

MAC-ENC-PRG-004

EDINGLASSIE AND ROUS LENCH HERITAGE MANAGEMENT PROGRAM

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Contents

1.	Purpose	3
2.	Objective.....	3
3.	Scope	3
4.	Roles and Responsibilities.....	3
5.	Action Plan	4

1. Purpose

This management program outlines the management measures that will be undertaken in order to maintain the Edinglassie property in a condition appropriate to its heritage significance, according to the details in the Edinglassie Conservation Management Plan, the Mt Arthur Coal Open Cut Consolidation Project Approval, and appropriate legislation.

2. Objective

The objective of this program is to document the actions that are required to be taken in order to maintain the Edinglassie property, and outline the responsibilities of various personnel in relation to the maintenance of Edinglassie.

3. Scope

This management program applies to the Edinglassie complex, comprising the Edinglassie homestead, all associated outbuildings, and the Rous-Lench homestead.

4. Roles and Responsibilities

Roles and responsibilities are outlined in Section 5. Responsibilities for ensuring this management plan is delivered is shared between the Specialist Property, Mt Arthur Coal, and the licencees of the Edinglassie complex.

5. Action Plan

Action plans are detailed in Tables 1-4. The tables document actions in the following manner:

Ongoing Actions	These actions are to be completed on an ongoing basis at least annually in order to ensure the ongoing maintenance and safety of the Edinglassie complex.
Short to medium term actions	Actions undertaken over the next 1-5 years to ensure the Edinglassie complex is maintained effectively and does not fall into disrepair
Medium to long term actions	Those actions that are envisaged to be required in the medium to long term (6-15 years) in order to maintain the Edinglassie complex in its current state.
Optimal Outcomes	Heritage Optimal heritage outcomes are not required to be undertaken. These actions are documented for consideration, and would add significant value if undertaken. If in the future, extensive works to Edinglassie were to occur, then these outcomes could be considered.

Table 1: Ongoing Actions – to be completed on an annual basis			
Item	Action	Timing	Responsibility
Pest Control	Monitoring of existing permanent ground stations Termite and pest report on all buildings	Quarterly Annually	Specialist Property
Maintain vegetation, including mowing and weed control	Maintain lawns and gardens	As required.	Licensee
Inspections of all Inventory items	Inspect property and note condition at time of inspection. Complete any minor repairs and maintenance that may be required as a result of the inspection outcome.	Annually	Specialist Property
Onsite Sewage System	Inspect to ensure system is working adequately	Six monthly	Specialist Property
Fire Protection	Inspect to ensure smoke detectors are adequate and working, and change batteries in all alarms.	Six Monthly	Licensee
Catalogue Items	Review the catalogue of loose items, check they are still stored where listed in the catalogue, and assess whether they require maintenance. Maintain items and update catalogue listing as required.	Annually	Specialist Property
Annual Inspection	Engage a suitably qualified engineer to carry out annual structural inspection of Edinglassie homestead. Ensure that the roof integrity is assessed as part of this inspection.	Annually, or upon valid blasting exceedence at Edinglassie monitor	Specialist Property

Table 1: Ongoing Actions – to be completed on an annual basis			
Item	Action	Timing	Responsibility
	<p><i>Note that this requirement may be reviewed as blasting activities move away from the homestead.</i></p> <p>Do annual general condition report including condition of all structures and assessment of general condition, painted surfaces, plumbing and drainage, flooring quality, internal fittings, cabinetry, etc., and implement action plan as appropriate.</p>		
Maintenance of buildings	Ensure gutters on all buildings are kept free and clear of debris	Monthly	Specialist Property/Licensee
Use of Property	Consider the occupation of appropriate dwellings to assist in long term conservation. This is preferably through residential use, however an adaptive re-use with minimal impact would also be appropriate, if other factors (such as mining impacts) allow.	Annually	Specialist Property / Environment and Community Manager

Table 2 – short to medium term actions (1-5 years)			
Item	Action	To be completed by	Responsibility
Complex	Establish a catalogue of loose items, documenting condition, storage location and maintenance requirements..	June 2013	Specialist Property
Homestead	Document and construct safe access to the cellar space.	June 2013	Specialist Property
	repair water damage to ceiling in Bed 3 and Stair 2	December 2012	Specialist Property
	repair loose balustrade to Stair 1	December 2012	Specialist Property
	In butler's pantry: repair and conserve timber floor; document and undertake completion of new ceiling; restore missing timber cupboard joinery, if found	June 2014	Specialist Property
Servants Quarters	Ensure yard taps are discharging into yard sinks, and that stormwater is being diverted away from the building	June 2013	Specialist Property
Meat Safe Creamery	Maintain paint finish, particularly to exterior. Investigation of paint type appropriate for subsequent coverage should be done prior to any work.	June 2014	Specialist Property
Water Tower	Inspect water tank (structural engineer), and action any recommendations for conservation	June 2013	Specialist Property

Table 2 – short to medium term actions (1-5 years)			
Item	Action	To be completed by	Responsibility
		As required / determined after inspection.	
	Reconstruct missing windows to existing detail.	June 2014	Specialist Property
	Remove Cat Claw creeper vine from structure, and reassess structural integrity.	December 2012	Specialist Property
	Repair window sash to working order, and reglaze to match existing.	June 2013	Specialist Property
Tool Shed	Remove Cat Claw creeper vine from structure, and re-assess physical fabric	June 2013	Specialist Property
Carport	Remove creeper vine from structure.	June 2013	Specialist Property
	Repair loose areas of timber.	June 2013	Specialist Property
Dovecote	Remove creeper vine from structure.	June 2013	Specialist Property
	Repair loose areas of timber.	June 2013	Specialist Property
Hayshed & Silo	Reconstruct and repair weatherboards and other timber joinery where necessary.	Complete	Specialist Property
	Inspect and Restore and repair loose roofing materials where necessary, including roof sheeting, guttering and downpipes. Do not use	Annual	Specialist Property

Table 2 – short to medium term actions (1-5 years)			
Item	Action	To be completed by	Responsibility
	PVC.		
Rous Lench	Commission a suitably qualified person to investigate rising damp throughout, and action those recommendations considered necessary to preserve the building.	June 2013	Specialist Property
	Commission a suitably qualified person to assess masonry cracking, and action recommendations considered necessary to preserve the building..	June 2013	Specialist Property
	In conjunction with a heritage professional, consider removal of the concrete to the verandah.	June 2014	Specialist Property
Log Structure (Rous Lench)	Remove Cat Claw creeper from the structure, mindful not to let removal cause any damage or dislodgement of fabric. Seek advice on method of removal from a suitably qualified person.	June 2015	Specialist Property
	Clear interior of overgrowth and rubbish, mindful of the existence of significant moveable heritage items.	June 2015	Specialist Property
	Commission assessment by structural engineer, and action any recommendations.	June 2015	Specialist Property
Stable 4	Ensure water from yard taps is adequately drained away from the building.	June 2014	Specialist Property
	Timber in need of re-paint. Maintain existing or	June 2015	Specialist Property

Table 2 – short to medium term actions (1-5 years)			
Item	Action	To be completed by	Responsibility
	similar colour scheme.		
Gardeners Cottage	Clear overgrowth to cottage and garage and re-inspect to assess management recommendations.	June 2015	Specialist Property
	Make safe by way of fencing. (<i>Depending on management recommendations following assessment (see above), this fencing may be temporary or permanent. If permanent, fencing should be recommended by heritage architect</i>)	June 2015	Specialist Property

Table 3: medium to long term actions (6 to 15 years)			
Item	Action	Timing	Responsibility
	Consider re-paving verandah to manage lifting pavers.	June 2018	Specialist Property
Butchery & Hanging Safe	Explore further the provenance of the rear northern section of the building.	June 2019	Specialist Property
Carport	Repaint all previously painted areas.	June 2020	Specialist Property
Dovecote	Repaint all previously painted areas.	June 2020	Specialist Property
Tractor Shed	Reconstruct weatherboards where necessary.	June 2020	Specialist Property
Stable 3	Repaint exterior, including repair of any deteriorating timber and rusting door frames	June 2020	Specialist Property
Rous Lench	Investigate options for less intrusive hot water delivery at this site.	June 2019	Specialist Property
Former School Masters Cottage	Undertake a detailed condition report, with conservation recommendations, i.e. opening of verandahs.	June 2018	Specialist Property

Table 4 - Optimal Heritage Outcomes	
Item	Action
Complex	Replace all PVC roof plumbing with metal
Homestead	As a long term strategy, consider reconstructing the two storey verandah and associated access based on historical documentary evidence.
Servants Quarters	Retain form and layout, including first floor connection to homestead
Servants Quarters	Restore and/or reconstruct original window and door openings to first floor bedroom onto northern verandah
Butchery & Hanging Safe	Retain and conserve butcher's block hob
	Relocate butcher's block from current storage in Hayshed, and conserve where necessary
Hayshed & Silo	Retain all internal fixtures in hay shed.
Tennis Court	Consider reconstruction of a tennis pavilion, guided by historical research into the former pavilion on the site. Should the court ever be reconstructed, consideration should be given to relocating it to its original position. At that time, further research into the original court and location is warranted
Rous Lench	Conserve deteriorated timber joinery
Log Structure	Consider conducting further research into the provenance of the structure.
FMR School Masters Cottage	Consider interpretation of this site following confirmation of historical use.
Stable 4	Consider some sort of interpretation of this site as the former dairy, in conjunction with its location near the gardener's cottage and garden.

Table 4 - Optimal Heritage Outcomes

Item	Action
Stable 1	Reconstruct lantern finial to historic detail.
	Reconstruct horse head finials to historic detail.
	Replace PVC storm\water components with metal