

# MAC-ENC-MTP-049

# EDINGLASSIE AND ROUS LENCH CONSERVATION MANAGEMENT PLAN – VOLUME 2

## Document Owner

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## Revision History

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in association with

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## Edinglassie Property

Denman Road  
Muswellbrook NSW 2333

### Conservation Management Plan Volume 2 of 2

May 2012

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*The flat alluvial lands spread out before you being matted with luxuriant herbage; branching evergreens scattered singly or in irregular clumps; the river winding in its midst; whilst dark foliaged swamp-oaks bordering with a deep-green fringe its steep and grassy banks and the greatly rising hills beyond, thinly clothed with wide-spreading forest trees extend in diversified magnificence as far as the eye can reach.*

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## Executive Summary

Edinglassie is a pastoral property located approximately 8km south west of Muswellbrook, NSW. The land that Edinglassie now occupies was established as a 1280 acre grant to George Forbes in 1825, with successive owners - notably the White family - increasing the landholdings of the property. Edinglassie was one of many large properties in the Upper Hunter Valley owned by the White family, generations of which are credited with successfully developing the region.

The Edinglassie property remains significantly intact as a group of buildings and structures representative of several layers of development from 1825 to the present. The main two storey stone homestead is the centrepiece of the property, and is surrounded by outbuildings and farming structures, additional dwellings, a tennis court, swimming pool, and substantial gardens. The earliest remaining structure on the site - a former gardener's cottage - is believed to date to the 1860s. There is significant potential for archaeological remains dating to the earliest occupation of the site.

The cultural heritage significance of Edinglassie property extends to historical, aesthetic, social and scientific values, on a State level (Vol 1, Ch 6).

Conservation of the significance of Edinglassie is maintained through the adoption of eight conservation policies (Vol 2, Ch 9). Each policy in turn is defined by numerous conservation actions. These policies and actions cover built fabric as well and landscape, and are supported by a priority works schedule with timeframes (Vol 2, Ch 10), and by more detailed inventory sheets for individual structures and landscape items (Vol 2, Appendix J & Appendix K).

# 1 Introduction

## 1.1 Background

This conservation management plan (CMP) is for the homestead property known as Edinglassie, which incorporates the main homestead site of Edinglassie, as well as a collection of domestic buildings to the north west known as Rous Lench. The property is a State listed heritage item, and thus is protected under the NSW Heritage Act 1977. The place is also listed as culturally significant by the Muswellbrook Shire Council, and by the National Trust of Australia.

The brief for this CMP focused on the maintenance of Edinglassie in the short and medium term, in particular managing the potential impacts of open cut mining at Mt Arthur Coal, located along Denman Road, opposite the property. The property is currently leased and used as a thoroughbred stud farm. Concurrent and adaptive re-use options sympathetic to the significance of the place were noted as being crucial to the long term conservation of Edinglassie and Rous Lench.

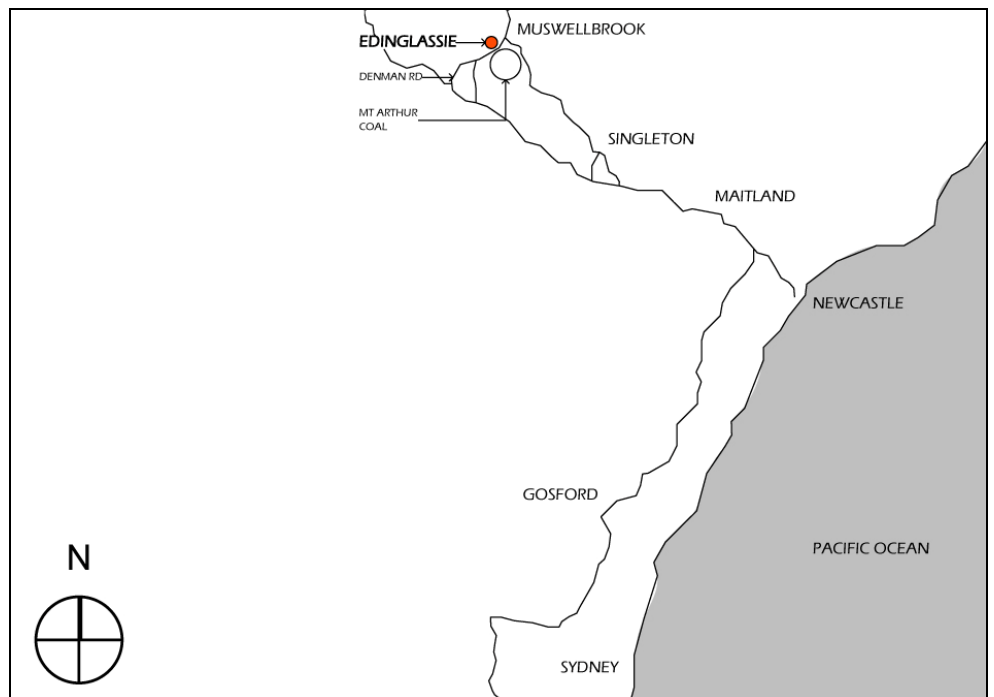


Figure 1  
Map showing the location of Edinglassie.  
source: Heritas, adapted from Google Maps, nts

## 1.2 Study Area

The study area is that defined by figure 2, below and is the current legal boundary of the Edinglassie Property.

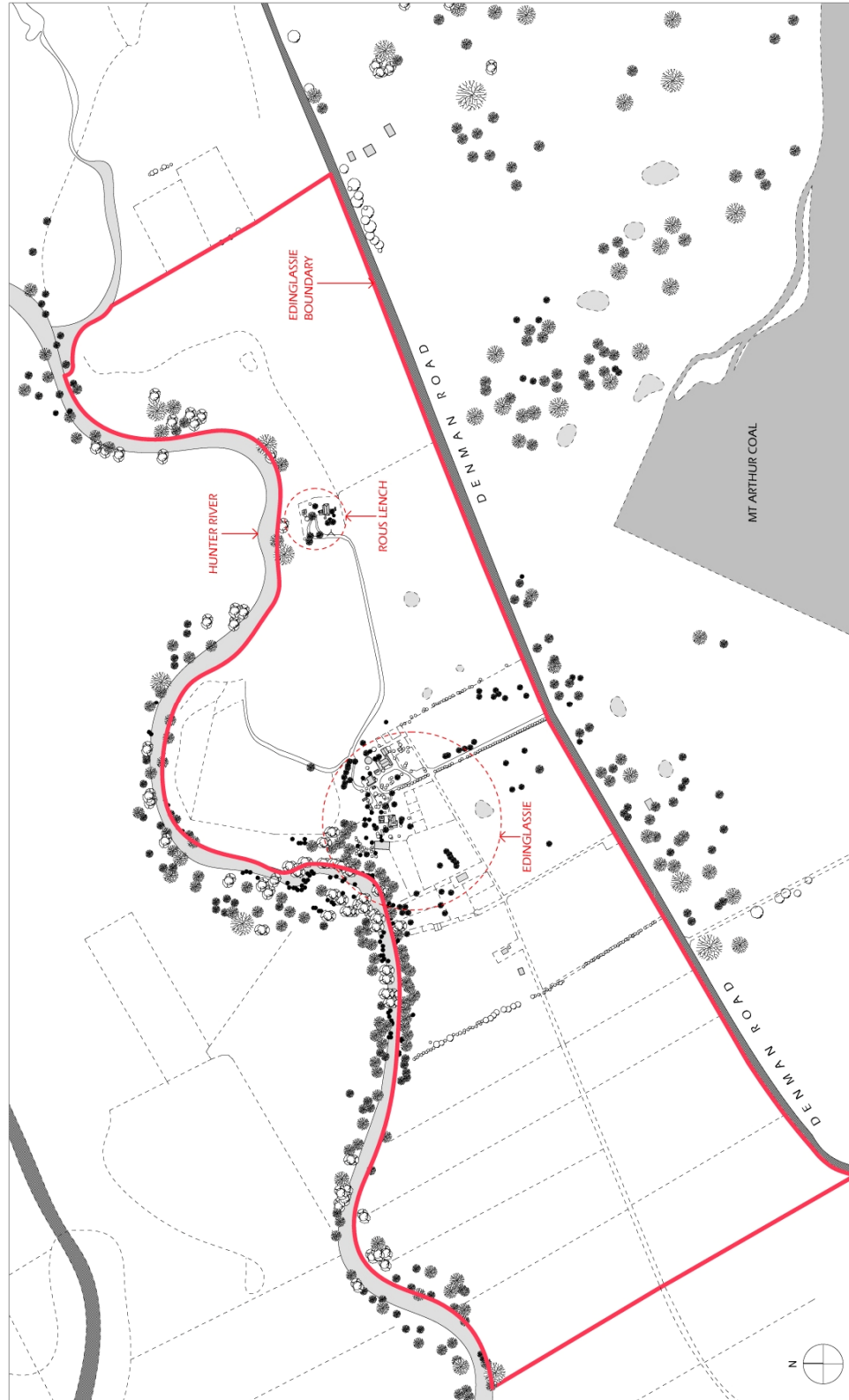


Figure 2  
Study area boundary, and identifying building groups.  
source: Heritas, adapted from Google Maps and  
Mt Arthur Coal data



### 1.3 Methodology

This document has been prepared in response to the Project Approval under Section 75J of the Environmental Planning & Assessment Act 1979, for the Mt Arthur Coal Mine - Open Cut Consolidation Project (2010). Particularly, this CMP satisfies Schedule 3, Clause 45 (c), which requires 'conservation management plans for the Edinglassie and Rous Lench homesteads' to the satisfaction of the Director-General of the NSW Department of Planning (now NSW Department of Planning & Infrastructure). The Rous Lench homestead is part of the greater Edinglassie property, therefore this current single document fulfills the requirement for the noted plan(s).

The structure of this CMP has been guided primarily by various publications published by the NSW Heritage Council, most particularly *Conservation Management Documents* (1996, revised 2002), *Conservation Management Plan : A Checklist* (2003), and *A Suggested Table of Context For a Conservation Management Plan That can be Endorsed by the NSW Heritage Council [sic]*. In addition, *The Conservation Plan* (National Trust, 2000) by James Kerr, and *The Illustrated Burra Charter: Good Practice for Heritage Places* (Australia ICOMOS, 2004) by Peter Marquis-Kyle and Meredith Walker, have also supported the preparation of this CMP.

Two previous draft CMPs have been prepared for the place: *Preliminary Conservation Plan for Edinglassie & Rous Lench* (Tropman & Tropman Architects, 1993); and, *Edinglassie and Rous Lench Draft Conservation Management Plan* (Rappoport Pty Ltd, 2006). These documents have been referenced throughout the current study.

To assist Mt Arthur Coal in the day-to-day management of Edinglassie, this conservation management plan is presented in two volumes. Generally, Volume 1 contains the history, analysis and assessment; Volume 2 contains the policy, strategy, works priority, and inventory sheets. Appendices relative to each section are contained in their respective volumes. The Table of Contents in each volume lists the content of both volumes.

### 1.4 Limitations & Observations

The physical evidence was limited to visual inspection of the grounds and buildings to which access was available.

This CMP has not incorporated any study of archaeology, however it does reference potential archaeology in Chapter 4.

This CMP has not incorporated any study of indigenous heritage.

This CMP incorporates recommendations based on conservation strategy, however these are given as generic solutions.

The floor and site plans shown in this document are given for reference only, and should not be taken as either measured drawings, or survey drawings. They have been produced using rough measurements on site, and with the assistance of online mapping tools.

### 1.5 Definitions

The terminology used in this CMP is specific, and the understanding of such is essential for the effective use of this document. The terminology is that defined in the ICOMOS Burra Charter, a full copy of which is included in Appendix A. A selection of definitions is also given below.

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

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Edinglassie	means the whole of the property, including the collection of buildings known as Rous Lench. Where only the homestead is referred to, it is referenced as Edinglassie Homestead.
Edinglassie Homestead	means the main two-storey sandstone dwelling building situated at the Edinglassie property.
Fabric	means all the physical material of the place including components, fixtures, contents and objects.
Interpretation	means all the ways of presenting the cultural significance of a place.
Place	means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
Preservation	means maintaining the fabric of a <i>place</i> in its existing state and retarding deterioration.
Reconstruction	means returning a <i>place</i> to a known earlier state and is distinguished by the introduction of new material into the <i>fabric</i> .
Relic	means any deposit, artefact, object or material evidence that: <ul style="list-style-type: none"><li>a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and</li><li>b) is of State or local heritage significance.</li></ul>
Restoration	means returning the existing <i>fabric</i> of a <i>place</i> to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
Rous Lench	means the collection of buildings located at the north eastern end of the Edinglassie property, as shown in Figure 90. Where only the main Rous Lench dwelling house is referred to, it is referenced as Rous Lench Homestead.
Rous Lench Homestead	means the main rendered masonry 3-bedroom dwelling situated within the Rous Lench group of buildings.

## 1.6 Authorship

This CMP was prepared for the current owner, Mt Arthur Coal, by Heritas Architecture (Linda Babic, B.Arch., M.Herit.Cons.) in consultation with Rosemary Broomham Consultant Historian (B.A. Dip. Ed., M.A. Historical Archaeology, Professional Historian), Mayne-Wilson & Associates Landscape Architects (Warwick Mayne-Wilson, B.A. (Hons.), B.L. Arch. (Hons.), M. Herit. Cons.; and Ari Anderson B.L.Arch (Hons.), Grad.Dip.Her.Cons), and Bill Jordan & Associates Consulting Engineers (Bill Jordan, B.Eng.).

## 1.7 Acknowledgments

The project team acknowledge the assistance of Luke Stevens (BHP Billiton - Mt Arthur Coal Property Coordinator) throughout the preparation of this report.

## 1.8 Abbreviations

The following abbreviations are used throughout this document.

BJA	Bill Jordan & Associates, Consulting Structural & Conservation Engineers
CMP	Conservation Management Plan
DCP	Development Control Plan
LEP	Local Environmental Plan
LPI	NSW Land & Property Information
LPMA	NSW Land & Property Management Authority (abolished April 2011)
MWA	Mayne Wilson & Associates, Landscape Architects and Heritage Landscape Consultants
NSW OEH	New South Wales Office of Environment & Heritage (Heritage Branch)
NT	National Trust of Australia (NSW)
RNE	Register of the National Estate
SHR	State Heritage Register
SLNSW	State Library of New South Wales

## 1.9 Document Status

This document has the following status.

Issue A December 2011	1 <sup>st</sup> Draft - Client Review
Issue B February 2012	2 <sup>nd</sup> Draft - amendments based on comments received
Issue C April 2012	3 <sup>rd</sup> Draft - amendments based on comments received
Issue D May 2012	Final - based on comments received

## 9 Conservation Policy & Actions

### 9.1 Introduction

When works are proposed, the policies presented here need to be read in conjunction with recommendations given on inventory sheets contained in Appendix A.

### 9.2 General Policy and Actions

**Policy 1** Edinglassie is a place of State cultural heritage significance, and should be conserved accordingly.

#### Policy 1 Actions

- 1a) Conservation of the significant built fabric and the homestead grounds is a primary management objective, as is mitigation of mining impacts and the continued operation of a horse stud or other sympathetic use at Edinglassie.
- 1b) The place is to be conserved in accordance with the principles and methods set out in the Australia ICOMOS Burra Charter. This includes any and all work proposed for the fabric, the site, and the landscape that would affect any of the material identified within this CMP as having cultural heritage value.
- 1c) Conservation of the fabric identified within this CMP as having cultural heritage value is important to the continued understanding and significance of the place. Any intervention in significant fabric is to be minimal, and reversible where possible, and appropriate to its level of significance.
- 1d) Any proposals for adaptive re-use should be in accordance with this CMP.
- 1e) This CMP is a living document to assist in the care and maintenance of the Edinglassie property.
- 1f) All long-term occupant and/or users of the place should be formally notified of the heritage status of the place, the existence of this CMP, and their particular role in maintaining the significance of the place through compliance with the CMP.
- 1g) A 'heritage induction' style document is to be developed in order to ensure casual users, contractors and the like are aware of their responsibilities in the conservation of Edinglassie. This could coincide with OH&S inductions, where possible. This document should be written to address all possible user groups, both current and future - e.g. carpenters, landscapers, one-off users such as photographers, film crew, etc. Management of this protocol will be formalised so that either Mt Arthur Coal employees or Edinglassie Stud management, as appropriate, can ensure consistency.
- 1h) Specialist conservation advice will be sought from experienced heritage consultants with relevant expertise for all development and repair works for areas or fabric of significance grading "C: some significance" or greater (refer to Inventory Datasheets). If in doubt regarding requirements, consult a heritage professional or the NSW Heritage Branch.

- 1i) A comprehensive set of architectural plans showing the location, nature and extent of site components within the study area should be prepared when major work is proposed to any building or precinct. The documentation is to include all existing features (including structures, floor plans, major areas of paving/paths, substantial landscape elements, site boundaries, location of services, etc) accurately set out to scale, and in an electronic format that is easily added to when new information comes to light.
- 1j) This CMP is to be made publicly available in accordance with the conditions of Project Approval.

### 9.3 Specific Policy and Strategy

## Policy 2 The archaeological significance of Edinglassie must be conserved.

### Policy 2 Actions

- 2a) Any relic uncovered must be conserved in accordance with the guidelines stipulated by NSW National Parks and Wildlife Services (Aboriginal archaeology) and/or the NSW Heritage Act (European archaeology). The definition of relic is that given in the NSW Heritage Act, being '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, and
  - b. is of State or local heritage significance.'
- 2b) All employees and contractors associated with work of any type to the place (including landscaping) should be made aware of the nature of potential heritage evidence, including the definition of a relic, the provisions of the *Heritage Act 1977*, when to request the assistance of a qualified archaeologist and other issues as relevant to archaeology and described in this CMP under section 4.
- 2c) All work to Edinglassie must be done with reference to the areas of potential archaeological deposits (PAD), shown in Appendix M. It must be understood that the preparation of this CMP did not have the benefit of an archaeological report, and that PAD areas indicated are by no means exhaustive.

## Policy 3 Encourage greater interpretation of Edinglassie.

### Policy 3 Actions

- 3a) Measures to retain and/or reinstate significant early uses/functions, fitout and finishes, so as to continue and celebrate the historical role and character of the place to present and future users and the wider community, are to be considered as part of all physical, functional and social planning for the site.
- 3b) Document the conservation of original elements, where possible and appropriate, to enhance passive interpretation of the place.
- 3c) Should the place become available for public use, an interpretive strategy is to be developed based on the NSW Heritage Council document *Interpreting Heritage Places and Items: Guidelines*, published in 2005.

## Policy 4 Conserve Edinglassie as a primarily pastoral property.

### Policy 4 Actions

- 4a) The site and its major components should continue in a pastoral use, if possible. The retention and/or reinstatement of original uses is generally recommended for all major significant spaces where practicable.
- 4b) Ensure that continued pastoral use is desirable and viable through recurrent review of user feedback.

## Policy 5 Conserve the landscape and curtilage of Edinglassie.

### Policy 5 Actions

- 5a) Any proposal for changes to the landscape, including soft and hard landscape and including proposals for car parking, pathways and the like, are to be done with the aim to minimize changes which would lessen or destroy the visual, functional and historic relationships the place has with its environment. All work should be undertaken with the involvement of heritage professionals.
- 5b) Decision making must be based upon a proper understanding of cultural significance. All management decisions which have the potential to affect the heritage values of the grounds are to be founded on a clear understanding of those values. Where management actions or decisions may result in a loss of cultural significance, these actions should be reversible or, at the very least, should adopt a cautious approach, lest they may damage the environment over time.
- 5c) The physical condition of the grounds is to be monitored. Monitoring of the physical condition of the site, over time, is needed to provide both a measure of the effectiveness of conservation actions and essential data for future decision-making.
- 5d) Any works that involve excavation are to be guided by the archaeological section of this CMP.
- 5e) Retain as much as possible of the remnant fabric of the grounds, including mature plantings, garden paths and paving, steps, tennis court, swimming pool, and post and rail fencing.
- 5f) Manage individual contributory elements within the homestead grounds in accordance with their assessed level of significance (i.e. high, moderate, low, none). Where different heritage significance values overlap and there is a conflict between different values then the higher value should be the determining factor in decision-making.
- 5g) Ensure that decisions about work on each element (including maintenance, subsurface excavations, repairs or more extensive adaptation works) always take into account the impact on the significance of the place, both as a whole and on individual components.
- 5h) Investigation in detail of the physical condition of individual landscape elements by an arborist or landscape architect must occur as part of formulating any proposal for landscape works that involve removal of a significant item or that will impact on the overall character of the landscape or grounds, if it is not in keeping with the recommendations of this CMP.
- 5i) Conserve the grounds, including keeping the lawns mown, the trees properly pruned, and weeds controlled.
- 5j) Ensure that any new development of the grounds retains their significance as a whole, in addition to the significance of individual contributory elements.

- 5k) Proposals for any major areas of new plantings are to be guided by a landscape masterplan, or advice from a landscape architect. Proposals for removal of landscape items are to be guided by the Inventory Datasheets in Appendix K.
- 5l) Although it is unclear if the existing loop driveway at the Rous Lench site is the original form, it could be maintained in good condition, surfaced in gravel and properly drained. Similarly, should research confirm that the driveway between Rous Lench and Denman Road is an early feature of the site, it could be reinstated in the same manner, if desired.
- 5m) Acknowledging that fencing lines are highly changeable items on farms, new fencing should be erected where necessary for the continued use of the place, within the guidelines of this CMP. Appropriate styles to maintain the aesthetic of the property include timber post and rail: three rails limited to the homestead yard and stables area, reducing to two rails for use in stockyards, depending on what type of animal is being fenced in. General fencing beyond that can be mesh with a top wire, with timber posts at set distances, and steel pickets at intervals in between. A variant of that is to have a single timber rail on top, with mesh below, which is existing at Edinglassie. The mesh is not mandatory.
- 5n) In order to retain the private link between the Edinglassie homestead and the Rous Lench site, proper drainage is to be provided to the gravel road that links the two. It is important to retain the original alignment of the link road, and to retain a gravel surface.
- 5o) An understanding that the curtilage of the place extends to both physical and visual should be gained by all those involved around the management of Edinglassie. The physical curtilage of the place is the whole of the building and site within the boundaries defined by legal allotments. The visual curtilage extends beyond this to include all adjacent land areas which have views toward the site.

## Policy 6 Conserve the significant built fabric of Edinglassie.

### Policy 6 Actions

- 6a) Conservation work to built fabric identified as significant is to be guided by the accompanying inventory sheets. Generally, any course of action is to follow a preference to preserve, if not possible then repair, if not possible then reconstruct.
- 6b) All work to fabric identified as significant (refer to Appendix J) must be done in accordance with the recommendations detailed in this Conservation Management Plan, and in accordance with the NSW Heritage Branch document *Standard Exemptions for Works Requiring Heritage Council Approval* (refer to Appendix N). Investigation in detail of the physical condition of individual elements is to occur as part of formulating any proposal for works.
- 6c) As a general rule, all fabric within the areas noted as having significance is to be retained unless identified as intrusive, or further investigated and determined to be intrusive or otherwise of little significance. In situ retention is preferable, however retention can also occasionally involve dismantling and re-use, either in building or interpretive work. Intrusive fabric is defined as fabric that is damaging to the item's heritage significance, and where noted will be included in the inventory sheets contained in Appendix J.
- 6d) Proposed conservation works are required to refer specifically to the relevant inventory sheet for information on levels of significance and appropriate levels of conservation work.

- 6e) Routine maintenance is to be carried out on a cyclical basis, with responsibilities being clearly defined. Neglect of maintenance responsibilities is not acceptable and may result in breaching the NSW Heritage Act, Heritage Amendment Regulation (1999). Establishment of a maintenance register/database is suggested.
- 6f) Maintenance works are to include regular cleaning of residential buildings on the site, to remove build-up of dust. In accordance with this CMP, all cleaning contractors must be made aware of heritage significance and responsibilities.
- 6g) Deteriorated fabric that allows further damage to occur, such as roof leaks and the like, must be repaired as they are identified. All work is to be done under the guidelines presented in this CMP.
- 6h) Where intervention to significant fabric is proposed and approved by appropriate authorities, such fabric is to be recorded and the scope of intervention documented in accordance with NSW Heritage Branch guidelines for archival recording. This especially applies to any demolition works.
- 6i) Intervention to fabric considered significant should, where possible, be reversible.
- 6j) Employees and contractors associated with work of any type to the place (including landscaping) are to be made aware of the nature of potential heritage evidence, including the definition of a relic (in particular for internal archaeology), the provisions of the *Heritage Act 1977*, when to request the assistance of a qualified archaeologist and other issues as relevant.
- 6k) Tradespeople involved in maintenance and repair work must be appropriately experienced in their fields with knowledge of good conservation practice.
- 6l) Where upgrading of services is proposed, such as wiring, plumbing and the like, it must avoid ad-hoc installations and ensure limited heritage impact. Where possible, services are to be concealed without other damage to built fabric.
- 6m) Any proposal to remove original or significant fabric must be reviewed to ensure that there is no appropriate alternative. Decisions must take into account the use and significance of the place as a whole in evaluating alternatives and ensure appropriate input from conservation professionals, where required.
- 6n) All relevant measures must be taken to minimize heritage impacts using appropriate methods (including reversibility, retaining existing fabric in situ with new elements added, etc).
- 6o) Where significant fabric is removed, its location must be recorded and the items catalogued and, where appropriate, stored safely to allow future replacement or relocation. The storage location is to be documented, and the catalogue stored in an easily accessed archive.
- 6p) Where significant works are proposed, an archival record must be prepared which documents the 'before, during and after' condition of the relevant area/fabric. Ideally, this record should be carried out by a heritage professional. Guidance can be gained from the NSW Heritage Branch, or from the Muswellbrook Shire Council Heritage Advisor, or from a heritage architect.
- 6q) The removal of intrusive fabric is to be encouraged as part of any scope of works. Intrusive fabric is defined as damaging to the item's heritage significance. Such fabric is noted on inventory sheets contained in Appendix J.



**Policy 7** Conserve the cultural heritage significance of Edinglassie through continued, concurrent and adaptive re-use.

**Policy 7 Actions**

- 7a) Encourage continued pastoral use, concurrent uses and when appropriate, adaptive re-uses of the place, to enhance interpretation by the wider community, to sustain the place as a relevant living heritage place, and to produce a greater income from the place.
- 7b) To facilitate concurrent and adaptive re-use options, consideration is to be given to reconstructing a more original and formal garden around the Edinglassie Homestead. This should be done under the direction of a landscape architect, and with the aid of historical information contained within this CMP.

**Policy 8** Conserve the movable heritage of Edinglassie.

**Policy 8 Actions**

- 8a) Any item considered to be movable heritage is to be conserved and used in the space for which it was originally intended. Where this is not possible, it may be used in other spaces within Edinglassie. Storage of items should be considered a last resort. Depending on the item, the method of storage and/or conservation will vary and may require further advice from a heritage specialist. Seek advice from the Muswellbrook Shire Council Heritage Advisor, or a heritage architect, if changes are proposed.
- 8b) Undertake to catalogue all items of movable heritage on the site, and make the catalogue readily accessible to the relevant Mt Arthur Coal staff.
- 8c) Investigate possible common storage locations for loose items of building fabric. Conserve and restore all loose building fabric.

## 10 Implementing the Policy

### 10.1 Introduction

Caring for a heritage place, in most cases, needs to allow for contemporary use to ensure its long term conservation.

The implementation of policy defined in this document outlines suggested methods of commencement of conservation works with this in mind. The strategy for implementation of the CMP is expected to change over time, and regular review of this document is to be carried out to assess:

- a) if the aims of the strategy to date have been achieved,
- b) the impact of any works on the significance of the place, and
- c) what amendments to the strategy are required in light of altered circumstances, either in use, funding availability, or the recommendations of other strategies/plans.

The suggested review period for the implementation strategy is every 12 months, or less as required to ensure the maintenance of heritage values on the site. This review period is in agreement with the Mt Arthur Coal Mine - Open Cut Consolidation Project Approval.

### 10.2 Responsibility

The overarching responsibility for the care of Edinglassie lies with Mt Arthur Coal. The CMP for Edinglassie has been formulated after review of its history and considered assessment of its cultural significance, and in conjunction with consideration of concerns raised by user groups. All persons involved in the management and caretaking of the place, all user groups, and tradespeople involved in any works on the site (including maintenance work), should be made aware of the significance of the place and hence their responsibility in contributing to the retention of that significance.

### 10.3 Works Priority

The recommended works for Edinglassie are prioritised below, and represent recommendations drawn from the architectural, structural and landscape assessments, and recommendations made by Mt Arthur Coal. Priority rankings are described thus:

1 = immediate priority	undertake work within 6 months
2 = high priority	undertake work within 12 months
3 = moderate priority	undertake work within 24 months
4 = lower priority	undertake work within 3-5 years
5 = long term	consider if changes are required

For each recommendation, the associated information required to accompany applications is suggested. However, requirements for submission and application to authorities should be confirmed with each undertaking, as exact scopes are subject to variation and submission requirements can change over time.

Table 10.1 Works Priority Schedule

Recommendation	Priority	Expertise Required	Approvals Required	Information Required	Responsibility
1 Approval of the CMP by Mt Arthur Coal and Department of Primary Industries (DoPI), with a commitment to action recommendations and undertake regular review.	1	Mt Arthur Coal	DoPI	-	Mt Arthur Coal
2 Develop, maintain and regularly review a maintenance program for identified heritage structures and landscape components.	2	Mt Arthur Coal	None.	Maintenance Plan or maintenance schedule.	Mt Arthur Coal Property Officer and Edinglassie licensee.
3 Prepare a heritage induction document and process for the place.	2	Mt Arthur Coal	None.	Details of current induction process.	Mt Arthur Coal Property Officer to prepare. Edinglassie licensee to deliver (in most circumstances).
4 Establish clear responsibility of both owner and lessee for the conservation of grounds and built fabric.	2	Mt Arthur Coal	None.	Lease agreement. Established maintenance program (see item 2, above).	Mt Arthur Coal Property Officer in conjunction with Edinglassie licensee.
5 Re-establish a residential occupation of Rous Lench.	2	Mt Arthur Coal, Heritage professional(s) for any proposed works.	No - only if physical works are proposed, then variable, under s57 or s60 of NSW Heritage Act 1977.	Based on principles and advice contained within this CMP.	Mt Arthur Coal Property Officer
6 In conjunction with point 5 above, commission design and documentation for conservation of the link road between the Edinglassie Homestead group and Rous Lench.	2	Hydraulic Engineer Landscape Architect	Yes, under s60 of NSW Heritage Act 1977.	Based on principles and advice contained within this CMP.	
7 Revise budget in line with this CMP.	2	Mt Arthur Coal	None.	-	Mt Arthur Coal Property Officer

Recommendation		Priority	Expertise Required	Approvals Required	Information Required	Responsibility
8	Clear creeper vines from various structures over the site.	2	Landscape Gardener	None.	None.	Mt Arthur Coal Property Officer
9	Clear overgrowth from the former Gardener's Cottage and garage. Following, commission further assessment of structural integrity, significance, and devise specific conservation actions.	2	Landscape Gardener Structural Engineer Heritage Architect	None.	The history section of the CMP should be used to provide knowledge to contractors prior to any work.	Mt Arthur Coal Property Officer
10	Undertake priority works to each structure on the site, based on recommendations in Appendix A inventory sheets.	4	variable - Heritage Architect Structural Engineer Landscape Architect	variable - DA through Council approval through NSW Heritage Council Endorsed exemption through NSW Heritage Council	Documentation will vary across individual works.	Mt Arthur Coal Property Officer
11	Commission a landscape plan for the recreation of formal gardens around the Edinglassie Homestead.	5	Conservation Landscape Architect	Dependant upon suggested works, approval under s57 or s60 of NSW Heritage Act 1977.	Based on principles and advice contained within this CMP.	Mt Arthur Coal Property Officer

# 11 Caring for Fabric

## 11.1 Overview

Chapter 9 of this CMP provides management strategy and actions for the care of Edinglassie as a whole. Specific recommendations for care of fabric are made within the works schedule (chapter 10) and inventory sheets (Appendix J). Where specific details of care are required, it is best to seek the advice of a conservation professional. In some cases, discussion and verbal advice may be all that is necessary to ensure the proposed work will be undertaken in a sympathetic manner.

## 11.2 Grading of Significant Fabric and Treatment Guidelines

The following table outlines guidelines for the treatment of significant fabric. Grading of specific fabric, where appropriate, is given in inventory sheets contained in Appendix J.

<b>GRADE of significance</b>	<b>EXPLANATORY NOTES &amp; TREATMENT GUIDELINES</b>  (for more detail, refer to inventory sheets in Appendix J)
<b>A</b>  (high)	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted easily.  Fabric should be preserved, i.e. maintained in its existing state and measures taken to retard deterioration.
<b>B</b>  (considerable)	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.  Fabric should be conserved.
<b>C</b>  (some)	Altered or modified elements. Elements with little heritage value, but which contribute to the overall heritage value of the item/place.  Fabric may be conserved or adapted for re-use in accordance with the conservation of the place as a whole.
<b>D</b>  (little)	Alterations detract from significance. Difficult to interpret. Fabric may be altered or removed with little consequence to the overall significance of the place.
<b>E</b>  (none/intrusive)	Fabric is of no significance, or (in some cases) is damaging to the heritage significance of the item/place.  Fabric should be removed where indicated.

### 11.3 Process for Approval of Proposed Works

Approval must be gained from the NSW Heritage Council when making changes to a heritage place listed on the State Heritage Register or when excavating any land in NSW where there is potential to disturb an archaeological relic. To seek approval for works, an application to the NSW Heritage Council under Section 60 of the NSW Heritage Act must be made.

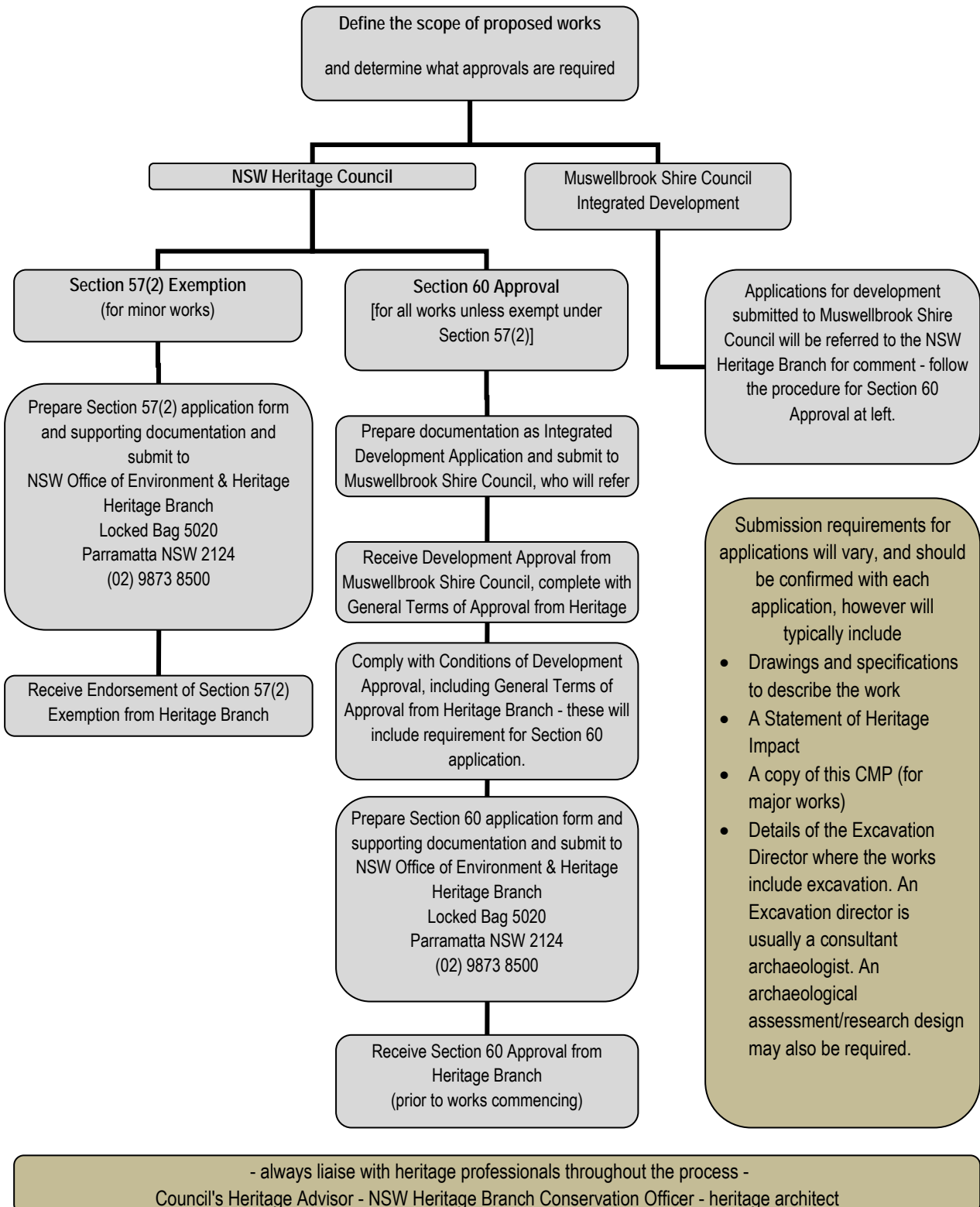
Edinglassie is listed as a State significant item on the State Heritage Register (under the NSW Heritage Act 1977), therefore obligations include approval from the NSW Heritage Council for any works to the place, including development, demolition, and certain types of maintenance and repair. This approval process is in addition to any approvals required by Muswellbrook Shire Council (refer section 7.3.3).

Works involving the disturbance of land have additional application requirements, and depending upon the scope of the proposed work, may include the submission of an archaeological research design. Liaison with the NSW Heritage Branch (archaeology section) regarding any proposed activity involving excavation is essential to a successful project outcome.

In summary:

1. Define the scope of proposed works.
2. Determine if the defined scope of works falls under an exemption for Section 60 approval under the NSW Heritage Act, by referencing the NSW Heritage Branch document Standard Exemptions for Works Requiring Heritage Council Approval (2006, revised 2009). A copy of this is contained in Appendix N of this CMP, and should also be checked for currency online at [www.heritage.nsw.gov.au/development](http://www.heritage.nsw.gov.au/development).
3. Contact a heritage professional to discuss the proposal. For minor works, contact Muswellbrook Shire Council's heritage advisor or a consultant heritage architect. For substantial or major works, contact the Office of Environment & Heritage, Heritage Branch (02 9873 8500) and speak with a conservation officer.
4. Complete an application form applicable to the proposed works - either a Section 60 application form for works that will have a significant impact on Edinglassie, or for minor works, a Section 57(2) application form to apply for an exemption from Section 60 approval requirements. Application forms can be found online at [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au) → publicationsandforms → permits and applications.
5. Compile supporting documentation appropriate to the application, including
  - a) All drawings and specifications necessary to describe your proposal.
  - b) A Statement of Heritage Impact.
  - c) A copy of this CMP (if application is for major works).
  - d) Provide details of the Excavation Director on the application form, if excavation forms part of the proposed works. The Excavation Director is usually a consultant archaeologist. An Archaeological Assessment/Research Design may also be required - this should be confirmed directly with the Heritage Branch (02 9873 8500).
  - e) Confirm the application package is complete. For Section 60 applications, refer to the Section 60 Checklist provided online ([www.heritage.nsw.gov.au/development](http://www.heritage.nsw.gov.au/development)). For Section 57(2) applications for exemption, a checklist is provided on the application form.
6. Submit the application with supporting documentation to the NSW Office of Environment and Heritage, Heritage Branch, Locked Bag 5020, Parramatta NSW 2124 (02 9873 8500). Note that emailed or facsimile applications are not accepted.

Figure 11.1 Heritage Approvals Process



#### 11.4 Exemptions from Approvals

As noted in 11.3 above, some works are exempt from NSW Heritage Council approval. These generally include works that are minor in nature and will have minimal impact on the heritage significance of the place.

Further information is detailed in the NSW Heritage Council document *Standard Exemptions for Works Requiring Heritage Council Approval*, outlined in section 7.3.1 and detailed in Appendix N of this CMP.



## 12 The Future

### 12.1 Sustainability of Cultural Significance

The sustainability of significance is not simply about maintaining the existing fabric of a place in a state of a pleasing aesthetic, but it extends to the relationship of mutual dependence between maintenance of fabric and maintenance of use. Care of the fabric, combined with a strategy for current and future adaptive and concurrent use, will ensure Edinglassie continues to be a culturally significant place for the people of NSW. It also presents Mt Arthur Coal as a role model in sustainability and heritage management. All of these should be considered an essential part of maintaining heritage significance.

## 13 Bibliography

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[www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au)

# Appendix J

## Built Fabric Inventory Sheets

	page
Edinglassie Precinct Site Plan	J2
Rous Lench Precinct Site Plan	J3
Miscellaneous Buildings Site Plan	J4

Edinglassie Precinct item no.		page
E1	Edinglassie Homestead	J5
E2	Servants' Quarters	J7
E3	Meat Safe & Creamery	J8
E4	Water Tower	J9
E5	Tool Shed	J10
E6	Butchery & Hanging Safe	J11
E7	Carport	J12
E8	Dovecote	J13
E9	Hayshed & Silo	J14
E10	Tractor Shed	J15
E11	Horse Walker	J16
E12	Stable 1, Tack & Coach House	J17
E13	Stable 2	J18
E14	Stable 3	J19
E15	Swimming Pool	J20
E16	Tennis Court	J21

Rous Lench Precinct item no.		page
RL1	Rous Lench Homestead	J22
RL2	Cookhouse	J23
RL3	Log Structure	J24
RL4	Farm Shed	J25

Miscellaneous item no.		page
M1	Former School Cottage	J26
M2	Stable 4	J27
M3	Gardener's Cottage & Garage	J28

Note:	reference grading schedule
<b>A</b>	items/features of high significance
<b>B</b>	items/features of considerable significance
<b>C</b>	items/features of some significance
<b>D</b>	items/features of little significance
<b>E</b>	items/features of no significance, or items that are intrusive

Note: The description of items is detailed more fully in section 3 of this CMP.

Note: Site plans relative to each item are included at the beginning of this Appendix.

## Appendix K

### Landscape Inventory Sheets

Edinglassie Tree Identification Plan	page K2
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Rous Lench Tree Identification Plan	page K3
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Edinglassie Landscape item no.		page
T1	Ash avenue	K4
T2	Silky Oak	K4
T3/4	2 x Silky Oak	K4
T5	Eucalyptus	K5
T6	Cupressus	K5
T7	Pepper tree	K5
T8/9	2 x Brigalow	K6
T10	Brigalow	K6
T11	Hackberry	K6
T12	Brigalow	K7
T13	Hackberry	K7
T14	Robinia grove	K7
T15	Eucalyptus	K8
T16	Hackberry	K8
T17	Orange (citrus) tree	K8
T18	Almond tree	K8
T19/20	2 x Hackberry	K9
T21/22	2 x Callistemon	K9
T23	Elm	K9
T24	Brigalow	K10
T25	Grape vine, Banksia, Rose, Spirea, Hibiscus, and herbaceous border plantings	K10
T26-30	5 x conifers	K10
T31	Grape vine	K11
T32	Silky Oak	K11
T33	Mixed garden bed	K12
T34	Mixed garden bed	K12
T35-38	4 x Callistemon	K13
T39	Weeping Mulberry	K13
T40	Brigalow	K14
T41-42	2 x Silky Oak	K14
T43	Pepper tree	K14
T44	Hackberry	K15
T45	Brigalow	K15
T46	Kurrajong	K16
T47	Silky Oak	K16
T48-50	3 x Kurrajong	K16
T51	Pepper tree	K17
T52	Silky Oak	K17
T53	Kurrajong	K17
T54-59	6 x Eucalyptus	K18
T60-61	2 x Eucalyptus	K18
T62-65	4 x Silky Oak	K18
T66-67	2 x Ash	K19
T68-69	2 x Hackberry	K19
T70	Eucalyptus row plantings	K19

Rous Lench Landscape item no.		page
T1-2	2 x Pencil pine	K20
T3-4	2 x (lopped) Pepper tree	K20
T5	Hackberry	K21
T6	Eucalyptus	K21
T7	Eucalyptus	K21
T8-12	1 x Kurrajong / 4 x Eucalpytus	K22
T13	Cupressus	K22
T14	Eucalyptus	K22
T15-18	4 x Tamarix	K23
T19	Pinus pnlea	K23

Note: Site plans relative to each item are included at the beginning of this Appendix.

## Appendix L

### Site & Floor Plans

Plan	
01	Location Plan
02	Edinglassie Site Boundaries
03	Edinglassie Site Plan
04	Edinglassie Homestead Ground Floor
05	Edinglassie Homestead First Floor
06	Hayshed, Butchery & Hanging Safe, Dovecote
07	Stable 1
08	Edinglassie Probable Phases of Development
09	Rous Lench Site Plan
10	Rous Lench Floor Plan
11	Rous Lench Probable Phases of Development
12	Miscellaneous Buildings Site Plan
13	School Cottage, Stable 4
14	Gardener's Cottage & Vegetable Garden

## Appendix M

### Potential for Archaeological Deposits (PAD)

The plans shown following are based on sites noted in historical research, as is not based on a professional archaeological assessment of the Edinglassie property. Any works involving excavation should be guided by this CMP, Volume 1, Chapter 4 and Volume 2, Chapter 11.

**Plan**

15	PAD Sites Location Plan
16	PAD Sites Edinglassie
17	PAD Sites Rous Lench

# Appendix N

## Standard Exemptions

for Works Requiring Heritage  
Council Approval

2006 Edition (revised 2009)

## Appendix P

### Maintenance Schedule Pro forma



Item/Area to be Inspected	What to Look For & Check	Who Should Inspect?	Frequency of Inspections	Notes
Foundations	<p>Foundation movement or differential settlement.</p> <p>Look for cracks in the walls, particularly near corners of buildings. Often diagonal and go through the corners of window and door openings. Inspect for settling of the ground around the building, leaking drains or pipes or wetness on the ground.</p>	Structural engineer	Annually	
	<p>Adjacent vegetation.</p> <p>Look for trees and substantial plants growing against buildings and areas of damp on walls related to plantings.</p>	Mt Arthur Coal Property Officer	Semi-annual	
	<p>Soil level around building.</p> <p>Keep below any damp proof coursing.</p>	Mt Arthur Coal Property Officer	Annually	
	Site drainage.			
Walls	<p>Settlement cracks.</p> <p>Leaning walls.</p>	Structural engineer	Annual	

Item/Area to be Inspected	What to Look For & Check	Who Should Inspect?	Frequency of Inspections	Notes
	Bulges.  Condition of mortar and pointing.  Damp.  Embedded timbers, quoins, sills and heads, parapets, gable ends and buttresses.			
Roof	Roof covering material.  Fixings to roof covering.  Valleys.  Overflashings.  Soaker flashings.  Ridge flashings.	Engineer/architect, by boom lift.	Bi-annually, or when prompted by concern.	
Roof Plumbing & Stormwater System	Gutters and downpipes.  Alignment of gutters to outlets.  Jointing on gutters and downpipes.  Box gutters including overflows.  Adequacy of sumps at base of	Roof plumber.	Annually.	

Item/Area to be Inspected	What to Look For & Check	Who Should Inspect?	Frequency of Inspections	Notes
	downpipes. Other sumps around property.			
Doors and Windows	Condition of frames, sashes. Rot in sills or jambs. Condensation, lack of ventilation, leaks.	Mt Arthur Coal Property Officer		
	Water entry through window units.	Mt Arthur Coal Property Officer; leaseholder.	Continual, especially during & immediately following heavy rain.	
Floors	Evidence of damp, condensation. Sub-floor ventilation, springiness in floor, evidence of white ants, condition of floor material.	Mt Arthur Coal Property Officer; Engineer/architect		
Ceilings	Plaster ceilings, timber ceilings.	Mt Arthur Coal Property Officer; architect		
Timberwork and Joinery	Doors, frames, architraves, staircase.	Mt Arthur Coal Property Officer; architect		
Plasterwork	Evidence of damp, general decay, bulges or unevenness, salts appearing on surface,	Architect		

Item/Area to be Inspected	What to Look For & Check	Who Should Inspect?	Frequency of Inspections	Notes
	drumminess or cracking.			
Paintwork	Peeling or deteriorating paint finish, type and condition of paint system used on various elements.	Architect		
Lighting and Power	Main distribution board, sub-boards (if applicable), mains connection to buildings, general wiring, power points location and safety, fittings within buildings including air conditioners and heaters.	Electrician/electrical engineer.	Bi-annually, or as per law for various fittings – see regulation.	
Fire Safety	Test all fire protection and safety devices - e.g. smoke detectors and alarms, extinguishers, etc.	Trade / Consultant	As per requirements for each system.	
Plumbing	Pipes and flow of water to taps, leakages, taps, washers and fittings, drainage (internal exposed and underfloor), fittings such as toilets, basins.	Plumber	Bi-annually.	
Heating and Cooling	Condition of heating and cooling systems in the buildings.	Trade / Consultant.	As per manufacturer's recommendations, or when prompted by concern.	
Site Works	Paths, fences, gates	Mt Arthur Coal Property Officer;	Continually during regular use	

Item/Area to be Inspected	What to Look For & Check	Who Should Inspect?	Frequency of Inspections	Notes
		leaseholder	of the property	
	Site drainage.	Mt Arthur Coal Property Officer; leaseholder	Bi-annually, or when prompted by concern.	
Pest Inspection		Trade	Annually.	
Painting Maintenance		Mt Arthur Coal Property Officer; leaseholder	Annually.	