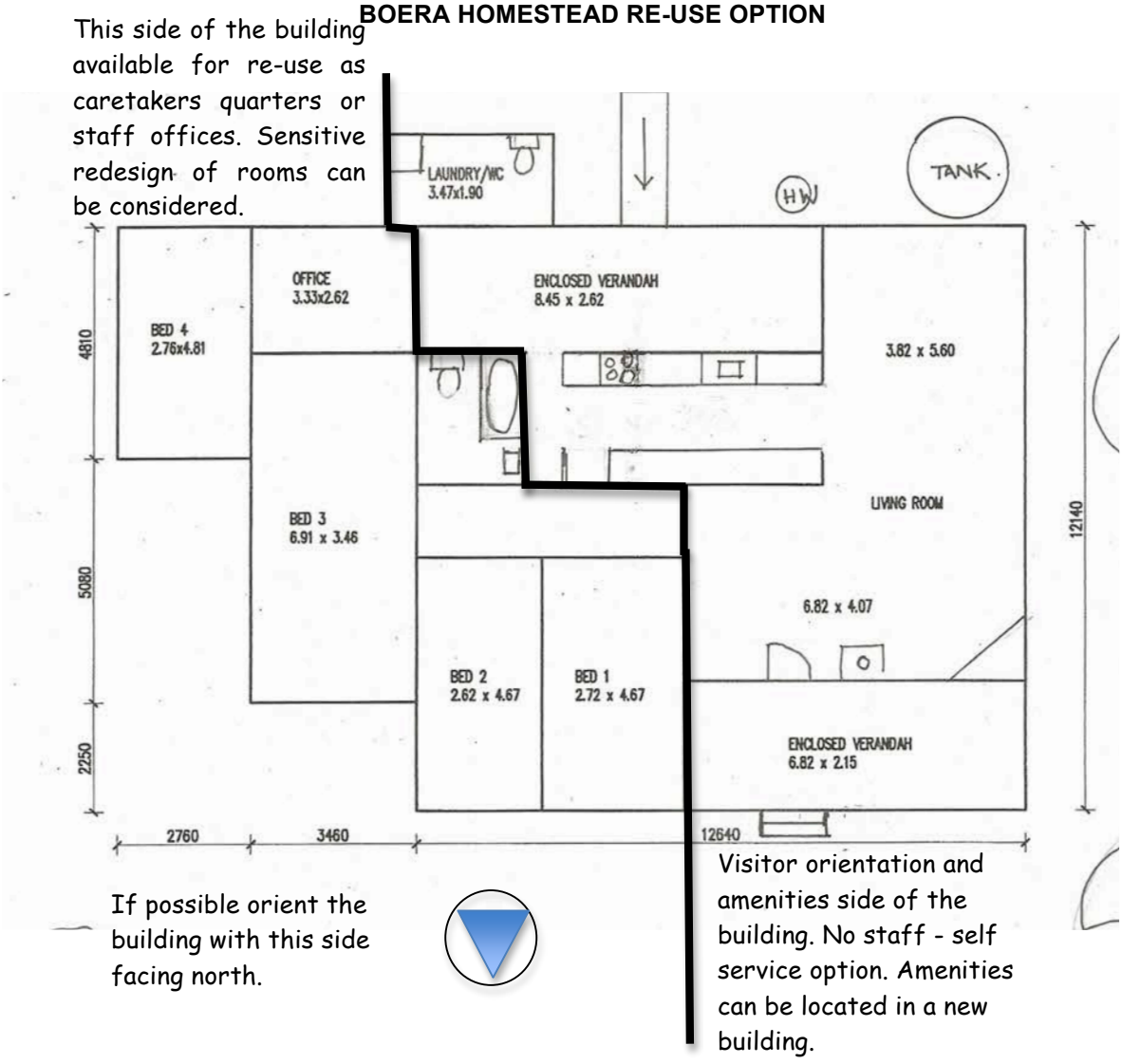


Figure 8.6: **Boera Homestead Re-use option.** Base plan reproduced from De Beer drawings prepared for NPWS.

Donga (BT029) Relocation Options

This building is also a late twentieth century insertion in the precinct and sits within important viewlines to the Toorale Homestead.

37. Action: Relocate the Donga BT029 elsewhere in the Park to meet management needs, or it can be sold if it is not required. (A good option for this building would be relocation west of the Shearers/Workers Quarters BN040-BN045 for use as additional accommodation and or as craft rooms.)

Cattleyards (BY032) Sale Option

These are modern cattleyards in good condition for which there is no foreseeable use in their present location.

Recommendation: Subject to the recording and marking out recommendations in the inventory sheet 'Recommendations' these yards can be sold and removed from the site. Ideally any monies raised in the sale would contribute to funding urgent Toorale conservation works.

8.10.7 Homestead Precinct - Vehicular Circulation. Parking & Amenities

Recommendation: vehicular tracks into and through the Homestead precinct should be rationalized and made permanent. The location of tracks (except for those needed for new buildings around the perimeter of the precinct), should generally be reduced to those identifiable in the 1951 aerial photograph. Keeping vehicles from taking shortcuts might require fencing of the former lucerne paddock – this could be a very simple, minimal post and wire structure.

Recommendation: If the Boera Homestead was re-located southwest of the vehicular entrance gates, to act as an orientation and amenities building, then provision of parking in the vicinity of the Boera building would be a good way to encourage visitors to leave their cars there, rather than in important viewlines, while they visited the precinct.

Recommendation: It is desirable in the long term that the timber bridge accessing the east side of the homestead is repaired and made available for pedestrian traffic. If/when this option is developed then the provision of parking on the east side of the bridge can be considered.

8.10.8 Opportunity for a Walking Track and Bird Watching Hides

Recommendation: Develop a walking track around the Homestead (Kearnie) Dam that visits the cemetery (AT008) and includes bird watching hides built at strategic intervals around the ***(reinstated)*** *dam. Interpretation in the vicinity of the former poultry yards could also include reference to the remarkable turkey drive undertaken from Toorale in 1894. (See Section 6.14)*

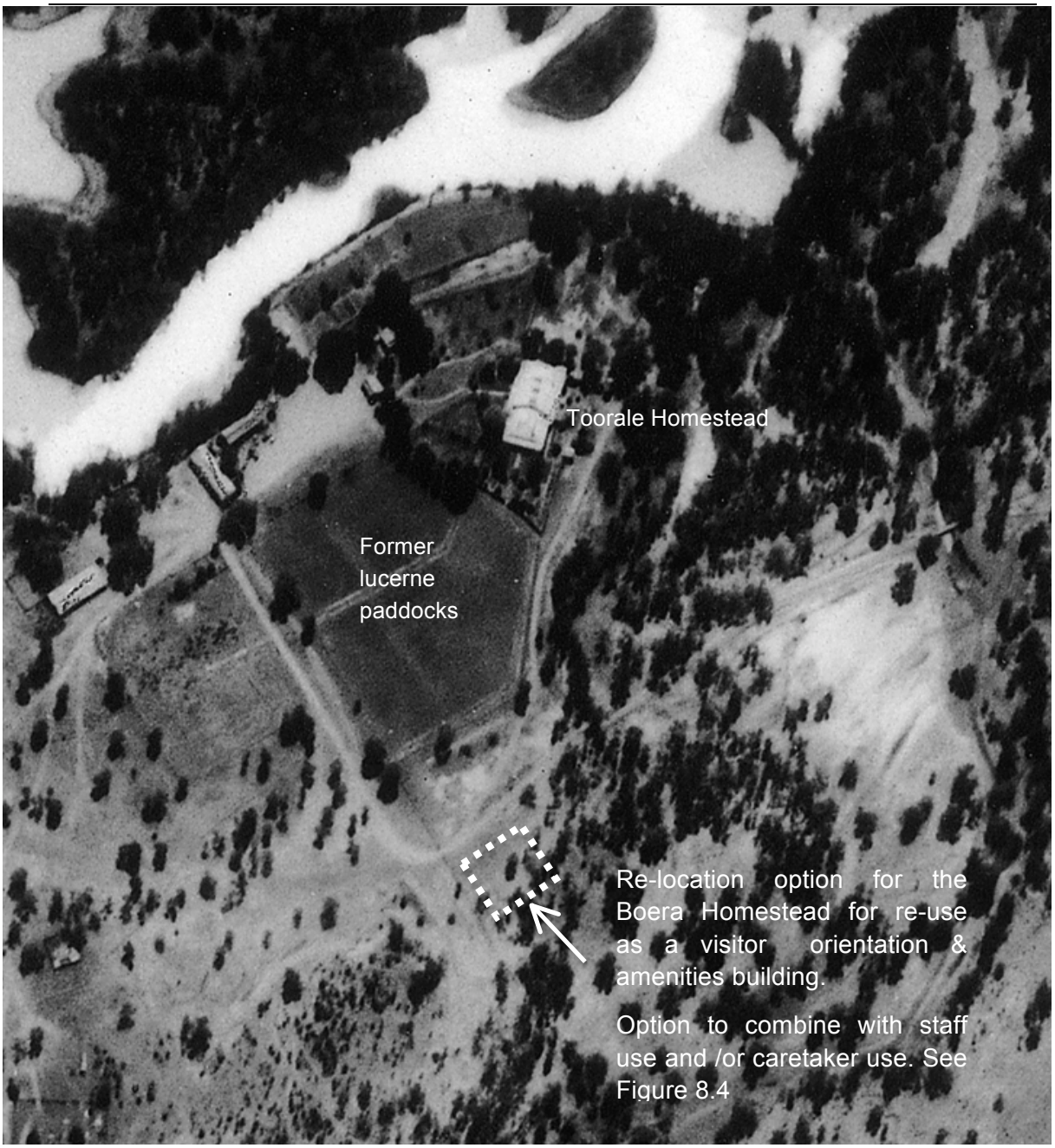


Figure 8.7: The 1951 aerial photograph showing the Homestead and immediate grounds.

8.11 Stage 3 - Nissen Shearing Sheds & Yards Precinct

Preamble

The Shearers/Workers Quarters in this precinct is substantially allocated to the Aboriginal Management Committee use, although other visitors can be invited to stay in the Shearers/Workers Quarters accommodation (BN040-BN045) by the Management Committee.

The Aircraft Hangar (BN039) has been selected as a Keeping Place and will also be used as a craft workshop. This is considered a compatible use, providing that internal fixtures and fittings (apart from the permanent concrete floor) are reversible.

8.11.1 The Modern Shearing Shed (BN038)

The Modern Shearing Shed (BN038) has been selected for use for gatherings and events such as country dances and outback balls. This is a good multi-purpose building in good condition. Other compatible uses are as a visitor and interpretation centre, as a classroom space, a meeting place, an exhibition space and gallery and a shop for example for crafts made on the property.

Recommendation: Identify the New Shearing Shed (BN038) as a dedicated multi-purpose space and design uses and installations accordingly eg installations in this Shed should be designed to generally be free standing and removable to allow it to continue to serve as a multi-purpose building on the site.

8.11.2 Public Toilet Options in the Nissen Precinct

This Shed includes toilets that may become the public toilets for the precinct.

Alternatively new toilets can be located within the envelope of the old Shearers toilet building (BN037), which would need to be relocated and made good for the purpose OR new toilets can be located in a sympathetic, modern, purpose-built building carefully sited to avoid important viewlines and photographic opportunities.

8.11.4 The Quonset and Nissen Hut Shearing Sheds

38. Action: Carry out the Catch - Up Works as specified in the Inventory Sheets BN034& BN035.

These sheds require a considerable amount of Catch-Up Works, mainly centered on straightening and replacing ribs, replacement of stumps and fixing and replacing corrugated iron sheeting. (See BN034 and BN035 for a detailed list of catch-up works.)

38. Action: When the catch up works are completed install safe access steps/ramps and handrails also in both the Quonset and Nissen Huts.

Recommendation: Consider locating visitor car parking on the northwest side of the New Shearing Shed, so that the journey through the three sheds starts there.

Recommendation: Clear out the yards (BN036) connecting the three Sheds, which are relatively modern and have been altered over time and remove most added fencing materials. The exception

is the re-used Marsden matting consisting of steel strips with holes punched through it in rows in a formation of U-shaped channels between the holes, which is also a WWII product that can be interpreted alongside the Nissen and Quonset Huts.[1]

Recommendation: Map the yards (BN036) to identify a safe and interesting pedestrian circulation route that can be planned and implemented between the three sheds and the surrounds.

Recommendation: Extend the pedestrian circulation route to include a pathway to the (reinstated) dam edge and construct one or more bird watching hides in this vicinity.

39. Action: Interpret as per Section 3.4.3 in the Toorale Preliminary Interpretation Strategy.

8.12 Stage 4 - Acton Hill Precinct BA065-BA069

The introduction of public visitation to this Precinct will require Catch-Up Works as recommended in BA065-68. Apart from the Shearing Shed (BA065) works are mainly clearing up abandoned debris and drums and minor repair and stabilization works. Carry out catch up works as specified in Inventory Sheets for BA065-BA069.

This Soldier Settlement block is close to the road and near Mount Talowla. It is potentially the first built precinct readily available to visitors coming from the west.

Recommendation: Consider Acton Hill Precinct for the location of the following functions:

- *Off road car park and camp site,*
- *Amenities block*
- *Park orientation information site*
- *Interpretation of the Soldier Settlement Schemes*
- *Overnight camping in the visitors' own self-drive vehicles.*
- *In the long term subject to demand, the Shearing Shed could be considered for a 'Beds in Sheds' option for visitor accommodation. See Figure 8.6 for the concept.*

[1] Marsden matting consisted of steel strips with holes punched through it in rows and a formation of *U*-shaped channels between the holes is a WWII product used in the construction of airfields. Hooks were formed along one long edge and slots along the other long edge so that they could be connected to each other. The short edges were straight cut with no holes or hooks. To achieve lengthwise interlocking, the mats were laid in a staggered pattern. The hooks were usually held in the slots by a steel clip that filled the part of the slot that is empty when the adjacent sheets are properly engaged together. The holes were bent up at their edges so that the beveled edge stiffened the area around the hole. In some mats a *T*-shaped stake could be driven, at intervals, through the holes to keep the assembly in place on the ground. Sometimes the sheets were welded together. The typical Marsden matting was the M8 landing mat. A single piece weighed about 66 pounds and was 10 ft (3.0 m) long by 15 in (0.38 m) wide. The hole pattern for the sheet was three holes wide by 29 holes long resulting in 87 holes per mat. A variation made from aluminum was produced to allow easier transportation by aircraft, since it weighed about 2/3 as much. It was referred to as PAP for perforated aluminum planking,[3] but was not as common as aluminum was a controlled strategic material during World War II. (Wikipedia)

BEDS IN SHEDS CONCEPT PLAN for RE_USE OF THE ACTON HILL SHEARING SHED

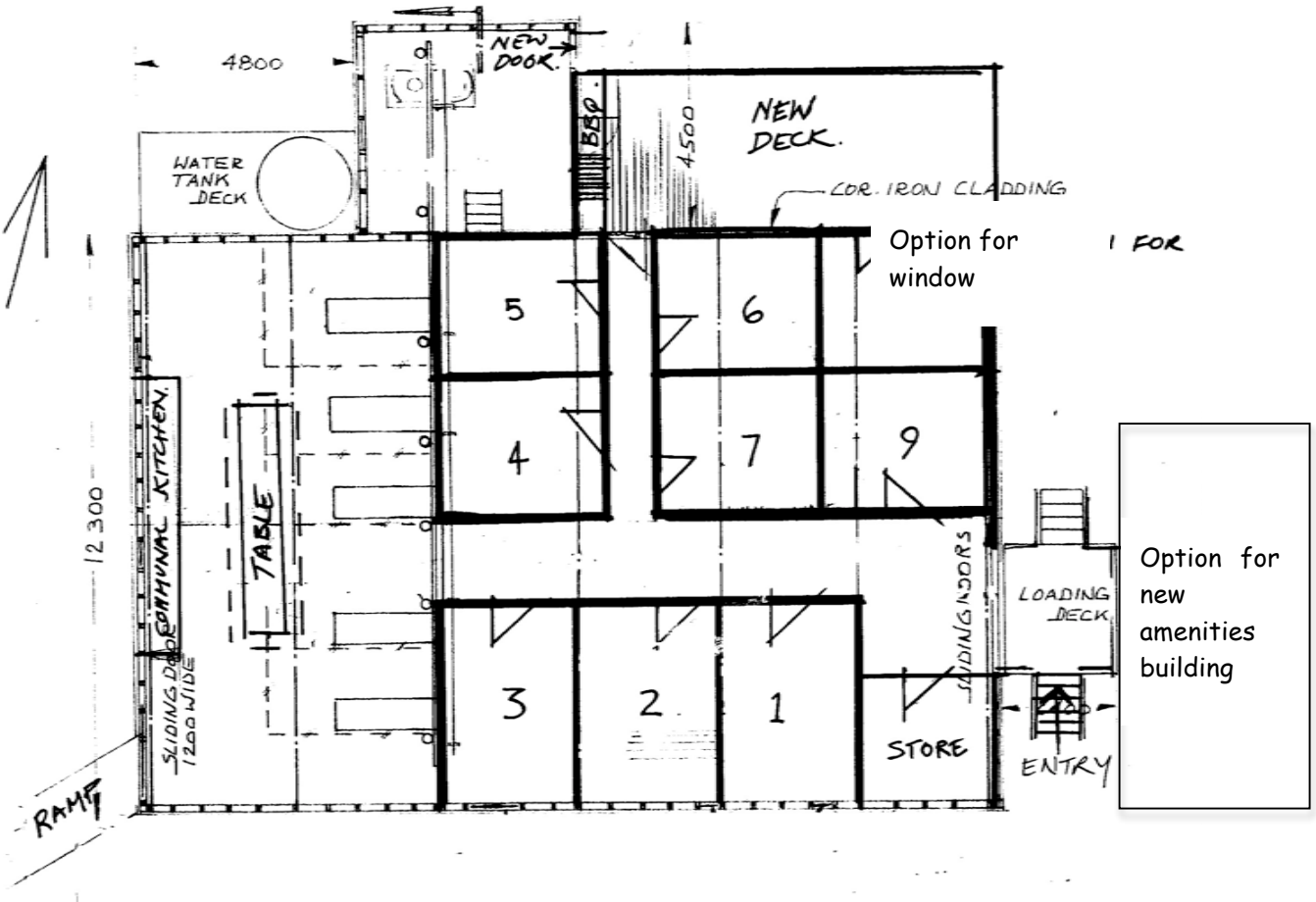


Figure 8.8: Concept Plan for the re-use of the Action Hill Shearing Shed as a 'Beds in Sheds' experience providing 9 bedrooms, the shearing board used as a communal dining room and kitchen and the addition of a new deck with barbecue and a new amenities building accessed from the loading deck.

8.13 Stage 5 - Boera Precinct BB070, AB012, AB013 & LB004

Recommendation: Consider the Boera Homestead site as the Boera Dam campground site, as the site is already disturbed and has exotic plantings. It is also on a pleasant strip of land extending into the water.

Guidelines

A site plan should be drawn and the buildings should be photographically recorded prior to major works.

Use of the site as a camp ground will require a removal of failed Boera Homestead complex buildings that are considered dangerous and the consideration of re-use options for any substantially intact sheds, like the garage.

The Prickly Pear plant should be removed, but most non-invasive other exotic plantings that evidence former gardens should remain. If possible foundation slabs should be left insitu to indicate the former extent of the homestead complex.

The yards and surviving sheep shed in this vicinity BB070 would be a good place to interpret the work of the Aboriginal fencing gangs.

Recommendation: Consider locating the 'Floating wharf' (jetty and observation pontoon) recommended in the Toorale Preliminary Interpretation Strategy Section 3.4.2 off the Boera Homestead site.

8.14 Stage 6 - Old Toorale Woolshed Precinct

At present this Precinct is only suitable for visitation by guided tours or for supervised groups, because of OH&S issues associated with partially collapsed Woolshed fabric and because the Woolshed and the Wool Scour are sites, rich with surface archaeological deposits, tempting for collectors.

The Toorale Woolshed has been identified as an item of at least State heritage significance in this CMP. Actions and recommendations have been specified in Section 8.3 for immediate stabilisation, restoration and reconstruction works be undertaken to the Shed.

Professor Miles Lewis, (Architectural historian; Professor in the Faculty of Architecture, Building & Planning at the University of Melbourne; editor and author of numerous architectural works) in discussions based on 1873 newspaper advertisements and on the fabric evidence has identified the building as the earliest known farm building in Australia to use iron structural framing. The building is of significance not only because it is unique for its ability to demonstrate early and rare iron framing technology, but in addition it is of interest for its ability to demonstrate uninterrupted floor spaces by comparison with the 1892 Dunlop Shed where the Woolshed building is of the same floor plan and volume but is intersperced with numerous structural timber posts.

It is a legendary and iconic building in the history of Australia's period of nineteenth century prosperity while riding the sheep's back.

The Section 8.4 actions also include managing water supply to the Ross Billabong to ensure that there is sufficient water to maintain the setting of the Woolshed and the Wool Scour.

8.14.1 Conservation Approach

Conservation Approach - Toorale Woolshed

40. Action: Stabilise the Woolshed and make weatherproof. As a minimum representative sections should be reconstructed to showcase the technological and sheep handling features that made the place special.

Urgent & Short Term - Stabilise and reconstruct the Toorale Woolshed structural framing, restore integrity to the structure and make the building envelope weatherproof, restore to the size of the 2012 building.

Install a wall (it may be translucent) at the collapsed west end of the Shed using new materials. If the wall is not translucent it should include viewpoints (windows or openings) looking out to markers indicating the original perimeter extent of the Shed.

Note: It is highly desirable that the boxes for the shearers clipper heads, damaged in the most recent collapse are reconstructed in these short term catch-up works.

Medium to Long Term: Aim to restore and reconstruct as a minimum a **representative section** of the Shed for example from the wool room projecting from the south side of the Shed through the shearing board, catching pens and sweating pens to the counting out pens on the north side and if possible the whole of the length of the remaining shearing board should be open to visitors.

This will allow for future use of the restored representative sections of the Shed for events such as poetry reading, art and photography exhibitions, workshops and for demonstrations and interpretation. Subject to the scale of the reconstruction it may be possible to use the Shed for outback balls, dances and other events.

New Route - Consider re-opening a route to the Shed for use by visitors that does not follow the irrigation channel banks.

Long Term - Prepare a Conservation Management Plan for this building (0-10 Years ie by 2023).

8.14.2 Shearers Quarters BS003 – BS012

Risk management works required before public visitation associated with the presence of a ruinous building BS003 and with the presence of asbestos cement sheeting are discussed in Section 8.3 and on individual inventory sheets. (See Sections 8.4.1 & 8.4.2)

This complex is suited to reconstruction and restoration for use as accommodation for groups, bird watchers, interested in the bird life of the Ross Billabong and during events.

The current Shearers Quarters replaced the quarters where Henry Lawson would have slept. They have been assessed as being of moderate local significance[2].

[2] Note the significance assessment on BS003 is a mistake and should be Moderate Local significance

Recommendation: Where practical the Shearers Quarters buildings should be re-used. Historic exteriors should be retained, but interiors can be modernized and necessary additions and alterations to existing buildings, while being sympathetic in design and materials should be modern.

Recommendation: In the long term if no uses can be found for buildings and they are deteriorating and becoming unsafe then they should be archivally recorded, demolished and removed from the site.

8.14.3 The Overseers Quarters Toilet BS011

This is a two seater thunderbox toilet, the only one of any real age and of this type surviving on the property.

Recommendation: In the short to medium term this building can be 'mothballed'. In the long term it is desirable that the toilet is reconstructed and that the building becomes the place where the presence of the former Overseer's Quarters complex is interpreted.

8.14.4 The Abandoned Trucks

The trucks in front of the Old Toorale Woolshed are a favourite subject for visiting photographers.

Recommendation: remove the most intact truck with timber components to storage within the Homestead Precinct. See Section 8.10.5 Relocation of Moveable Heritage Items recommendations. The other trucks should be left in situ and be allowed to deteriorate over time.

8.14.5 The Pumping Equipment BS014 & BS015

Recommendation: These pumps can be considered for sale. They should be archivally recorded prior to sale and their former presence can be addressed by interpretation.

8.15 Stage 7 - Dara Precinct

Dara is a Soldier Settlement property where the Homestead, which was always a poor quality building has been irreversibly damaged by a windstorm. See Section 8.2 for works associated with the possible presence of asbestos cement sheeting.

8.15.1 Homestead Complex

41. Action: Photographically record, (the significance level of this building does not warrant a full archival recording), then demolish the homestead complex (BD062 & BD063). Timing of *work can suit management* priorities. The exotic plantings around the homestead should be located on a sketch plan and be photographed and may then be allowed to decline over time. Suckers from the Century plant need to be controlled. (See L005).

It is difficult to see a practical re-use option for the remaining buildings at Dara, with no homestead or particularly significant features.

Recommendation: Attempt to identify a practical reuse option for the Dara Precinct. If no sympathetic use can be identified then buildings and structures can be archivally recorded and then demolished and the historic precinct may be allowed to decline over time.

8.15.2 Dara Shearing Shed

Recommendation: If the Dara Shearing Shed is retained and made good (See Action 12) then the Shed may be re-used as a storage or works shed for NPWS and or in the long term if the 'Beds in Sheds' concept is a success at Acton Hill, then the Shed could be converted to that use and a camp ground could be established in the vicinity of the Shed.

Recommendation: If the decision is taken to demolish the Dara Shearing Shed, it should be archivally recorded prior to demolition (the floor plan & elevation in BD058 will form part of that record). The re-usable building components can be stored and recycled as required.

8.16 Stage 8 - Akuna Precinct & the Irrigation Quarters

Akuna BA 046 to BA057

This complex is suited to use as staff housing.

Recommendation: In the long term if it is no longer required for staff housing it would be suitable for available for booked overnight riverside accommodation, which is likely to have particular appeal to fishermen and artists.

See BA046 – BA055 & BA057 for works recommended for the Akuna Homestead complex.

Irrigation Quarters

See Action 2 & 3. In this Section and the discussion that precedes it.

8.17 Aboriginal Cultural Heritage

8.17.1 Acknowledging and Preserving Culture

It is clear that the local Aboriginal community (including the Kurnu Baakandji) have a desire to remain connected to Toorale and demonstrate that connection by way of input into the future management of the place.

42. Action: NPWS will work with the Co-Management Committee (and if considered necessary with the broader Aboriginal community) to prepare an inclusive, comprehensive and holistic Kurnu cultural values statement that will contribute to the management of Toorale Aboriginal cultural values.

43. Action: NPWS will consult with the Co-Management Committee to establish protocols, including for:

- **acknowledgement of country;**
- **the interpretation of Aboriginal heritage within the precinct;**
- **management of Aboriginal heritage within the precinct.**

(Note this process appears to be in place)

The Aboriginal community have expressed that the adaption and use of traditional knowledge to manage the natural environment should always be a consideration where practical.

44. Action: Traditional knowledge and practices will be identified and where practical will be incorporated in the approach to management of the natural environment.

The community also maintains an interest in the management of the park beyond the strictly cultural and have raised consideration of a range of issues - such as banning commercial fishing and yabbying; reintroducing historic species such as wilgy wilgy; and maintaining existing wetlands (including the western floodplain and homestead dam).

Recommendation: NPWS will support the Aboriginal community in efforts to manage the Park environment in line with identified non-commercial and restoration of species and environments objectives.

45. Action: NPWS will work with the Co-Management Committee and nominated individuals who retain the Kurnu-Barkindje language to identify names associated with the Toorale landscape that can be used to identify localities, landmarks or other features. Where practical those names will be introduced to signage either as substitutes for European names or alongside the European name.

9. Recommendation: The plough has been identified as the marker for the turn into the Homestead. It is appropriate for the Co-Management Committee to consider one or more physical 'markers' to indicate the entrances to the Park and/or other significant places. It/they could be items manufactured in the craft workshop on the Park.

46. Action: NPWS will support the continuity of Aboriginal cultural activities on the Park through such means as targeted events. For example an annual fishing day where only traditional methods are used.

47. Action: NPWS will actively encourage and support the continuity of historic activities associated with the site. This includes making space available for teaching and making traditional crafts. It is also appropriate to make a space available on site for the sale of traditional and local arts and crafts.

48. Action: NPWS will support the identification of bush tucker plants and medicine plants within the Park. If the native plants are too widespread for the logistics of teaching and interpretation then NPWS will assist with the establishment of permanent bush tucker and bush medicine gardens for teaching and interpretation purposes in a suitable location.

8.17.2 Living History Project

People with memories of the early twentieth century history of the Station are an increasingly scarce resource. Their stories will in the long term, be an important input to the interpretation of the place and will serve the dual purpose of being a cultural record as well.

Recommendation: Continue the Kurnu and kin ongoing oral history recording project (and associated historical research) to further the historic record and help interpret the cultural and natural environment of Toorale.

Recommendation: Apply for funding and/or seek sponsorship to commission a Living History Project on behalf of the Toorale community, including the Aboriginal community as soon as possible, building on existing projects (See Kurnu and Kin project above). The project should include an audit to avoid duplication of effort and should make use of modern technologies and include oral history records and where possible visual recordings. The project should build on existing projects and the outcome should be incorporated in the interpretation of the site where appropriate.

The people interviewed should if possible include members of all the different communities and users of the site; the local indigenous and non-indigenous community, the Chinese and Afghan communities, and the various recreational users as well as shearers, musterers, cotton workers and others who occupied the site comparatively briefly.

Recommendation: Consideration can be given to commemorating the life and works of prominent and inspirational Aboriginal people associated with Toorale from the past and in the present in the interpretation planning. They could include, but not be limited to:

- *Respected elders and leaders;*
- *Stockmen and musterers*
- *Shearers*
- *Horse breakers*
- *Fencers*
- *Artists and craftsmen and women, and so on*

8.18 Guided and Self Guided Tours, Guides and Guide Training

Guided tours are an integral component of the current management approach to the Park. Over time it is desirable that information and where appropriate, self-guided tours are readily available for people whose visit doesn't coincide with a tour.

Recommendation: Consider preparing self-guided interpretive material and/or a brochure about the precincts accessible to the public at the Toorale NP &SCA as an interim measure; the material to be revised each time more areas are opened to the public. Brochures should be low key and easily reproduced and may request a donation and/or have a 'Please return when you have finished' request on them.

Recommendation: Continue to use guided tours as a means of explaining the site and bringing it to life. Explore and trial ideas, such as re-enactments, traditional foods and 'boiling the billy' breaks, to make the tours better known and more engaging.

Recommendation: Introduce tours with a focus on the local Aboriginal culture and the environment that are led by Aboriginal guides.

Recommendation: If training is needed for Aboriginal people as guides then a specific person should be appointed to be responsible for liaising with government bodies to identify available funding and to set up a one off and/or on-going guide training scheme/s.

8.19 Landscape Maintenance Schedule

Table 8.1 Landscape Maintenance

49. Action Carry out landscape maintenance according to the schedule provided in Table 8.1

ISSUE	TIMING OF ACTION
General	
Assess contamination levels at sheep dip sites within yards across Toorale	Complete within 5 years -2018
Maintain structures, and fencelines around stock yards, free of shrubs and saplings	As required during periods of high growth
Akuna Sheep Yards	
Monitor the vegetation within and in the vicinity of the yards.	Annually in October
Trim or remove vegetation eg tree limbs or roots that are likely to damage the structure.	As required during periods of high growth
Mow yards and surrounds to minimise bush fire risks.	As required prior to fire danger season

Table 8.1 ctd

Acton Hill	
Maintenance of shrub regrowth around yards	As required during periods of high growth
Boera Dam	
Monitor dam breaches resulting from floodwaters and repair, with detailed records taken of the position of the breach and bank restoration measures applied.	As required
Boera	
Remove Prickly Pear from garden	Complete within 3 years - 2016
Dara	
Control Century Plant suckers	Complete within 3 years - 2016
Maintenance of shrub regrowth around yards	As required during periods of high growth
Toorale Homestead Horse Yards	
Maintain evidence related to use as horse yards including old fence posts and feed drums.	Ongoing
Remove non-associated materials and rubbish to an appropriate alternative location.	Within 12 months- 2014
Toorale Homestead Garden	
Volunteer plant management - Monitor growth of volunteer plants and remove any which are a threat to the physical integrity of buildings, or which obscure the earlier garden design. See 8.10.3 garden setting for Garden design and management recommendations	Annual inspection in autumn, with follow-up maintenance as required.

8.20 Archaeology

8.20.1 Aboriginal Archaeological Research Priorities

Despite the fact that there have been over 580 Aboriginal archaeological sites identified at Toorale, only a handful of deliberate archaeological surveys have been undertaken and many more sites are likely to exist within the Toorale landscape. Sarah Martin has identified the following Aboriginal archaeological research priorities:

Recommendation: Further survey of the Darling and Warrego Rivers and the associated floodplain sand islands - with emphasis on identifying & conserving burials, and sites with deposit (such as middens)

Recommendation: Detailed recording of the fences, yards, and telephone lines built by the Knight family (as well as associated items including gates, blazed trees & fencing equipment)

Recommendation: Recording and conserving scarred gitji trees as a way of mapping post-contact site occupation away from the rivers 19th to mid 20th centuries

Recommendation: Detailed recording of historic campsites associated with Kurnu & kin identified through oral history (including those near the Darling River & Warrego head stations).

8.20.2 Historic Archaeological Heritage Survey Priorities

Recommendation: Carry out comprehensive, non-intrusive, historical archaeological survey of the following:

- *Old Toorale Precinct*
- *Old Shearing Shed Precinct (Woolshed, Shearers Quarters, Wool Scour and Overseers Quarters sites)*
- *Old Hotel.*

The survey and surface recording of these locations would further our knowledge of the extent and nature of these sites and potentially enable the establishment of management curtilages for them. The investigation of the Old Shearing Shed precinct can only be undertaken once the site is made safe (i.e. the extant shearing shed - and in particular its roof - is stabilized).

Recommendation: In the management planning for the Park, incorporate a strategy for undertaking archaeological survey of the Old Toorale Precinct, the Old Shearing Shed Precinct and the Old Hotel site. This may involve eg interesting a university school in an annual recording project and assisting by providing on-site accommodation and access for the survey teams.

8.21 Ongoing Actions/Works

8.21.1 Tourism Liaison

50. Action: Appoint a person by name or position to be responsible for active liaison with local and State tourism bodies.

Recommendation: Explore options for joint promotions Bourke Shire Council and the Back of Bourke Exhibition Centre.

8.21.2 Events, Fundraisers & Volunteers

Figure 8.10 Above: The shearers typically used bicycles to move between the shearing sheds. (The above photographs are reproduced courtesy of Flickr-Photo Sharing.)

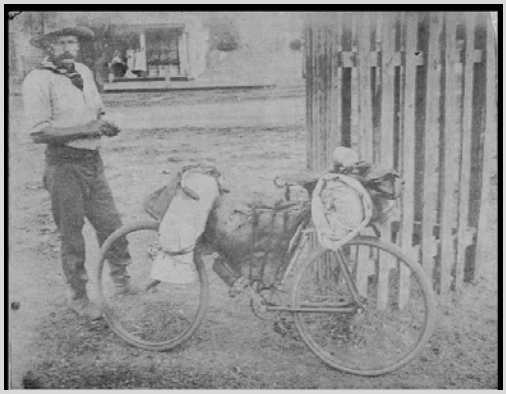


Figure 8.9 The photograph above is a newspaper cutting. The caption is 'A BICYCLE SHEARER ON THE TRACK. WEIGHT INCLUDING MACHINE 110lbs. AND INCLUDING THREE DAYS TUCKER. '

ANNUAL EVENT & FUNDRAISER – THE SHEARERS DARBY

One option would be a cycle race called the 'Shearers Derby' or something similar, where cyclists would emulate, the cycling feats of the shearers who traveled in small groups of two or three between the big sheds, camping along the way, swapping stories and yarns, developing the ideal of 'mateship' and hoping to be hired at each place.

The race could run from Bourke to the Toorale Woolshed with some participants dressed for the part and carrying their swags on their bikes. Some might be serious racers and others out just for fun. The participants may then be required to recite poetry in the evening as they camped around the Toorale Shearers Quarters and used its (restored) amenities.

An option would be to liaise with the owner of the Dunlop property and have the race continue at least as far as Dunlop (Toorale's sister station) and/or on down the Darling River to other famous historic properties.

51. Action: Select and foster new events that will provide a balanced view of the history of the Park and involve local communities.

Recommendation: Together with the local communities, develop an annual event and fundraiser for the Shearing Shed that celebrates the history of the Shed. (See Shearers Darby option above) It could be run in conjunction with NPWS by a Friends group, Bourke Shire Council, by Outback Tourism NSW or another interested group

Recommendation: NPWS can also seek other sources of funding to support the historic heritage on the Toorale property. It is appropriate to liaise with the Foundation for National Parks and Wildlife to investigate the possibility of funding and corporate sponsorship and to pursue HARP funding.

Recommendation: The Co-management Committee can consider innovative means of securing donations that also provide work for Aboriginal youth. For example - life size corrugated iron, metal or plastic sheet cut outs of Merino and Vermont sheep could be sold to visitors on site and on-line. Unless buyers wanted to take them home each sheep would be labeled with the buyers name and be planted in the Shearing Shed paddock with an aim of achieving a flock of 100,000 sheep, the minimum flock size generally used to define the 'Giant Sheds'. The sheep could also be offered as art works, painted in the Toorale craft shops. Monies paid for the sheep could be shared between the artist/craftsperson and a heritage fund.

Pen of Ten Merino Rams Exhibited by Sir Samuel McCaughey,

Figure 8.11: The above photograph shows some of McCaughey's merino sheep being exhibited at a Show. Photograph reproduced from The Sydney Mail, July 8th 1914.

Figure 8.12 Left: The Vermont sheep breed whose introduction to Australia and promotion by Sir Samuel McCaughey was one of his few disastrous experiments. (Photograph reproduced courtesy of Wikipedia Commons)

8.21.3 Security of Buildings and Structures

Over time as the staffing levels at Toorale rise, issues associated with the potential for vandalism are expected to decrease. Nonetheless a caretaker located in the vicinity of the Homestead would provide additional security and when works to the homestead associated with risk were addressed it would allow the security fence to be removed.

Recommendation: Consider providing a caretaker presence in the vicinity of the Homestead building. The person could combine roles as caretaker and gardener. Accommodation could be provided in the Cottage BT030 or the relocated Boera Homestead BT027.

8.21.4 Research, Monitoring Programs and Impacts

Aurecon was engaged to undertake an audit of the current water infrastructure on Toorale in 2009 and to develop a decommissioning plan, with the aim of returning flows to the Darling River. Three decommissioning options: do nothing, partial and complete were assessed and the 'partial decommissioning option was recommended to optimize the return of water to the river.[3] Under this option a small section of the dam embankments is to be removed converting the lower Warrego into a series of billabongs separated by floodplain channels during low flows and a connected river system during higher flows. The Western Floodplain area consequently would revert from a frequently inundated area (every 1 to 2 years) to a drier environment with major inundation occurring 1 in 20 years.[4] Aurecon recommended a detailed Flood Study which was carried out by Cox et al in 2011.

52. Action: As recommended by Cox et al, (2011:v.) Commission a *Spatial Assessment of the Vegetation Communities Water Requirements* to contribute to the development of maintenance and restoration targets for flood dependent vegetation to inform environmental watering priorities. (0-2 Years)

Despite changes in the patterns of distribution of plants and animals caused by human use and occupation the Western Floodplains, modified by a long history of dam construction and maintenance, have retained a high level of integrity with native grassland habitats and associated wetland fauna, including water birds. These important characteristics of the Western Floodplain need to be rigorously considered in any implementation of the Toorale partial decommissioning scheme.

In particular, the monitoring recommendations of the Vegetation Survey Report[5] need to be applied:

53. Action: Devise a monitoring program for the Western Floodplains that contributes to the identification of water requirements for vegetation communities and identifies the following potential impacts at an early stage so that active intervention (in the form of managed flows) can be undertaken:

- **Potential for vegetation compositional changes of the western Warrego floodplain area if water is no longer artificially diverted to this area.**

[3] Cox et al, 2011, Flooding Patters of Toorale, quotes Aurecon 2009:3

[4] Cox et al., 2011:3

[5] Gowans S, *et al* (2012) *Survey of Vegetation and Vegetation Condition of Toorale*. Centre for Environmental Management, University of Ballarat, Mt Helen.

- **Potential for long term impacts to the regeneration of Coolabah and Black Box on the Warrego River system south of Boera Dam if water continues to be artificially restrained and diverted.**
- **Potential for further loss of Coolabah and other native plant species subjected to prolonged inundation caused by artificial impoundments.**
- **The impact of decommissioning existing artificial impoundments and wetlands on native wildlife, particularly birds.**
- **Water quality and aquatic flora and fauna impacts from altered hydrological processes.**
- **An additional vegetation assessment of the western Warrego floodplain area that was unable to be accessed for the 2010-11 field survey. (0-2 Years)**

54. Action: Actively monitor and manage visitor use and impacts through informal means and through an annual formal assessment.

Recommendation: Encourage and facilitate continued study of Toorale's history and environment, through providing access, facilities and other appropriate assistance to researchers.

8.22 Cyclical Maintenance - Ongoing

8.22.1 Buildings

The Minimum Maintenance Standards [See guidelines supplied by NSW HC] required by the NSW Heritage Office Heritage Amendment Regulation 1999 are recognised as a good example of an appropriate approach to maintenance and underlie the following approach.

- The buildings are to be thoroughly inspected at least once a year (as a minimum) for evidence of deterioration of exterior or interior surfaces. For example deterioration of roofing and exterior timbers and interior linings. They should be made good as required. This will include an inspection for termites.
- Water run-off in the vicinity of the walls of the buildings should be monitored on an ongoing basis and the gutters, drains and stormwater run-off systems should be kept cleared and operational.
- Storm water runoff and garden watering runoff should be monitored and actively managed to prevent pooling around building foundations.
- Inspections should be carried out by the appropriate NPWS staff including the site ranger, and be informed by the Field Officer's observations.
- If the site Project Manager has particular concerns or at 3 to 5 yearly intervals, it would be appropriate to engage a suitably qualified and experienced builder or structural engineer to carry out the inspection and specify catch up works.
- Painted surfaces should be examined on an annual basis and a decision about potential weathering of surfaces should guide the decision to repaint. Surfaces that are currently painted should be repainted in accordance with an appropriate colour scheme preferably reflecting an historic scheme. Surfaces that are not currently painted should generally not be painted.

- The exotic gardens will be maintained in substantially their current form with the revival of a simplified garden around the Toorale Homestead that will be designed to preserve key views.
- Any trees considered by a suitably qualified and experienced person to be a danger to buildings or visitors should be removed.
- Ground cover in the vicinity of the buildings should be managed and maintained so that it does not become a fire hazard. Asset protection zones of 50 metres are recommended for each building group.

See Building Inventory Sheets for recommended individual cyclical maintenance works.

Colour Schemes

Existing historic colour schemes should generally continue to be used. Colour schemes may be changed if information about early historical colour schemes becomes available.

Interior colour schemes for historic buildings should be selected to reflect colour schemes of the construction period where possible and may be based on paint scrapings, known early schemes or on colour schemes, known to have been used in similar period buildings.

8.23 Ongoing & New Use Opportunities for Buildings (1-5 Years)

Recommendation: If possible select preferred re-use options at an early stage so that works can be specifically targeted to meet the needs of the proposed new users.

Guidelines for Works Required for New Uses

Works required to make new uses feasible may take place in the short or medium term, subject to the practical management needs of the Park.

Such works should be low impact and reversible.

High impact works can only be considered if they are essential for the sustainable occupation and operation of the building/s.

If possible high impact works should be located in areas of lower significance, that are significantly modified or where there is failed original fabric.

8.24 Long Term Actions/Works (1-10 Years)

Long-term works are specified on individual inventory forms.

8.24.1 New Buildings

New buildings are generally not appropriate within the Toorale NP & SCA. However, the existing buildings are all historic structures built for very specific purposes, which limits their suitability for a

range of new uses, so consideration can be given to new buildings where required for practical purposes and where there is no feasible alternative.

8.24.2 Friends/Volunteers Group

Recommendation: Consider establishing a Friends Group who would work with the Co-Management Committee to achieve agreed aims in terms of fund raising and volunteer work.

8.25 Review

55. Action: Review the Toorale Preliminary Interpretation Strategy in five years time (2018) to take into account new works and identified use patterns and areas of visitor interest.

56. Action: This report should be reviewed at ten yearly intervals or earlier if major changes to the management approach and site facilities occur.

See Section 9.0 for Compliance and Management Guidelines

9.0 COMPLIANCE & MANAGEMENT GUIDELINES

9.1 Aboriginal Heritage

Known sites should be protected from harm

Proactive site survey should be advanced (where funding allows) to further our collective knowledge of the extant and nature of Aboriginal archaeological sites at Toorale

Aboriginal stakeholders should be involved in the management of indigenous cultural heritage on-park to a level that is acceptable to both NPWS and the relevant stakeholders.

Oral history projects that tell the story of local people and their association with Toorale should be encouraged and promoted

Significant park infrastructure should not be constructed on (or in the vicinity of) recorded sites

Any proposed development that will have significant ground impact will require an Aboriginal Cultural Heritage Assessment (ACHA) of the proposed works area

Where an ACHA determines that works have the potential to disturb Aboriginal objects the project should be either redesigned (to avoid impacts) or relocated

Where impacts cannot be avoided, all effort should be made to minimise impacts and preparation of an Aboriginal Heritage Impact Permit (AHIP) should be undertaken approval for impact sought from the OEH NPWS Planning & Policy Section.

9.2 Historic Heritage Archaeology

Any proposed development that has the potential to impact on relics within the heritage precincts will require a Statement of Heritage Impact (SoHI) that addresses the proposed development and presents an appropriate mitigation strategy. This would need to address both the likely physical and visual impact of any works on existing or potential relics and their settings

Any works within the heritage precincts that require unavoidable excavation that may impact on buried or surface level relics, will require application to the NSW Heritage Branch (or NSW OEH (Country, Cultural & Heritage Division as delegated authority) for an s140 archaeological excavation permit to allow for archaeological monitoring/excavation. The application for this permit should be prepared by a suitably qualified historical archaeologist and be accompanied by a Research Design that details the aims, scope and methodology of any proposed archaeological investigation

Certain minor works may be exempted from the requirement for an s140 permit. A current schedule of exemptions is presented as an attachment to this document and can also be viewed at the NSW Heritage Branch Website's 'Making Changes to Heritage Places' page

Areas beyond the heritage precincts require no active heritage management and a 'do nothing' approach is appropriate. These areas can be developed and/or interpreted as desired.

9.3 Extant Structures, Ruins, Landscape Features & Archaeological Sites

Preamble

The following section provides conservation and management guidelines for extant structures, ruins, landscape features & archaeological sites within the heritage precincts. As well as fences, moveable heritage items and interpretative and research opportunities within and beyond the heritage precincts. The guidelines intended to be informative and useful without being too inflexible or prescriptive.

9.3.1 Extant Structures

Erosion around the base of standing heritage structures pose a threat to their longevity. Effort should be made to limit soil erosion and direct surface water away from structures to preserve the integrity of stumps or footing courses and the stability of walls and other structural components. This can be achieved by adding topsoil and 'grassing up' areas that become eroded over time.

The base of the structures should be kept clear of vegetation (woody weeds, leaf litter, grass clippings &c). This simple measure can prevent moisture entry and retention and promote rapid drying – reducing the likelihood of rising damp and other deleterious moisture effects.

Remove vegetative growth and detritus that encroaches on or threatens the chimney. Plant roots have the potential to undermine standing structures and falling branches have the potential to damage fabric.

9.3.2 Landscape Features

While the entire park is a cultural landscape shaped by its history of use, certain parts of the landscape are more significant than others. Landscape features include paddocks, dams, road easements and quarries. Generally, significant landscape features should be left as they are (i.e. a 'do nothing' approach) and subject to interpretation where appropriate.

9.3.3 Ruins

Remove all invasive vegetation that encroaches on or threatens ruins and surface level remains. The growth of vegetation on such remains, particularly invasive tree species, can break down the fabric of surface features over the short and longer term

Weeds and grasses can be sprayed and trees cut and painted where they pose a threat to structural remains. It is generally inadvisable to pull out rooted vegetation on or around heritage items

Saplings or other trees that are (or become) established on low level remains should be cut and poisoned and the roots left to rot in situ

Avoid inadvertent or accidental damage to low level features during routine park maintenance work (vegetation clearing & drain maintenance)

Field staff involved in site maintenance should be made aware of low level remains and take the necessary measures to avoid damaging structural remains (i.e. increasing mower blade height; whipper snipping around the edges of ruins rather than mowing; hand removal of grass with clippers/shears in delicate areas)

All ruin sites should be subject to periodic inspection to ensure that they are not being excessively damaged by erosion, visitor use, or vandalism.

9.3.4 Archaeological Sites

Ground disturbance in areas of archaeological potential should be avoided or limited

Ground penetrating works that have potential to impact on relics will require preparation of a Statement of Heritage Impact and may require archaeological overview (refer policies)

Surface level deposit and features such as brick, stone, metal and historic detritus (such as those at the Woolscour site and Old Toorale Homestead) should be left in situ and not removed or disturbed. Such materials are often markers of more extensive archaeological deposit

Exposure of ground surfaces through weed clearance (or fire) should be used as opportunities to add to our understanding of the nature and extent of relics within the heritage precincts.

9.3.5 Historic Fences

There are numerous locations throughout the park where sections of historic post and rail (and post and wire) fence lines are conserved. These items demonstrate past internal sub-division of the location and exist both within and beyond the prescribed heritage precincts.

Historic fences do not require active conservation, however:

Where possible, fence remains should be left in situ and should not be altered or removed

If removal is required (i.e. to alter site access or create wildlife corridors:

- wire can be removed from the fencelines, but the posts should remain in situ as a visual marker and reminder
- if possible, an indicative section of the fenceline (with posts and wire intact) should be retained to demonstrate materials and construction methods.

9.3.6 Archaeological Excavation, Education & Research

In this State, under current heritage management guidelines and principles, archaeological excavation is only considered appropriate where:

- Excavation is necessary to secure evidence about to be lost through unavoidable action
- It is necessary to provide information required for the conservation of the site, or
- Preliminary research has indicated that the site is likely to add substantially to knowledge through excavation, and excavation is in line with the conservation policy of the site.
- Archaeological excavation and/or monitoring at Toorale should therefore be limited to:
- excavation required to mitigate the impact of any unavoidable ground penetrating site works in areas of moderate or high archaeological sensitivity (heritage precincts).

Excavation not related to essential site works (i.e. excavation for purely investigative or academic research) should not be considered unless all other avenues of research have been exhausted and the proposed excavation program meets broader NPWS and NSW Heritage Branch management objectives.

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Appendix A: Table showing assessed Built Heritage significance values

APPENDIX A

Table : Built Heritage Significance Assessment Outcomes			
	Inventory No.	**Item/Group**	**Group**
State Significance Value with potential for National Significance Value			
	BS001	Old Toorale Shearing Shed	**Old Toorale Shearing Shed Group**
	BS002	Old Toorale Shearing Shed Sheep Yards	
	LB003	Boera Dam & Floodwaters Scheme	
	BT016	Toorale Homestead	**Toorale Homestead Group**
	BT017	Meat House	
State Significance Value			
	BT020	Elevated Tanks	**McCaughey Building Group**
	BT021	Motor Garage	
	BT022	Blacksmith & Carpenters Workshop	
	BT023	Stables, Machinery Store & Chaff House	
	BN040	Meat House	
High Local Significance Value			
	BS007	Old Toorale Shearer's Dining Room & Kitchen	
	BS011	Old Toilet (Overseers Quarters)	
	BT024	Round Yard	
Moderate Local Significance Value			
	Old Toorale Shearing Shed – Shearers Quarters Group		
	BS003	Accommodation Hut 1.	**Old Toorale Shearing Shed Group**
	BS004	Accommodation Hut 2.	
	BS005	Ablution Block Brick	
	BS006	Cook's Hut	
	BS008	Meat House (Part collapsed)	
	BS012	Generator Shed	
	BS013	Crutching Shed	
	BT027	Boera Homestead	**Pastoral Managers Residences Group**
	BT031	Toorale Managers Residence	
	BY033	Skin Shed	
	BN 034	Large Quonset	**Homestead Shearing Shed Group**
	BN035	Smaller Nissen	
	BN036	Sheep Yards	
	BN038	New Shearing Shed	
	BN039	Hanger & airstrip	
	BD058	Shearing Shed	**Dara Shearing Shed Group**
	BD059	Sheep Yards	
	BD065	Shearing Shed	**Action Hill Group**
	BD066	Sheep Yards	
	BD067	Toilet	
	BD068	Outbuildings Complex	
	BD069	Cattle Yards	
	BB070	Boera Shed remnant	
Low Local Significance Value			
	BS009	Toilet	
	BS010	Old Shower Block	

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	BS014	Pumping Equipment & Shed (Darling)	
	BS0015	Pumping Station 2 (Ross Billabong)	
	BT018	Homestead Generator & Storage Shed	
	BT019	Store Shed (Fuel) on Riverbank	
	BT025	Poultry Run (Homestead)	
	BT026	Fuel Store & Concrete Slab (Homestead)	
	BT029	Donga (Dormitory Block - Homestead)	
	BT030	Cottage (Homestead)	
	BY032	Cattle Yards (Old Tip & Cattleyards)	
	BN037	Shearers Toilet (Nissen)	
	BN042	Cooks Room (Homestead Shearers Qtrs)	
	BN043	Ablutions & Toilet Block (Homestead Shearers Qtrs)	
	BN044	Workers Accommodation Block (Homestead Shearers Qtrs)	
	BN045	Kitchen/Dining Room (Homestead Shearers Qtrs)	
	Akuna Group		
	BA046	Akuna Residence	**Akuna Group**
	BA047	Akuna Studio	
	BA048	Storage Shed	
	BA049	Dog Run	
	BA050	Small Skillion Shed	
	BA051	Meat House	
	BA052	Poultry Yard	
	BA053	Stock yards (small)	
	BA054	Vehicle Shed	
	BA055	Workshop	
	BA056	Sheep Yards	
	BD060	Toilet	
	BD061	Dara Cattle Yards	**Dara Group**
	BD062	Dara Homestead	
	BD063	Separate 3 Room Wing	
	BD064	Sheep Yards (south)	
	BD065	Shearing Shed	**Action Hill Group**
	BD066	Sheep Yards	
	BD067	Toilet	
	BD068	Outbuildings Complex	
	BD069	Cattle Yards	
	BI071	Irrigation Precinct Buildings	**Irrigation Group**
No Significance Value			
	BT028	Carport	
	BN041	BBQ Shelter	
	BA057	Pontoon & steps	

Note: The significance of some items such as the Homestead Meat House BT017 has been elevated because of its association with and proximity to the Toorale Homestead. It forms an aesthetically pleasing group with the homestead and they are frequently included in the same photographs. Assessed as an individual building it is of local significance.

In the same way some otherwise ordinary items of low/no significance in the Akuna, Dara and Action Hill Groups have an elevated level of significance because they are part of a group of related items with a shared history.

Appendix B : Historical Archaeology Significance Values

Historical Heritage

The following section attempts to grade the on-park historical sites by relative significance. This is not an exact science, but rather a means of putting precincts and elements into an archaeological context by contrasting their historical importance against their archaeological potential. The rankings are as follows:

High

Moderate

Low

None

The site numbers presented herein derive from the Historic Heritage Inventory (HHI), which is a companion document to this report. For additional site historical data and physical description the reader is directed to the HHI.

Sites of High Significance

Sites of high historical archaeological significance are those, that if subject to archaeological investigation, have the potential to provide information about the history and heritage of a place that may not be obtainable for other sources (such as historical research).

Old Toorale Homestead Site (A1.1)

The Old Toorale Homestead site comprises a range of historic artefact scatters on a flood ravaged plain adjacent to the Darling River. These scatters (A1.1.1 - A1.1.5) denote the site of the original 19th century Toorale Station homestead and as such have high significance - despite the location having been impacted by periodic past flooding.



Wool Scour (A2.1)

The remains of the Toorale Woolscour comprise the built remnants of the woolscour complex at Ross Billabong as well as numerous scatters of related materials such as machinery parts and soap tins (A2.1.1 - A2.1.10). Collectively, the site complex demonstrates a past industry that

contributed significantly to the pastoral history of Toorale and its role as a major Darling River wool production enterprise from the 19th century until well into the 20th century.



Old Shearing Shed (A2.2)

The Old Shearing Shed near the wool scour was the working heart of Toorale Station and has connections to iconic poet Henry Lawson - who worked at the station and wrote about the shed. The shed is damaged and what is visible now is only part of a once expansive wool production facility. The extant building and the scattered historical artefacts and features around the wool shed have high heritage significance.



Burials (A3.3 & A11.2)

The Toorale Homestead Cemetery (A3.3) and an isolated child's grave (A11.2) bear witness to some of those who have died at Toorale and been buried within the station grounds. These sites are memorials, local landmarks and potential archaeological resources of high heritage significance.


Toorale Tip (A4)

The Toorale Tip site (southwest of the extant homestead) features an extensive spread of moveable heritage items including harvesters, road rollers, cars and trucks and miscellaneous station detritus. The location and the items within it function as an informal outdoor museum and - as a suite of moveable items - the site has high heritage significance.



Old Pub (A11.1)

The site of an old pub on the Worrego River to the distant north of the extant homestead is a site of high heritage significance. There are no structural remains evident at surface level but scatters of domestic tableware and glass artefacts denote the general location of this former watering hole and accommodation house - one of many that once the characterized the built landscape of the Far West.



Toorale Homestead (3.1)

The extant Toorale Homestead complex is a site of high heritage significance predicated on the grand central homestead and its suite of extant outbuildings. Numerous actual and potential historical archaeological sites exist within the homestead area (A3.1.1 - A3.1.12). These contribute to the history of the place but generally have lower individual heritage significance (ranging from high to none).



Sites of Moderate Significance

Sites of moderate historical archaeological significance are those, that if subject to archaeological investigation, have some potential to provide information about the history and heritage of a place that may not be obtainable for other sources (such as historical research). They differ from sites of high significance in that their value is tempered by such things as limited potential physical remains or high levels of post depositional disturbance.

Toorale Homestead Bridge (A3.14)

Low level timber footbridge over an intermittent watercourse near the access road into Toorale Homestead.



Mail Run Bridge (A12.1)

This site comprises remnants of a bridge crossing associated with the old mail run. An important site - though limited in terms of what remains.



Dams

Numerous on-park dams - such as Boera (A12.3) - were constructed to manage Toorale station's water resources. They contributed significantly to 'drought proofing' the station, altering the local landscape and ecology, and opening up marginal areas to grazing. These sites have high historic significance but near continuous alteration over the years means that they have only moderate historical archaeological significance.



Mount Talowla (A12.4)

Mount Talowla (A12.4) is a natural landmark within TNP that rises high above the surrounding plains. It has landmark values, Aboriginal significance and historical associations (as it was used for observation during WWII military training exercises).



Tumbling Tommies (A12.3.1)

These dam building scoops (2) are of a type pioneered by station owner Samuel McCaughey and used extensively at Toorale.



Ruined Wagon (A12.2)

This item is one of the few remnant wool wagons on the station. Such wagons were once common on pastoral properties (prior to the wider use of trucks for wool transport) but are now rare. The item is in relatively poor condition.



Sites of Low Significance

Sites of low historical archaeological significance are places or items that have limited potential to provide new information about the history and heritage of a place, or those whose history can be better revealed from studying the documentary record.

Outstation Homesteads

TNP contains a number of small outstation homesteads and solder settlement holdings. Most date to the mid 20th century and beyond. While these settlement sites contribute to the history of the place and the historic landscape mosaic, they have limited archaeological heritage value and significance - though some individual items within these precincts may have higher heritage values. Outstation homesteads include Akuna (A6.1); Dara (A7.1); Action Hill (A8); Boera (A9.1); and the Irrigation Precinct (A10).



Summary Statement of Significance

Toorale retains a number of historic precincts and landscapes that bear witness to pastoral enterprise on a grand scale for over 150 years. These locations feature a range of sites, features and elements that collectively manifest the history of the place. In terms of archaeological significance, the most important items are those that relate to the earliest phase of pastoral occupation - especially Old Toorale on the Darling River; the grand homestead station (and its setting) near Keernie Dam; a small number of onsite burials; the iconic old shearing shed and nearby wool scour; and the remains of a 19th century rural hotel.

Appendix C : Table showing assessed Moveable Heritage Significance Values

APPENDIX C

Table: Moveable Heritage Significance Assessment Outcomes			
	Inv No.	**Item**	**Group**
Exceptional Significance			
	006 E	Wool Bale (last clip)	Nissen (New Shed)
	056 E	Old Style Radiogram	Toorale Homestead
	055 E	Upright Piano	Toorale Homestead
	066 E	Tip site – many items	Tip
	068 E	'Wheeler Scraper No. 60' Horse drawn Grader	Tip
	080 E	Very early old timber roller	Tip
	091 E	Shearing Line Shaft	Toorale Woolshed
	099 E	Ships Tanks (11)	Wool Scour
	100 E	Cornish Boiler	Wool Scour
	101 E	Pulley Wheels from Line Shafting	Wool Scour
	102 E	2 Cylinder Mill Steam Engine	Wool Scour
	103 E	Willey Machine for cleaning wool dags	Wool Scour
	104 E	Conveyor belt from wool scour operation	Wool Scour
	105 E	Riveted iron wool scour troughs (2) & paddles	Wool Scour
	106 E	Riveted iron wool scour trough ends (2)	Wool Scour
	107 E	Line shaft with Pulleys	Wool Scour
	108 E	'Clayton Shuttleworth' Steam Engines (2)	Wool Scour
	109 E	Disassembled scour roller drives	Wool Scour
	110 E	Drums possibly for lanolin	Wool Scour
	N/A	Tumbling Tommy Remnant	
Items with Revised Significance due to additional Historical Information			
	046 H - E	Grinding Wheel on timber Stand (Blacksmiths etc Shed)	Toorale Homestead
	048 H - E	Bellows & Forge (Blacksmiths etc Shed)	Toorale Homestead
	049 H - E	Dated timber Anvil Block (Blacksmiths etc Shed)	Toorale Homestead
	082 H - E	Horse Drawn Scoop for tank making (Blacksmiths etc Shed)	Tip
High Significance			
	001 H	Plastic Bale Stencils (5) includes Toorale	Old Toorale S/Shed
	002 H	Timber Wool Press disassembled	Nissen
	003 H	Wool Classing Table	Nissen
	004 H	'Lister' Diesel Engine for Shearing	Nissen
	005 H	Line shaft	Nissen
	008 H	Single electric shear drive	Nissen (New)
	009 H	Shear Sharpening Grinder	Nissen (New)
	010 H	Wool Classing Table	Nissen (New)
	011 H	Bell (Toorale New Managers House)	Toorale Homestead
	012 H	Gates (Toorale New Managers House)	Toorale Homestead

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	013 H	Toorale Plough sign post	Toorale Homestead
	015 H	'Southern Cross' Diesel Engine	Acton Hill
	016 H	'Lister' Diesel	Acton Hill
	017 H	Wedderburn Wool Bale Scales	Acton Hill
	018 H	Water Tank Dog Kennels	Acton Hill
	019 H	Pneumatic Channel Digging Scoop	Acton Hill
	020 H	Wheels from a portable steam engine	Acton Hill
	021 H	Scarifier	Acton Hill
	023 H	Bench possibly from Station Store	Acton Hill
	024 H	Iron framed beds & mattresses	Dara House
	025 H	'Samson' Wood Stove	Dara House
	027 H	'Electrolux' Kerosene Fridge	Dara House
	028 H	Timber Ironing Board	Dara House
	029 H	Austin Truck body	Dara Precinct
	030 H	'Lister' 2 cylinder Diesel Engine	Dara S Shed
	031 H	Section of a Wool Press	Dara S Shed
	033 H	Shearing Stands & Line Shaft	Dara S Shed
	034 H	Wool Press Stand & Petrol Motor	Dara S Shed
	035 H	Dara galvanised iron wool bale stencil	Dara S Shed
	036 H	Dresser (Stable etc Shed)	Toorale Homestead
	038 H	Saddles & timber stand (Stable etc Shed)	Toorale Homestead
	039 H	Horse tack on wall rack (Stable etc Shed)	Toorale Homestead
	041 H	Rack with bridles etc (Stable etc Shed)	Toorale Homestead
	057 H	3 Timber cupboards	Toorale Homestead
	051 H	2 door cast iron stove (Homestead	Toorale Homestead
	052 H	Iron Horse drawn grader with draw bar	Toorale Homestead
	059 H	Packing case timber shelves with door	Toorale Homestead
	060 H	2 New Beds	H'stead Shearers Q
	061 H	2 Tables with bench seats	H'stead Shearers Q
	062 H	Meat Band Saw	Sh Q Meat House
	063 H	Chopping Block	H'stead Sh Q
	067 H	'Lasserter' Hand driven Chaff Cutter	Tip
	071 H	'T Wells' 'Best best' iron boiler (rare)	Tip
	072 H	'Tangye' steam water pump	Tip
	073 H	'Kosi' Slow Combustion Heater	Tip
	074 H	'Clayton Shuttleworth' Portable Steam Engine	Tip
	075 H	'Marshall' Portable steam engine	Tip
	076 H	'Clayton Shuttleworth' Portable Steam Engine	Tip
	077 H	Clayton Shuttleworth Portable Steam Engine (Wheels at Acton Hill)	Tip
	081 H	Sections of many horse drawn vehicles	Tip
	083 H	Horse Drawn Winnower (sheaves)	Tip
	085 H	Horse drawn harvester	Tip
	086 H	Horse drawn single furrow ploughs (3)	Tip
	087 H	Truck bodes (3)	Toorale Woolshed
	088 H	Colonial type Boiler	Toorale Woolshed
	089 H	Flywheel & crank for portable steam engine	Toorale Woolshed

	092 H	Portable steam engine wheel, adapted to bend steel	Toorale Woolshed
	093 H	Drums adapted to supply hot water to Shearers Kitchen	Old T Shearers Q
	094 H	Meat Safe	Old T Shearers Q
	095 H	Fold-out Shearers Beds (6)	Old T Shearers Q
	096 H	Car Body unknown make	Toorale Woolshed
	097 H	Timber Cupboard	Old T Shearers Q
	098 H	Cast Iron Wood Stove	
	111 H	Caterpillar Pumps & fuel tanks (3)	Darling River & Ross Billabong
Moderate Significance			
	022 M	Assorted Kitchen ware items incl plates	Acton Hill
	026 M	2 single upholstered Chairs	Dara House
	032 M	Tool Bench, Vice, Tools, Spare Parts	Dara S Shed
	037 M	Bookshelf (Stable etc Shed)	Toorale Homestead
	040 M	Timber Tack Room Box (Stable etc Shed)	Toorale Homestead
	043 M	'W Woodlands' GI Bale stencil (Stable etc Shed)	Toorale Homestead
	044 M	'Lister' Double flywheel oil engine (Stable etc Shed)	Toorale Homestead
	045 M	Ships Tank (Blacksmiths etc Shed)	Toorale Homestead
	047 M	'Ruston' 2 cylinder Diesel Generator set	Toorale Homestead
	050 M	2 tubular steel beds (donga)	Toorale Homestead
	053 M	2 pairs concrete Homestead Laundry Troughs	Toorale Homestead
	054 M	Homestead copper boiler in brick hob	Toorale Homestead
	058 M	Bedside table & dresser	Toorale Homestead
	064 M	Flywheel & shaft	Irrigation W'shop
	069 M	Old wool measuring scales	Tip
	070 M	Part of a car chassis	Tip
	078 M	Buzcott Water Pump section	Tip
	079 M	Various Car bodies (4) relatively modern	Tip
	084 M	Windmill vanes	Tip
	090 -	Ships Tank	Toorale Woolshed
	112 M	'John Deer' c.1960 Bailer	Acton Hill
Significance Not Attributed			
	007	No Item	
	014	No Item	
	042	Horse Collars (Stable etc Shed)	Toorale Homestead
	065	Old Toorale Site (archaeology)	Old Toorale Site

APPENDIX C

Appendix D: Vision & Opportunities Workshop Attendees, April 2013

APPENDIX D

Vision & Opportunities Workshop Attendees

Gertrude Darrigo
Jennifer Elsworth
Michael Morris
Sharon Veale
Stephen Howarth
Chris Ghirardello
Melissa Hams
Beverley Moore
Tania Munn
Kristy Lawne
Le Brown
Pat Canly
Wayne Knight
Ron Knight
Cindy Bates
Evelyn Bates
David & Sharon Junk
Jane Allen
Trudie Newman
Samara Chalmers

APPENDIX D