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EDINGLASSIE AND ROUS LENCH CONSERVATION MANAGEMENT PLAN – VOLUME 1

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HERITAS
HERITAGE & CONSERVATION

by

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Edinglassie Property
Denman Road
Muswellbrook NSW 2333

Conservation Management Plan
Volume 1 of 2
May 2012

|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 as 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.
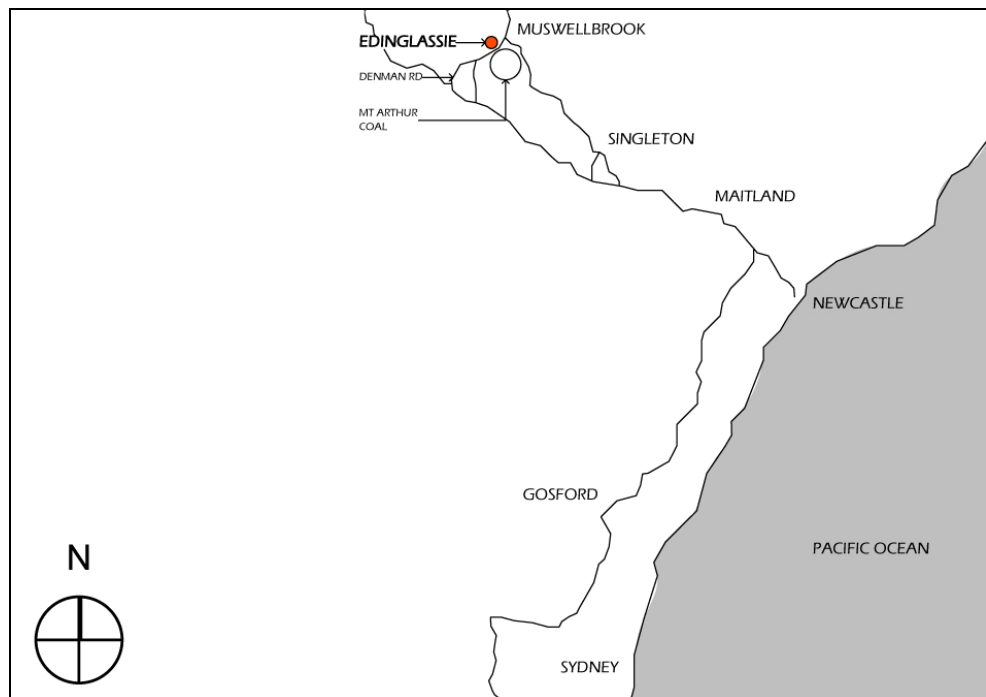

Figure 1
Map showing the location of Edinglassie.
source: Heritas, adapted from Google Maps (not to scale)

1.2   Study Area

The study area is that defined by figure 2, below and is the current legal boundary of the Edinglassie Property.
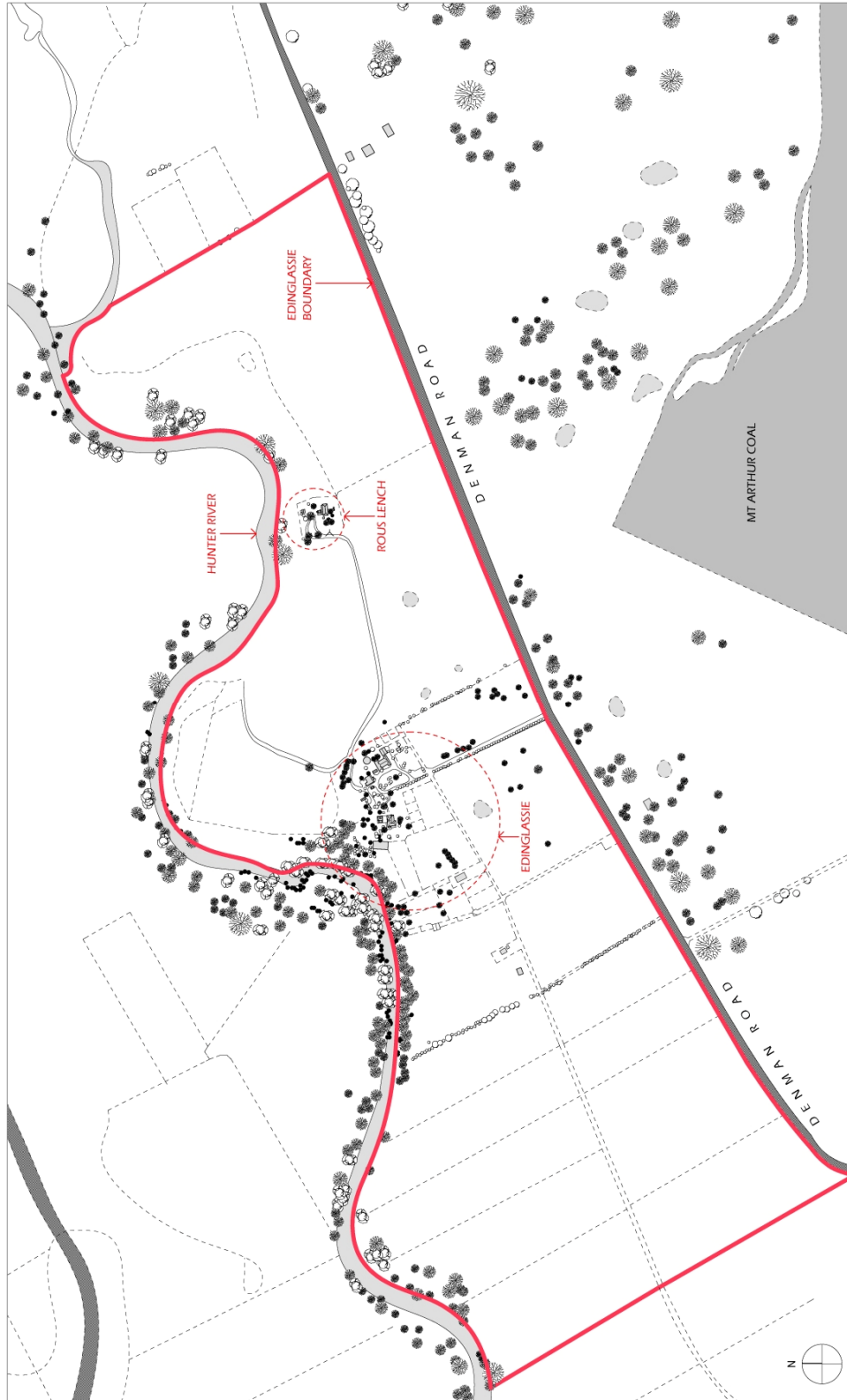
Figure 2
Study area boundary, and identifying building groups.
source: Heritas, adapted from Google Maps and
Mt Arthur Coal data

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), C*onservation 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   means aesthetic, historic, scientific, social or spiritual value for past, present or future
significance   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 *place* in its existing state and retarding deterioration.
Reconstruction	means returning a *place* to a known earlier state and is distinguished by the introduction of new material into the *fabric*.
Relic	means any deposit, artefact, object or material evidence that:
	a) relates to the settlement of the area that compromises New South Wales, not being Aboriginal settlement, and
	b) is of State or local heritage significance.
Restoration	means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
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	1st Draft - Client Review
Issue B February 2012	2nd Draft - amendments based on comments received
Issue C April 2012	3rd Draft - amendments based on comments received
Issue D May 2012	Final - based on comments received

2   History [1]

2.1   Introduction

This history examines the history of Edinglassie, a property comprising a grand house and outbuildings and a cottage, both listed as significant heritage items on a small remnant of the original land eight miles south of Muswellbrook in the Upper Hunter Valley, New South Wales. The detail from the topographic map (Figure 3) shows Edinglassie Homestead and the cottage that is now known as Rous Lench and their relationship to Denman Road, the Hunter River and the Muswellbrook to Merriwa railway. The detail from Brougham Parish Map 14 July 1885 to 15 October 1923 (Figure 4) shows the whole extent of George Forbes' original 1280 acre grant where Edinglassie Homestead and Rous Lench cottage are located. It also indicates some of the changes to land ownership that made significant impacts on the history of these heritage properties, such as the numerous forty-acre lots marked out after the Selection Acts were introduced to encourage closer settlement; the land set apart for coal mining; and the area reserved for travelling stock.

A significant proportion of this account draws on the work of Rosemary Annable, whose history of Edinglassie and Rous Lench appeared in the Preliminary Conservation Plan that Tropman & Tropman Architects completed for Pacific Power in 1993. In addition to the thorough investigation of the history of this estate, Rosemary Annable generously lent the negatives of pictures she copied in the library of the Whites' iconic home Belltrees and some from the collections of other individuals connected with the properties. Almost all the historic photographs in this Conservation Management Plan derive from this source.
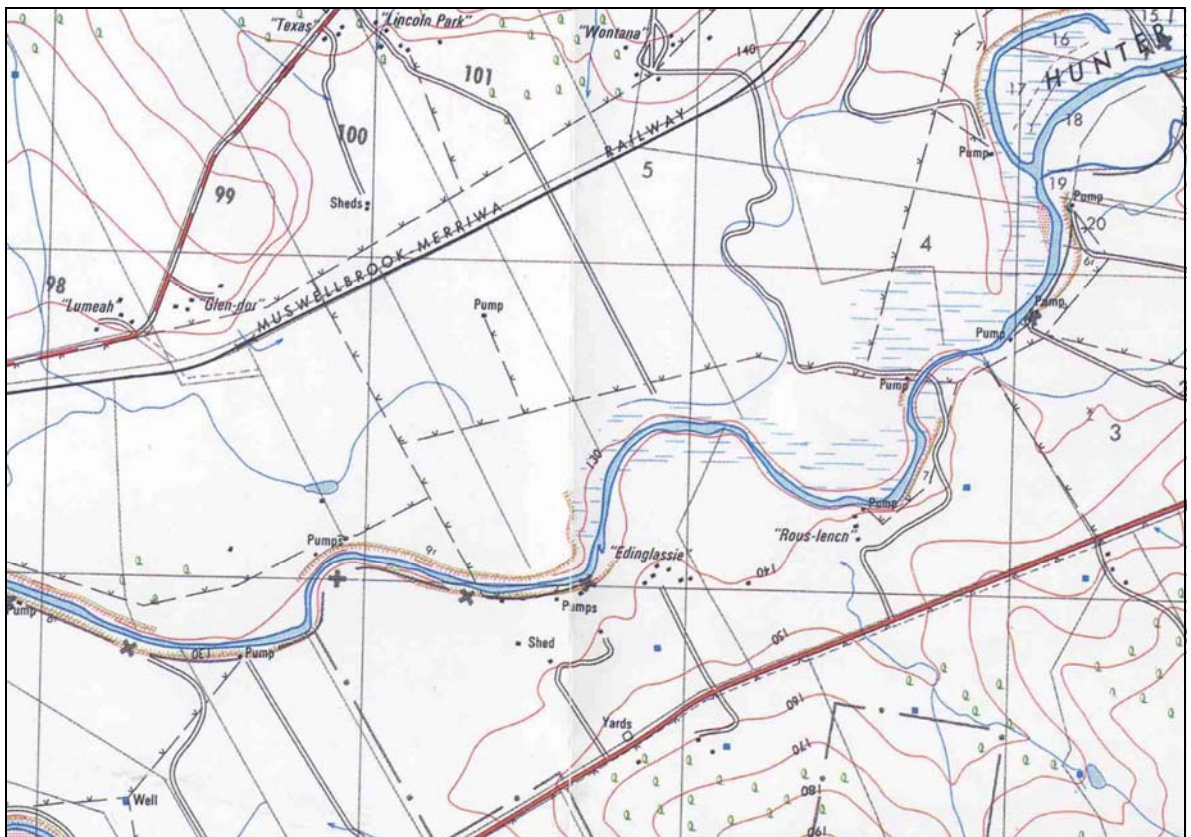
Figure 3
This detail from the Muswellbrook Topographic Map shows Edinglassie and Rous Lench on the Denman Road (lower centre) and the Muswellbrook to Merriwa Railway across the top left hand corner.
source: 9033-2N Old Series 2009 LPMA

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1 The documentary evidence presented in this section has been researched and written by Rosemary Broomham, Consultant Historian.

2.2   Executive Summary

The first two grants that formed the basis of the Edinglassie Estate were allotted to George Forbes, brother of the first Chief Justice in New South Wales, Francis Forbes who earned a knighthood for his services. The grant where Edinglassie and Rous Lench are located became Portion 4 of the Parish of Brougham, County of Durham. George Forbes occupied the land from 1825 to 1837 when he sold it to an investor who increased the holding to 5,380 acres before selling it on to James White in May 1839.

A free immigrant who came to Australia as an employee of the Australian Agricultural Company, James White died in 1842 soon after buying Edinglassie and its associated properties. However, his nine children, particularly his oldest son James, laid the foundation for one of the principal pastoral empires in New South Wales. Initially used as a sheep run, Edinglassie later became the head station for the White family's extensive cattle business. The descendants of the first James White continued developing Edinglassie until the 1950s when the land was subdivided and much was sold for smaller enterprises such as dairying and mixed farming. The Whites continued in the cattle business but their head station moved to Belltrees near Scone and their cattle stations moved to Queensland and the Northern Territory.
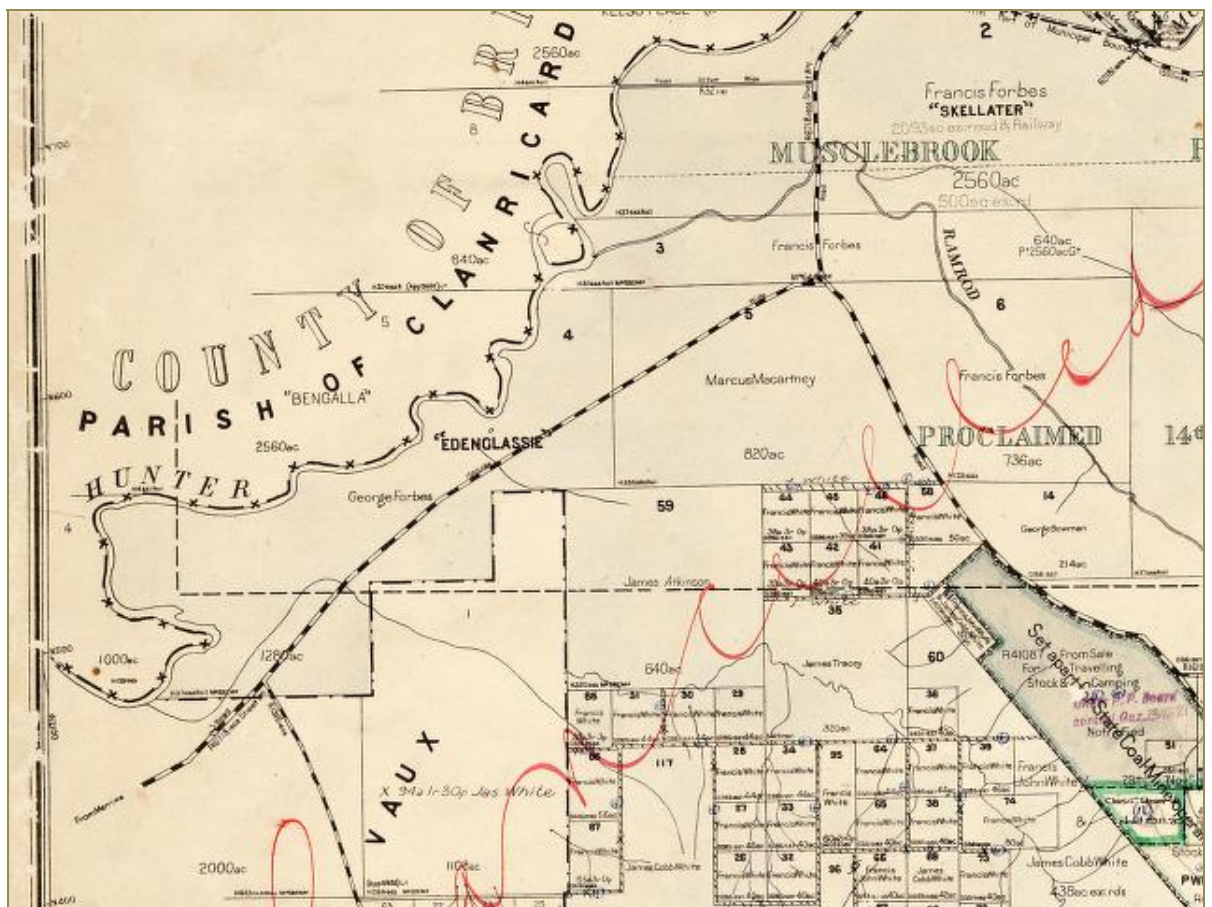
Figure 4
Detail of Brougham Parish Map 14 July 1885 to 15 October 1923 showing George Forbes' Edinglassie (misspelt Edenglassie in this map) and Francis Forbes' Skellater with public roads shown in black & white. The reserve on the lower right was originally set apart for a state coal mine while the upper part was also retained for drovers and travelling stock. The small grants – mostly 40 acre lots – were selections made after the passing of the Robertson Land Act of 1861.
source: LPI

The cottage known as Rous Lench did not acquire that name until 1969 when it was purchased by a descendant of the Rouse family, Gerald Terry who had a share in a property near Windsor with a similarly long history. Prior to that it was known as Edinglassie cottage although it was one dwelling among several provided for workers on the Edinglassie Estate. This building also has been identified as a significant heritage item.

Large scale cattle raising in the Upper Hunter ceased being economically viable after World War 2 when other priorities diminished the amount of land available for it, and its ready access to facilities such as railways and good roads increased its value. In the early 1950s Edinglassie was obliged to give up some of its river flats for dairy farms and then sold other parts of the estate for that activity and other agricultural purposes.

Finally though, it was the rich seams of coal beneath the soil in the Upper Hunter that dominated the local economy. Coal mining began at Muswellbrook in the early twentieth century and open cut mining started there in the 1930s and 1940s. After World War 2 the government invested a great deal in providing electric power to outer suburbs and rural towns and properties, the earliest power station north of Sydney being the Wangi Power Station on Lake Macquarie. Built by NSW Government Railways, Wangi operated from 1958 to 1986. Two other power stations operated by the NSW Electricity Commission were built on Lake Macquarie – Vales Point (1963) and Eraring near Dora Creek (1982) while a third on Lake Munmorah, immediately south of Lake Macquarie, opened in 1967. These relieved power shortages in the state and helped take electricity to regional areas.

In the late twentieth and early twenty-first century most Upper Hunter the coal is produced for export but it also feeds into three power stations – Liddell (1971) and Bayswater near Muswellbrook (1985); and Redbank near Singleton (2001). Recently, the landscape in the Upper Hunter is dominated by coal.

Figure 5
This aerial view of Edinglassie Homestead and outbuildings c. 2007 shows the Hunter River in the top left-hand corner and the first half of the driveway leading to Denman Road between the homestead on the left and the outbuildings on the right of the image.
source: BHP Billiton

2.3   European Settlement of the Hunter Valley

Recognising its valuable reserves of coal and timber, Governor King restricted access to the land surrounding the Hunter River in 1801, four years after Lieutenant John Shortland discovered it. This regulation and the convict base established in 1804, kept most settlers away until the 1820s.[2] However, Governor Macquarie permitted some people temporary occupation at Paterson's Plains in 1812; Wallis Plains (Maitland) in 1818 and Patrick's Plains (Singleton) in 1821. Impressed by the rich soils and the potential for water transport to Newcastle and Sydney, Macquarie made way for more permanent land grants, by moving the convict establishment from Newcastle to Port Macquarie in 1821.[3]

The number of settlers attracted to the Hunter Valley increased greatly after John Howe opened a route to Singleton from Windsor in 1820 but government's limited number of surveyors were unable to chart the country at the same rate that people requested grants there. Oxley complained about this in 1825 as did T L Mitchell a decade later: it was a lasting problem that delayed the production of deeds for many land grants.

By the mid-1820s land had been granted well beyond Wallis Plains, where the navigable part of the river ended and a tolerable road joined Singleton with Newcastle. As visiting surgeon Peter Cunningham explained, most of the recipients of these grants were men of means. In his eyes, the settlements extending up river 100 miles from the coast were 'amongst the most respectable in the colony, the great bulk of the proprietors consisting of military and naval officers, or free immigrants'.[4] Many had considerable capital although the rich soils of the flood plains around Singleton also supported small farmers and ex-convicts.

Beyond that, for a further sixteen miles inland many settlers occupied the left bank of the river, but the right bank was uninhabited for twelve miles, 'although the land here has been granted, stock-runs alone existing through that distance'. The Upper Hunter Valley rises gradually from Wallis Plains to an area that Cunningham knew as 'Twickenham Meadows'. Surveyed by Dangar in the early 1820s, the land was so impressive that 'it was all granted away in a very few months after that gentleman's first visit'.[5] Cunningham rhapsodised over this district in its natural state.

> [T]he 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.[6]

The land where Edinglassie and Rous Lench are situated is part of a 1,280 acre grant to George Forbes which was Portion 4 of Brougham Parish in the County of Durham. George was brother to the colony's first Chief Justice but he also had capital to develop the land.

When purchased, the landholdings were smaller than the areas authorised and varied somewhat in location from those originally offered. The final arrangement had George and Francis' land adjoining rather than Francis' grant being adjacent to those of his sons Francis William and David Grant Forbes. Both properties were named after family estates in Aberdeenshire, Scotland. George's 1,280 acre grant, which became Portion 4 of Brougham Parish was named 'Edinglassie'. This land adjoined his other 2,000 acre grant – in the parishes of Brougham and Vaux. Francis Forbes' property Skellater covered Portions 2, 3 and 6 of Brougham Parish.
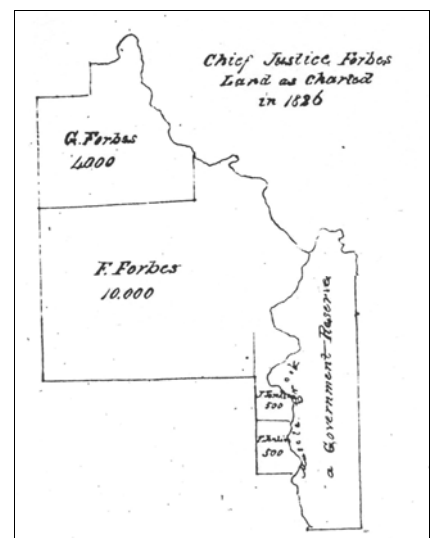
Figure 6
This sketch indicates the relative sizes envisaged in 1826 for land grants to Sir Francis Forbes Chief Justice (CJ) and his brother George.
source: Col Sec re Land: Reel 1128 SRNSW

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[2] J F Campbell, 'The Genesis of Rural Settlement in the Hunter', in *Royal Australian Historical Society Journal* (*RAHSJ*) Vol 12, part 2, p 73
[3] James Jervis, 'The Hunter Valley: A century of its history', *RAHSJ* Vol 34 part 3, pp 97-8
[4] Peter Cunningham, *Two Years in New South Wales*, Henry Colburn, London, 1827, Volume 1, pp 146-7
[5] Ibid, p 153
[6] Ibid, p 155

2.4 Occupation of Edinglassie - George Forbes 1825 - 1837

Papers relating to the grants to Sir Francis and George Forbes show that Governor Brisbane promised the brothers very extensive landholdings in the 1820s but their grants were considerably smaller when the land was surveyed in the 1830s. There were also misunderstandings about the grants. In spite of these changes and delays, the Colonial Secretary's papers indicate that George and Francis Forbes had been occupying their land much earlier.

A plan and list of Hunter Valley grantees compiled by J. F. Campbell from 'the schedule compiled by Henry Dangar while on his way to England in 1827', divides the Hunter Valley into seven sections marked A to G. The accompanying table of Hunter grantees shows the 'Number' of the grant as marked on the plan; the date of the 'Order'; 'Acreage of the Holding' and 'Transferee' and/or other details. A detail from this plan referring to part of the Upper Hunter identifies George Forbes' two grants as No 163, and shows that they were the ordered on 1 September 1824 and the total extent was 6,000 acres, including 4,000 acres that George Forbes purchased. However, he did not receive the deeds for the 1280 acres forming the basis of Edinglassie until 1 August 1839.[7]

The adjoining property owned by Francis Forbes is numbered 265 in Campbell's chart and the extent was 2,560 acres, also increased by purchase. Although Governor Brisbane apparently promised Francis Forbes land in this vicinity, the exact size and extent were not formalised until 27 March 1831, from which date the Internal Revenue Office calculated any rents due until the land was purchased.[8] Nevertheless the Colonial Secretary's department and those occupying and visiting the Upper Hunter stated in correspondence about Francis and George Forbes that both Edinglassie and Skellater were supporting sheep some six years earlier. According to the Internal Revenue Office, Francis Forbes CJ 'obtained actual possession soon after the date of the warrant [dated] 7th April 1825'.[9]

This claim is supported by Cunningham's description of the estates in this part of the Upper Hunter in his book *Two Years in New South Wales* published in London in 1827.

> You enter first upon Edinglassie, the property of George Forbes, brother to our able and amiable chief justice, who possesses many thousand acres here, which he is stocking with fine-woolled sheep. To the right is Captain Dickson's farm and to the left in succession, the farms of Messrs Carter, Mills and Ogilvie. On the opposite bank there are only two resident proprietors, namely Captain Pike and Mr Greig, the remainder of the land being all occupied as stock-runs by distant proprietors...All these gentlemen possess sheep, and indeed there is no settler of any note upon this extensive river, who is not turning his attention to the production of fine wool.[10]

Formerly an officer in the Royal Navy who served under Nelson, Commander William Ogilvie obtained a 4,000 acre grant in 1825 which he named Merton (refer Figure 7, number 267 in Division E). James Greig who owned grant number 166 in E (refer Figure 7) – much further south of Edinglassie – was found beaten to death in his hut in November 1825. His stockman was missing but in reporting this event, *The Australian* attributed both these circumstances to Aborigines who were seen attacking Captain Pike. There was a high level of violence between Aboriginal people and white settlers on the Upper Hunter in the 1820s when Ogilvie took his family to live at Merton, later renamed Denman. As the local magistrate, he 'took a prominent part in suppressing the assaults of the "native blacks" and assisted in the capture of bushrangers'.[11] When refused additional land in the Upper Hunter, Ogilvie, 'like his neighbours, went northerly and squatted on the Liverpool Plains'.[12]

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[7] Primary Application (PA) 8555, Schedule of ownership prior to application to place under the Real Property Act, 23 August 1892
[8] Internal Revenue Office, Sydney to Colonial Secretary, 7 March 1834, Colonial Secretary's Correspondence 34/309 (Duplicate) Reel 1128
[9] Ibid
[10] Peter Cunningham, op cit, p 155
[11] Ibid
[12] J. F. Campbell, op cit, p 86

Figure 7
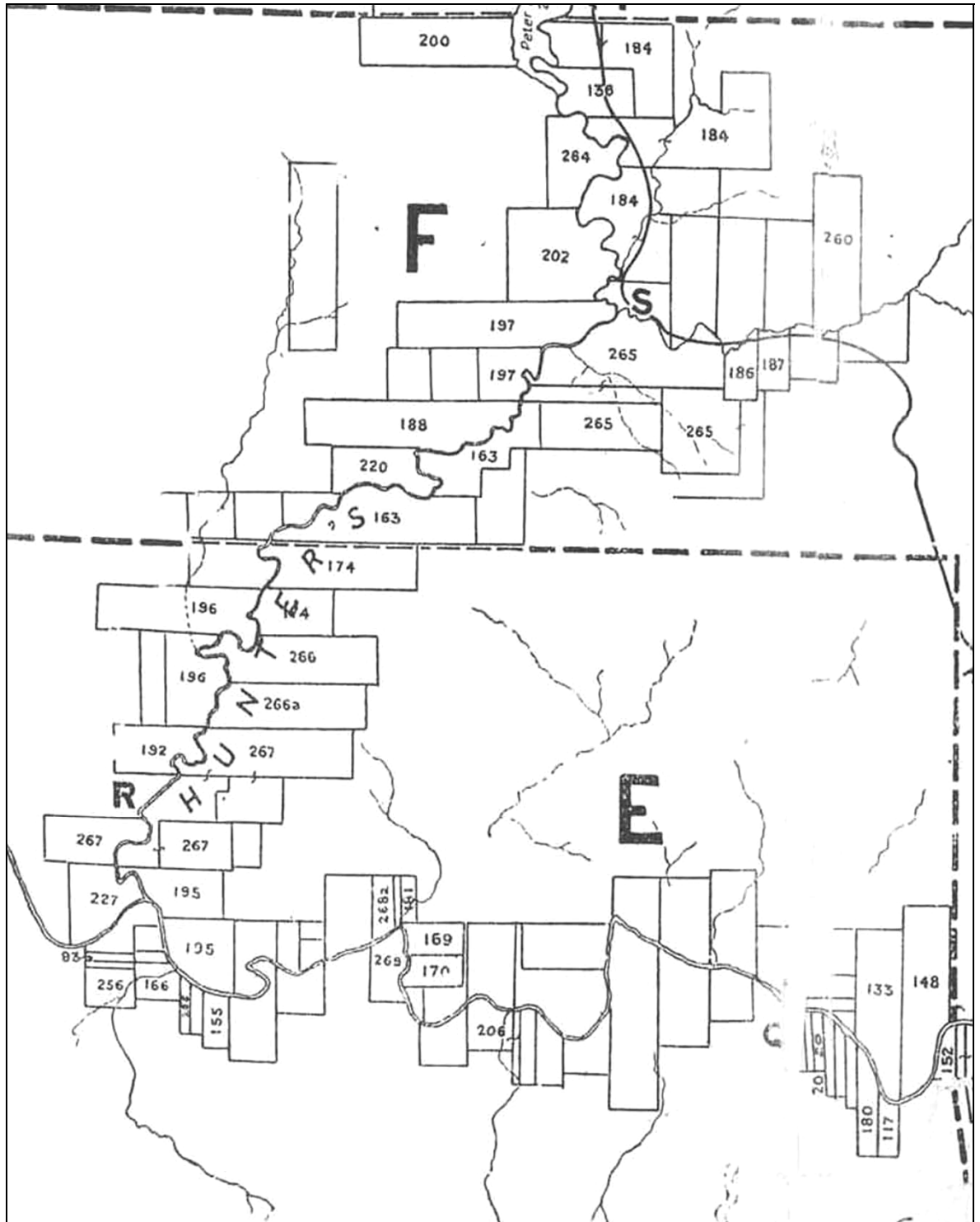This plan shows part of Campbell's representation of the information in Dangar's survey of the
Upper Hunter Valley. George Forbes' two grants are numbered 163 in F to the right of the
stream known then as Hunter's River while the three grants obtained by the Chief Justice
Francis Forbes, numbered 265, are above and further to the right.
source: J. F. Campbell, Royal Australian Historical Society Journal 1926, Vol 12, Part 2.

The 1828 Census

The 1828 **census** showed George Forbes in residence at Edinglassie. His return registering 16,000 acres of land suggests that he was managing all the Forbes grants, which had not yet been surveyed. The improvements were limited to 50 acres cleared and 50 acres cultivated while the stock numbered 50 horses, 270 cattle and 4,700 sheep. The sheep were able to graze between the trees on native grasses. The land granted to Chief Justice Francis Forbes at Emu Plains and the Upper Hunter together comprised more than the 10,000 acres shown in Figure 4. In 1828 his land had 140 acres cleared and 28 cultivated; his stock amounted to 5 horses, 152 cattle and 2,500 sheep.

Probably acting as his brother's manager, George listed nineteen people on Edinglassie and two on the other Upper Hunter land later called Skellater. The residents at Edinglassie were convicts classified as 'nine labourers, one carpenter, one brick maker, one gardener, one shoemaker, three shepherds, a bullock driver-ploughman and stock keeper'.[13] On Skellater were a convict labourer and a free 'superintendent' or manager.[14] The types of workers listed would be capable of making the improvements George Forbes recorded at Edinglassie during this period.[15] The records make an oblique reference to George Forbes' cottage.

The Road from Patricks Plains to Muswellbrook

According to historian James Jervis, the Colonial Secretary began seeking a road from Wallis Plains to the Upper Hunter in 1828. Having received a report that the existing road was unsuitable, the Colonial Secretary sent Surveyor General T. L. Mitchell to the area in 1831 to enable settlers there to fix the boundaries on their properties. Mitchell marked the new line in 1833 and instructed Surveyor G. B. White to map the details. A later map showing Mitchell's line of road shows 'Judge Forbes Establishment' roughly in the position of Edinglassie near a label saying 'Wheat Paddock' but also names 'Justice Forbes Sheep Station' in the vicinity of the approximate location of Skellater. Tenders for the road from Maitland to Muswellbrook were called in 1834. However, considerable time elapsed before this road reached the town of Muswellbrook between eight and nine miles from Edinglassie, the plan of the town having been gazetted on 23 October 1833.[16] Clearly, the name of the first Chief Justice in New South Wales was far better known than that of his brother.

Figure 8
Major Mitchell's line of road curves down on the right to the village reserve below Muswell Brook passing 'Wheat Paddock' and the label identifying 'Judge Forbes Establishment' placed near George Forbes' Edinglassie under the inaccurate boundary lines for Judge Forbes 5,120 acres. The label near the location of Skellater, 'Judge Forbes Sheep Station', is on the mid-left of this detail by R Dixon 1833.
source: AO Map 5094-2, SRNSW

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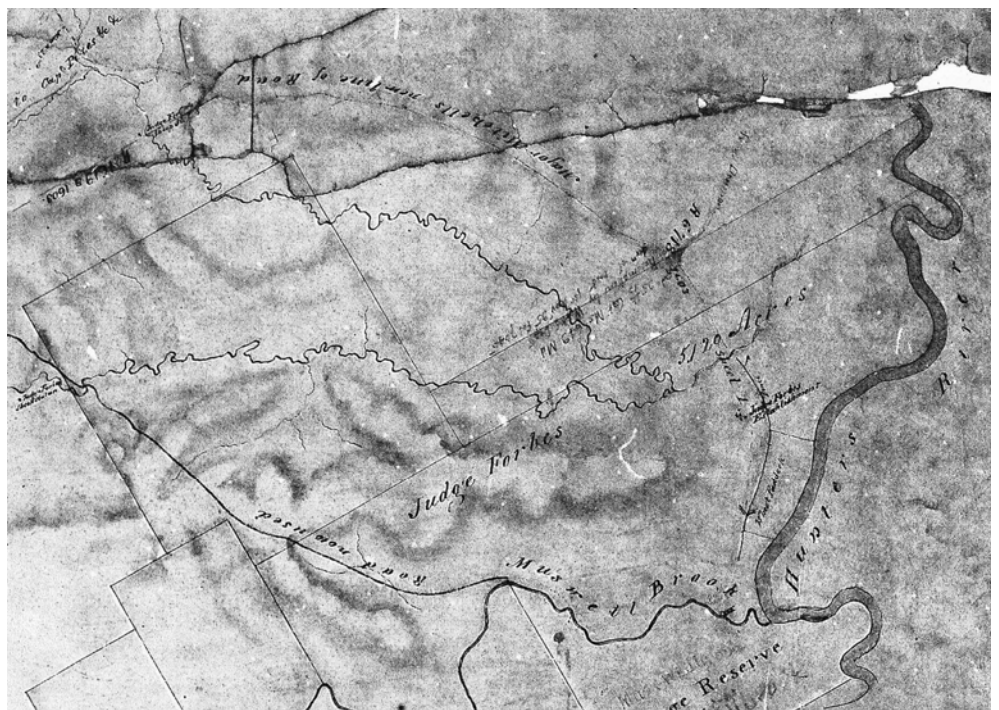
[13] Rosemary Annable, History in Tropman & Tropman Architects, 'Preliminary Conservation Plan for Edinglassie & Rous Lench (Tropman Report), 1993, p 15
[14] M R Sainty & K A Johnson (eds), *Census of New South Wales November 1828*, Library of Australian History, 1980 cited in Rosemary Annable, op cit, p 15
[15] State Records, Col Secretary: Land 2/7859 (Reel 1128) Papers concerning land grants to George Forbes, Rosemary Annable, op cit, p 14
[16] James Jervis, 'The Hunter Valley. A Century of Its History', *RAHSJ* 1953, Vol 39, Part 3, pp 120-1, 144

As Rosemary Annable explains, the maps of the area do not offer sufficient evidence to locate the site of George Forbes' cottage although those from the 1830s place the name Edinglassie in the approximate location of the present house, possibly inadvertently. However, proof that there was a dwelling there comes from advice from Francis Forbes to Governor Bourke when visiting the Upper Hunter, that Skellater was 'too rough' for him but 'his brother George nearby would be happy to offer accommodation'.[17]

George Forbes sold both his Upper Hunter grants to James Atkinson and his Trustees on 30 and 31 December 1836, three years before he received the deeds. The price of £12,000 for the absolute purchase of land, sheep, cattle, horses and goods on the Estate of Edinglassie was paid on 24 February 1837. Additionally, Atkinson agreed to pay George Forbes a life time annuity of £1,000.

In 1838 and 1839 Atkinson added to the property by buying a further 640 acres at public auction on 7 August 1838 and purchased two additional adjoining grants of 820 acres and 640 acres from Marcus McCartney of Toongabbie, the conveyances being registered on 2 April 1839. On 2 May 1839, Atkinson sold these five properties to James White Esq.

2.5   The White Family at Edinglassie 1839 - 1959

James White the Elder 1839 - 1842

In 1826 James White came to Australia from Somerset, England as an employee of the Australian Agricultural Company (AACo) to deliver 79 French merino sheep. Having rested the sheep at the company's Parramatta farm, he delivered them finally to Port Stephens. He worked as the company's Sheep Superintendent for the following three years. Impressed by the potential of Port Stephens the AACo agent Robert Dawson had selected the million acres allowed the company on the coast and in the hinterland of that harbour. However, the coastal land in particular was totally unsuitable for rearing fine-woolled sheep. Dawson was recalled in 1829 and temporarily replaced by the AACo Assistant Commissioner James Ebsworth until the arrival of the new commissioner Sir Edward Parry.[18]

At this time of upheaval James White accepted the position of Sheep Manager to James Bowman, former naval surgeon and one of the AACo directors. Bowman earned an admirable reputation as the colony's principal surgeon when he instituted much needed reforms to the administration of Sydney Hospital. In 1823 he married John Macarthur's daughter Elizabeth whose dowry included 2000 merino sheep and over 200 cattle. Like the Macarthurs, Bowman became wealthy through selling stock to the AACo, a practice that Chief Justice Forbes regarded as 'fraud committed with impunity by the better orders of society'.[19] Bowman continued to serve the hospital system until 1836 when its management was taken over by the army. Two years later he retired to his country estate Ravensworth in the Upper Hunter Valley between Singleton and Muswellbrook, a property encompassing 12,000 acres.[20]

James White and his wife Sarah nee Crossman lived on the AACo estate at Stroud where their first son James was born in 1828. They moved to Ravensworth before the birth of their sons Francis (1830), George (1831) William Edward (1834) Frederick Robert (1835) and Henry Charles (1837). Their youngest son Edward was born at Edinglassie in 1839, the year that James White bought that property and another called Timor Station, twelve miles north of Blandford.[21] James White's two daughters, Sarah and Jane, were born in 1832 and 1842 respectively. When he bought Edinglassie, James already shared ownership with his brother Edward in a 1,280 acre property they named Broomfield at the junction of the Isis and Page Rivers. Edward lived on this grant, five miles away from the Belltrees Estate that later became famous as the head station of the White family's extensive pastoral empire.[22] James White was 'delighted with the purchase of his property and homestead at Edinglassie'; according to

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[17] Rosemary Annable, op cit, p 16

[18] Judy White, *The White Family of Belltrees: 150 Years in the Hunter Valley*, The Seven Press, Sydney, 1981, pp 27-30; Damaris Bairstowe, A Million Pounds A Million Acres: The pioneer Settlement of the Australian Agricultural Company, self published, Cremorne NSW, pp 30-34, 187

[19] Nancy Gray, 'James Bowman (1784-1846), *Australian Dictionary of Biography*, Vol 1, Melbourne University Press, 1966, pp 137-8

[20] Ibid, p 138

[21] Judy White, *The White Family of Belltrees*, pp 30, 34

[22] Ibid, pp 27, 32

the White family records, it was built in 1833. However, he died in 1842 leaving his wife Sarah 'with nine children under the age of 14'.[23]

According to his stockman Oliver Silcox, James White and his family moved to Edinglassie in 1837, before his purchase was recorded, but the Return of Convicts of that year shows that he had only one convict servant at Edinglassie at that time.[24] However the *Government Gazette* shows that two other convict labourers were assigned to him that year and he was allowed a convict tailor in 1838.[25] At the same time he increased his estate by purchasing 640 acres of Crown land in the County of Durham and another 848 acres in the neighbouring County of Brisbane. He also gained a licence to take stock from Edinglassie to land on the northern Liverpool Plains.[26]

The 1841 census recorded a total of 65 people on Edenglassie (sic) comprising six married males and six married females, 43 single males, twelve being under 14, and ten single females of whom eight were under 14. Twenty-six of the males and one of the females were assigned convicts. The occupations of Edinglassie's residents were one landed proprietor, six mechanics or workmen, 29 shepherds, two domestic servants and 27 others. At this time none of the workers on the property were described as stockmen, although Oliver Silcox stated that he had worked as stockman to James White the Elder from 1837 when the latter moved on to the property. Two dwellings were recorded, one timber and one unfinished; only one was shown to be inhabited.[27]

Mrs Sarah White and James White the Younger 1842 - 1866

On the death of her husband on 20 February 1842 his widow Sarah was responsible for keeping Edinglassie in trust for James White's seven sons and two girls. When James's brother Edward died in 1850 his share was added to the inheritance. The children were to receive equal shares of the land holdings and the profits from the sale of other assets valued at £15,000 when all of them reached the age of 21. In the meantime, James White's trustees paid her £300 a year to support the family.[28] As the youngest child, Jane, was only one month old when her father died, both Broomfield and Edinglassie were known as 'Mrs White's Estates' for over two decades, even to the point of being recorded that way on maps.

James White the Younger, who was 13 when his father died, abruptly finished his education and returned to Edinglassie to take over the management of the family properties, which included Timor and Boorooma.[29] During this time, Sarah White extended the property purchasing Pringle's Paddocks from John Wedderburn in 1848. Comprising three lots, each 640 acres, this area was used to pasture the family's sheep which numbered 12,000 by 1850.[30]

During this period the land ownership in the Upper Hunter began to change, James White's friend and mentor James Bowman died in 1846, his several pastoral properties were sold and his widow returned to her family at Parramatta. W. C. Wentworth, who assumed ownership of Belltrees when its original owner Hamilton Collins Sempill defaulted on his mortgage, also left the Upper Hunter as his political and business interests claimed more time. These changes and others caused by forced sales during the depression, made room for new pastoral empires to form.

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[23] Ibid

[24] Oliver Wilcox made this statement in a Statutory Declaration in 1892 attached to Primary Application (PA) 8855; N. G. Butlin, C W Cromwell & K L Suthern, *General Return of Convicts in New South Wales 1837*, ABGR with Society of Australian Genealogists, 1987

[25] *Government Gazette*, 1827, p 690; 1838, p 517

[26] Ibid 1838, p 483

[27] 1841 Census X947, p 99 (Reel 2222), SRNSW cited in Rosemary Annable, op cit, p 18

[28] Will of Sarah White, Muswellbrook, PA 8855

[29] Rosemary Annable, op cit; Martha Rutledge, 'James White (1828-1890)', *ADB*, Vol 6 pp 387-8

[30] Schedule and Oliver Silcox Statutory Declaration PA 8855, LPI; sheep and shepherds book for Edinglassie 1850-1858, Belltrees Library, cited in Rosemary Annable, op cit, p 19

Figure 9
This painting by an unknown artist shows the homestead that was on
Edinglassie when James White the Elder purchased it in 1839. According to
Judy White, this was the original homestead and was built in 1833. The several
outbuildings on the right have sheep in front of them.
source: R Annable from original in Belltrees Library

2.6 Founding a Pastoral Empire 1866 - 1875

James White the Younger 1866 - 1890

At the age of 20 James White the Younger leased Belltrees from Wentworth because of its proximity to Broomfield, which the family already owned. He was the driving force in the establishment of the Whites' extensive pastoral business. With his brothers, Francis and George he also leased Ellerston and Waverley and purchased them in 1853 and 1854, together with Belltrees. Other properties the brothers purchased freehold were Merton and Dalswinton. In 1860 James White the younger purchased Martindale, a property near Muswellbrook known to be ideal for fattening cattle which became his home after Francis bought Edinglassie. The brothers added further to their holdings by leasing land beyond the limits of permanent settlement established by the government in the Liverpool Plains and New England. Edinglassie remained the head station throughout this period.[31]

It was fortunate that there were so many siblings to share the management of these large properties which were distributed over an extensive area, particularly as the convict labour began to diminish after transportation to New South Wales ended in 1840. The support of family members was just as important during the 1850s gold rush period when all employers found it difficult to keep their workmen. However, high immigration levels enabled pastoralists to hire free workmen who cost about 10 shillings and 6 pence per week plus rations worth about 6 shillings and 6 pence. They continued to use shepherds and stockmen until the 1860s. From that time the rapid increase of population in the Australian colonies, free selection, and competition for markets from America and Argentina turned the pastoral industry into one that required a considerable amount of capital. It became

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[31] Martha Rutledge, op cit, pp 387-8; Judy White, Land Settlement and Selection in the Belltrees Region, Upper Hunter Valley 1861-1901, Auchmuty Library Publication No 7, University of Newcastle, 1988, p 3

necessary for squatters to purchase a high proportion of leasehold land; build fences; and employ boundary riders to patrol them.[32]

Among these changes the radical change created by the Robertson Land Acts seem to have caused the greatest anxiety. Dating from 1861, this legislation attempted to 'unlock the land' for small farmers. It entitled any person to freely select leasehold land in old, settled and intermediate areas without impinging on towns, villages and suburbs, gold mining or timber reserves. Basing his estimates on the extent of land needed to support a man and his family, Robertson limited the area selected for Conditional Purchase to between 40 to 320 acres at £1 per acre. To secure this the buyer had to pay a deposit equal to one quarter of the price, and once established, spend up to £1 an acre on improvements and live on the property for at least three years and pay it off. As shown in Figure 5, the land on both sides of the Hunter River and the smaller rivers and creeks feeding into it had been alienated less than two decades after the first settlers arrived. Nevertheless, encouraged by the Land Acts of 1861, 1875, 1884 the 1896 selectors did add a significant number of small farmers to the Upper Hunter.[33]

From 1861 to 1875 Edinglassie, which was freehold, was the head station and Belltrees, 35 miles away near Scone, worked with it as an outstation. While the first two Land Acts created antipathy between squatters and selectors, the third in 1884 gave some support to squatters like the Whites. The closer management it required on properties made it more advantageous for family members to remain in residence at both locations and maintain a presence wherever they had leasehold properties.

James White the Younger lived at Martindale throughout the 1860s, developing it into an ideal property for fattening cattle from the Whites' more rugged stations further north. He served as District Magistrate and, from 1864, as sheep director for Merriwa. He entered the New South Wales Legislative Assembly that year as member for the Upper Hunter. He supported Robertson's policy of free selection, construction of railways and the imposition of a luxury tax. Having resigned to tour England and the United States, he failed in his bid to be re-elected in 1872 after his return. However, he was appointed to the Legislative Council in 1874 and served there until he died in 1890. He sold Martindale to his brother Edward in 1875 and moved to Cranbrook in Rose Bay which architect John Horbury Hunt extended for him. From this time he spent most of his time in Sydney busy with parliamentary work, horse breeding at Kirkham near Camden, and horse racing.[34]

Figure 10
Portrait of James White 1828-1890.
source: The Whites of Belltrees

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[32] Stephen H. Roberts, *History of Australian Land Settlement (1788-1920)*, McMillan and Co Ltd with Melbourne University Press, Melbourne, 1924, p 173
[33] Ibid; Judy White, Land Settlement and Selection in the Belltrees Region, Upper Hunter Valley 1861-1901, Auchmuty Library Publication, University of Newcastle, 1988, pp 23-31
[34] Martha Rutledge, op cit, pp 387-9; Parliament of NSW Website, Former Members at www.parliament.nsw.gov.au

The Development of Edinglassie

Unfortunately there are no maps that show any detail of buildings on Edinglassie until 1892. The only plans that indicate anything about the location of buildings there are surveys of the proposed routes for the parish road from Merton to Muswellbrook and Singleton, now Denman Road.

In this plan the sketch of the building or buildings at Edinglassie is enigmatic, to say the least. It shows the road in a dotted line that passes very close to what seems to be the homestead.
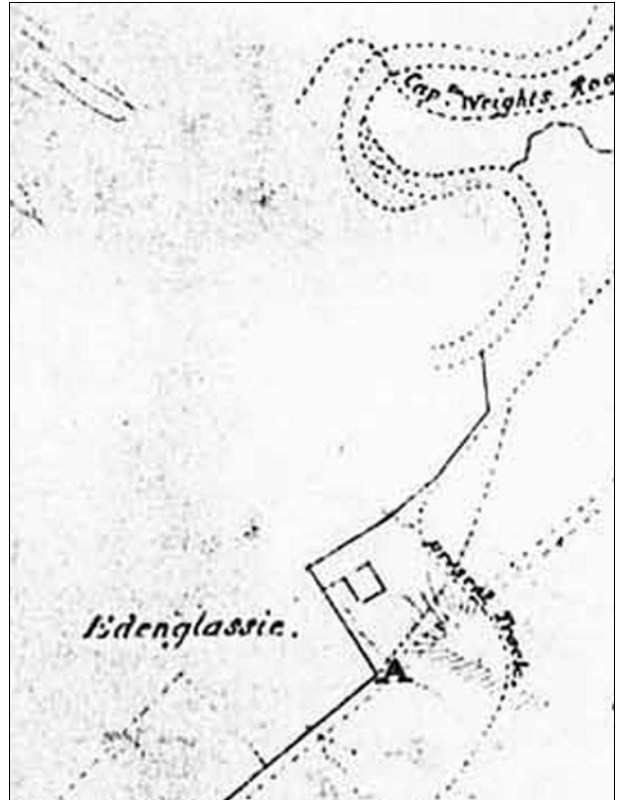
Figure 11
This detail from 'Part of Merton and Muswellbrook Road' surveyed in 1851 is the only road plan that gives any indication of the position of the Hunter River in relation to 'Edenglassie' (sic).
source: AO Map 5170 SRNSW

Another plan that shows the road that had been used since the 1830s close to the buildings at Edinglassie is a version sketched in 1853. In this plan the existing road is shown to be inside the Edinglassie property and the proposed new road is outside it. This plan shows the homestead as two small rectangles that appear to be placed in a random fashion. James White succeeded in having the new line of road made outside the fence line.
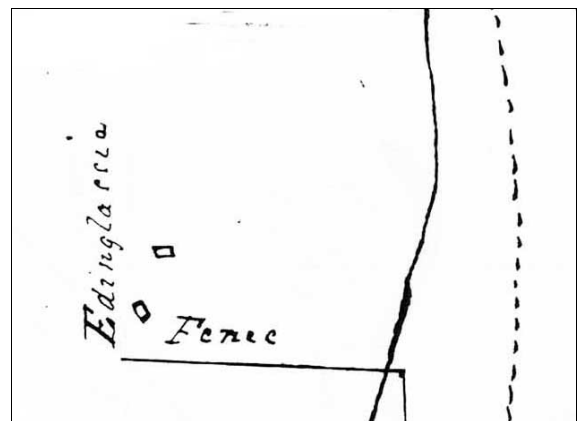
Figure 12
In this sketch of the proposed improvements to the Road to Muswellbrook from Merton – one of two dated 1853 – the existing route is shown as an unbroken line inside the fenced paddocks at Edinglassie and an alternative route is indicated as a broken line outside the fence at Edinglassie.
source: AOMap accompanying the Surveyor General's Letters Received 5/5597 with Letter No 61/6100 SRNSW

The second map sketch map accompanying Letter No 61/6100 to the Surveyor General shows the river and several alternate routes but does not give any indication of the buildings at Edinglassie. It certainly made no mention of any buildings on the site of Rous Lench. [See the full plans in Appendix D].
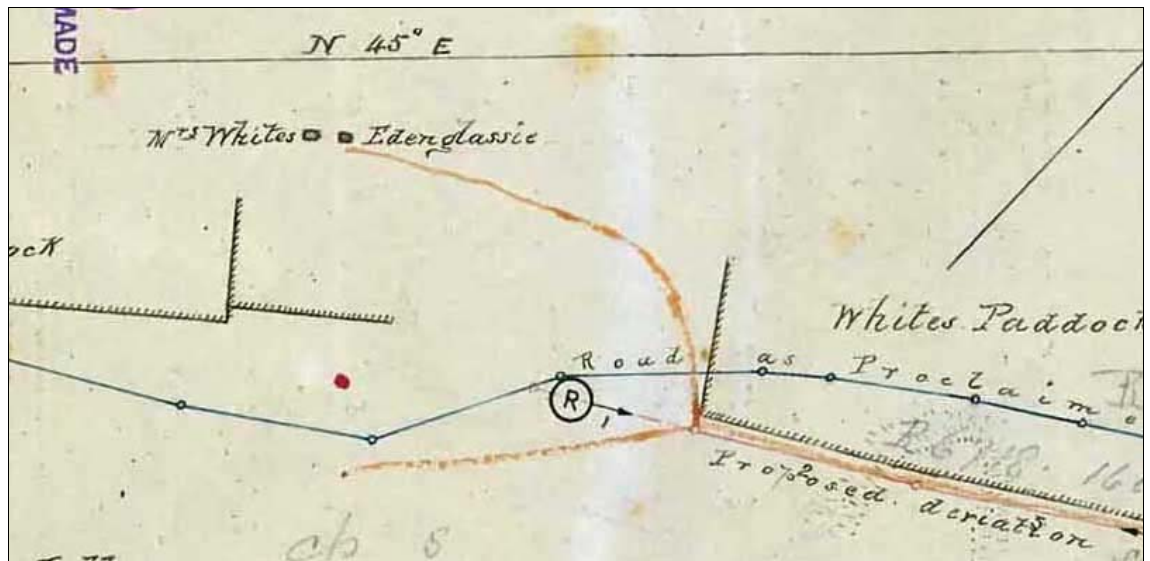
Figure 13
This detail of the 1860 Plan showing the latest proposed deviation in the road leading from Merton to the road from Muswellbrook to Singleton shows the new line joining the proclaimed road at letter R so that it continues outside the boundary fences of Whites' Paddocks.
source: Crown Plan R 11A-1603 LPI

Here again, Edinglassie Homestead – now known as 'Mrs Whites' – is shown as two small rectangles but there is no sketch of the river to supply the other reference to the position. [See full plan in Appendix 2]

When all James White's children reached their majority in 1863 the estate was no longer encumbered with provision for their welfare. The Trustees provided an annuity for Sarah White from the family's estate, which now comprised 8,095 acres. They passed Edinglassie to Henry C White in trust for Francis White, who bought it on 1 June 1863, even though he would still be required to pay the £1,000 annuity to the original owner, George Forbes, who lived until 1869.[35] Although the event is not documented, 'it is probable that Sarah White moved to her cottage in Muswellbrook about the time that Francis took up residence. His diary mentions he and his family visiting his mother in 1867.[36]

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[35] Statutory Declaration of William Edward White, one of the sons of James White in Primary Application 8855, 1892; Francis and his wife lived at Belltrees until 1863; The family's large acreage was shared but individuals paid for their farms.
[36] Rosemary Annable, op cit, p 21, citing Francis White's 'Station Diary 1867'; Sarah White herself refers to her cottage in Muswellbrook, which she left to her daughter Jane Wilson. This was probably the same cottage that Jane presented to St Albans Church as a rectory

2.7 Francis White at Edinglassie c1866 - 1875

The majority of family members and friends who contribute Statutory Declarations for the 1892 application for Torrens Title, believed that Francis White went to live on Edinglassie in 1866.[37] He qualified as a surveyor before returning to the land and had lived at Belltrees with his wife Mary Hannah Cobb for ten years since their marriage on 6 July 1853.[38] This recollection suggests that Francis had been at Edinglassie since he purchased the property in 1863 but inaccuracies in some of the statements show that at least some of the memories were unreliable. The fact that Francis's son Arthur George White was born at Anambah in 1865 is not irrefutable proof that the couple had not yet moved to Edinglassie as that was Mary Hannah Cobb's family home and she travelled there to give birth to Henry Luke White in 1860.[39] However, Victor Martindale White was born at Edinglassie in 1867 confirming that the family was established there by that time.

Figure 14
Portrait of Francis White 1830-1875.
source: The Whites of Belltrees

Francis White kept station diaries, perhaps as a result of his training in surveying. The first of these accounts, dated 1867, refers to 'quarrying, cutting and setting the base course of the gardeners' cottage, putting up a garden fence and spreading gravel' activities 'that might be associated with the new house and garden'.[40]

Figure 15
This panorama of Edinglassie Station by an unidentified photographer shows the Italianate 1860s house with the original house attached to it. It also shows outbuildings not shown in any other picture dated 1868-1881 such as a slab hut that is visible in the early painting (Figure 9) as do two of the buildings in figure 16 below.
source: John Lane Mullins, Sydney Streets PXA 420, 64c. ML SLNSW

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[37] Statutory Declarations in Primary Application 8855, 1892
[38] Martha Rutledge, op cit, p 389
[39] Judy White, *The White Family of Belltrees*, op cit, p 54
[40] Rosemary Annable, op cit, p 22, citing Francis White's 'Station Diary 1867', Belltrees Library
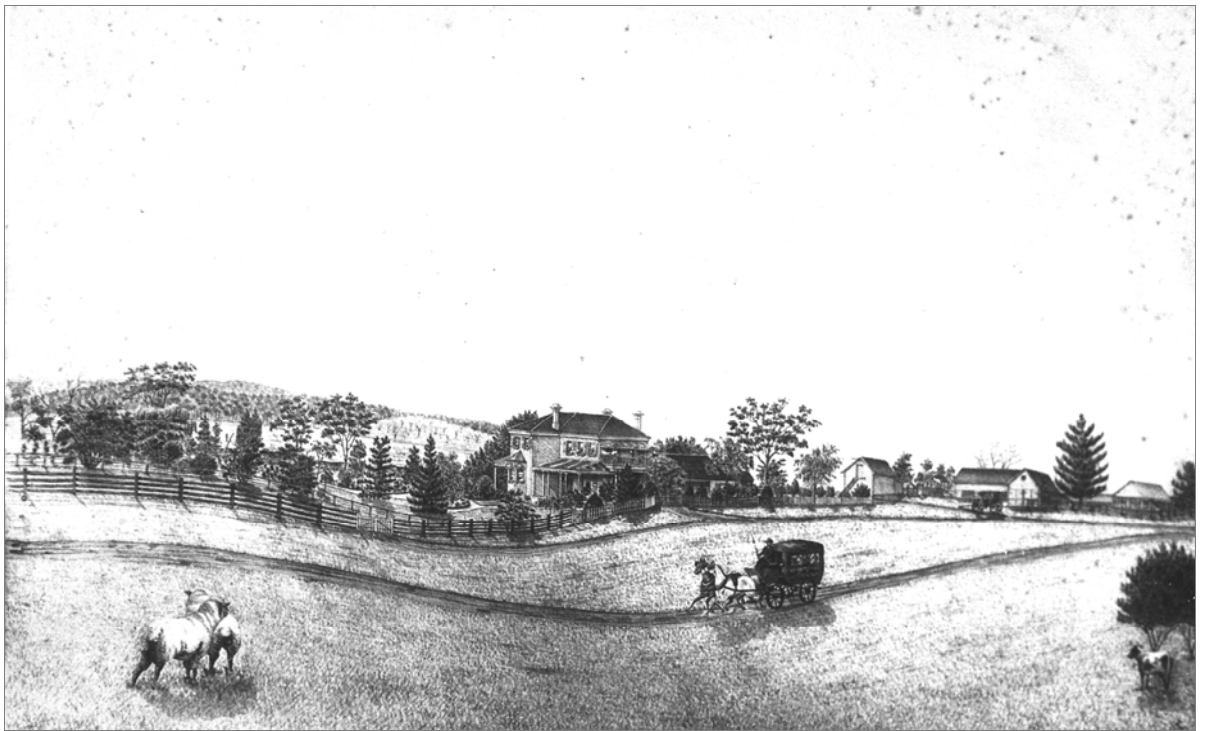
Figure 16
This lithographed sketch of Edinglassie shows the new house built by Francis White. The exact date is unknown but the Tropman Report 1993 suggests that its construction occurred in the 1860s. This picture raises more questions than it answers partly because the public road is very close to the house as is shown in the road maps of the 1850s and 1860. Also the size of the plantings suggests that the new house and garden are well established. It is therefore likely that this picture was created in c. 1880.
source: R Annable from original in Belltrees Library

Because it has included all the buildings at Edinglassie at the time of its creation between 1868 and 1881, the image from the collection of John Lane Mullins (Figure 15) shows much more than others from the same time period. One detail not previously known is the white picket fence and gate in front of the new dwelling and the track passing close to the houses in front of it, which is either the Denman Road or a track inside the property's boundaries. The scene pictured here seems considerably earlier than that in the lithograph (Figure 16), which shows much larger trees. The photograph of Edinglassie from the Belltrees Library, also thought to date from the 1860s, suggests a younger garden than the one shown in the sketch.[41] Indeed, the image from the Mullins collection could be from the same time.

Built of pale sandstone and featuring verandahs trimmed with cast iron, the new house is fashioned in a Victorian Italianate style popular in the wealthier suburbs of capital cities.[42] Rosemary Annable found no support for the theory that architects John Horbury Hunt and John F. Hilly designed this house as it did not appear in their tenders during the three months in 1869 that they were partners. Horbury Hunt did design James White's extensions of Cranbrook at Rose Bay where he lived from the mid-1870s.[43] However, there is no evidence for his planning the house at Edinglassie.

The new house adjoined the western side of the original homestead which was altered to make this attachment possible. As the following detailed images show, the front verandah roof has an addition that turns on the southern side to make a weather-proof entrance from the old rooms to the new.

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[41] Although Rosemary Annable estimates the time of construction as the 1870s, the documentary evidence is more suggestive of the date of construction that Tropmans, themselves, include in the 'Physical Description' list as the 1860s. Tropman & Tropman Architects, 'Edinglassie and Rous Lench Preliminary Conservation Plan', p 56.
[42] The 1980 listing by Max Kelly noted that the cast iron verandah columns were stamped ' F. Revett, W. Maitland'.
[43] Martha Rutledge, op cit, p 388.

Figure 17
The larger shrubs in the Edinglassie panorama and the trees on the
right hand side of this detail appear to be a similar size to those in the
photograph from the Belltrees Library (Figure 16).
source: from John Lane Mullins, Views of Sydney and its Streets PXA
420, 64c. ML SLNSW

Figure 18
This image, copied from a photograph in the Belltrees Library shows the new house with the original
homestead joined to it. This is the same housing arrangement as shown in the lithograph (Figure 16)
and the Mullins panorama viewed from a different angle.
source: R. Annable from original in Belltrees Library

The new house was somewhat limited in its accommodation with a dining and drawing room downstairs and three bedrooms upstairs. This arrangement continued for more than two decades until the 1860s house was extended to its present size.

A closer look at the right hand side of this photograph reveals a second cottage behind the original homestead and a smaller building beside that. Another photograph, not now available, showed that the second shingled cottage behind the cottage joined to the new house was at right-angles to the original and the building to the east of it 'was a big "log cabin" type structure'.[44] A smaller version of this arrangement seems to have been reproduced at Rous Lench. Rosemary Annable suggested the date of this image from the appearance of the boy and girl in the garden. 'If the girl is Francis White's only daughter Mary Sarah who was born about 1862, then judging by her appearance, the photograph may date to about 1870. Many of the plantings seem to be young with plenty of garden stakes supporting them.'[45]

While it did not include an explanation for this action, Francis White did note changes to the working side of the estate in his station diary for 1867. Activities included 'construction of dams, purchase of additional land, building a cottage on "Black's old place"...as well as details of stock'.[46] In the Statutory Declaration he made in 1892, Oliver Silcox recalled, 'During the life of the said Francis White all the lands comprising the Edinglassie property were divided into paddocks and fenced'.[47] One of his sons, James Cobb White, added that from 1866 when his father moved there, until the date of his declaration in 1892, the property was improved by removing dead timber and ring barking trees to clear more land for grazing. During this period cattle became increasingly important.[48]
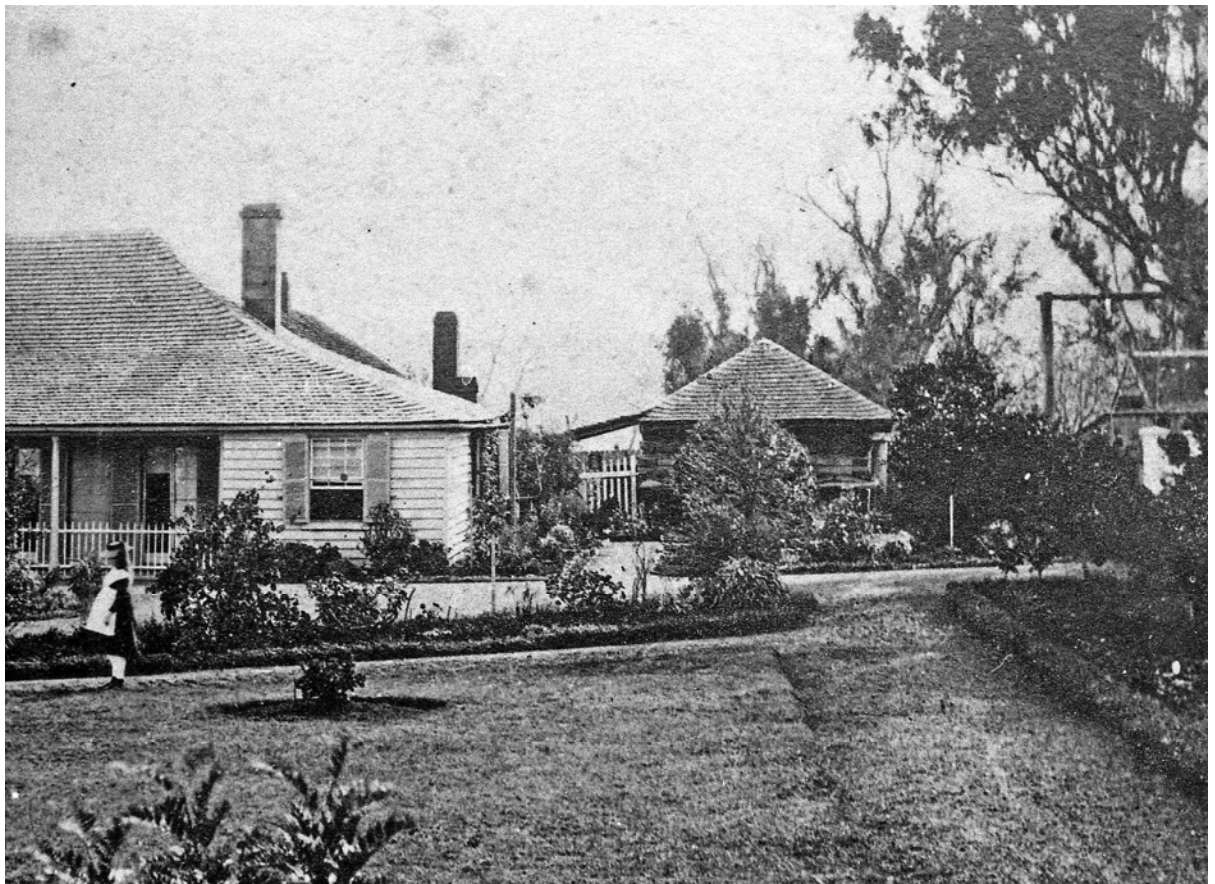
Figure 19
Detail of the right side of the buildings in figures 17 and 18.
source: R. Annable from original in Belltrees Library

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[44] Rosemary Annable, op cit, p 23, describing a photograph that is not currently available.
[45] Rosemary Annable, op cit, p 23
[46] Rosemary Annable, op cit
[47] Statutory Declaration of Oliver Silcox, 26 March 1892 in PA 8855
[48] Statutory Declaration of James Cobb White, 22 June 1892, PA 8855; Rosemary Annable, op cit, p 24

Described as 'a principal mover in all public matters' in Muswellbrook, Francis White chaired the bench of magistrates and presided over the hospital board and the agricultural society. He was elected to the New South Wales Legislative Assembly as Member for the Upper Hunter on 28 December 1874 but he served there only a little over four months. He died suddenly at Edinglassie on 4 May 1875, after contracting a fever while touring other family properties in the New England district. He left his widow, Mary Hannah nee Cobb, one daughter, Mary Sarah and six sons, Francis John, James Cobb, Henry Luke, William Ernest, Arthur George and Victor Martindale White all under 21 years of age.[49]

2.8   The Unequal Struggle for Land

From 1846 New South Wales squatters were permitted to purchase key areas on their leaseholds in order to ensure they kept security of tenure there. Six years later, the British Parliament supported an 'unconditional surrender' of Crown lands to the colony. This right had been framed by squatters, particularly Wentworth, a squatter himself, involved in framing the law. According to Judy White, 'the era of "dummying" and "peacocking" had begun. 'Dummying' was the practice of arranging for a relative or paid retainer to select a block and transfer it to the squatter; and 'peacocking' meant 'picking the eyes out of the run' by selecting land round creeks or rivers making the remainder useless for farming. The White brothers of Edinglassie, Muswellbrook – James, Francis and George and their grandsons Francis John and James Cobb White – took advantage of their strategic position by acquiring vital land grants along the Hunter River and it tributaries'.[50]
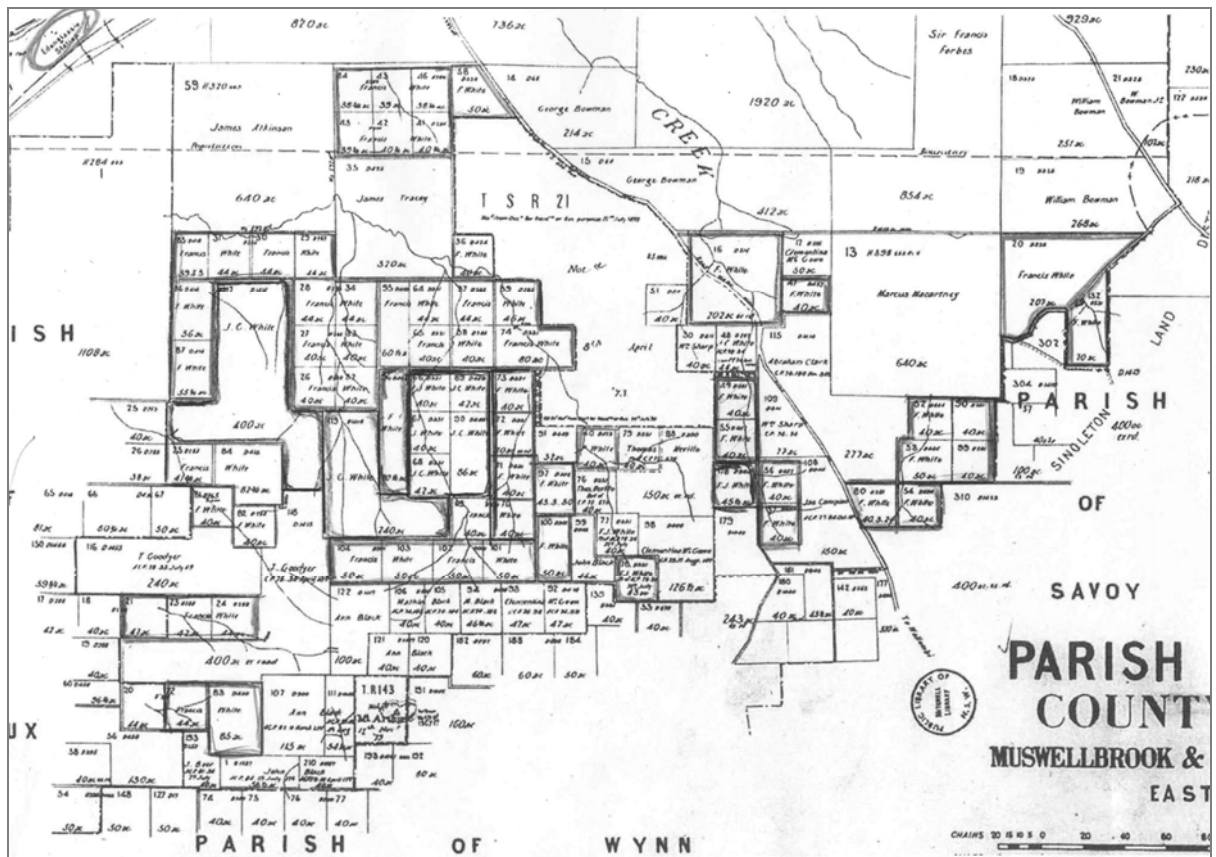
Figure 20
On this detail of the 1897 map of Brougham Parish, County of Durham, Francis White selected the portions with lighter outlines and James Cobb White selected those with heavier outlines. Edinglassie Station is circled in the extreme top left corner.
source: ML SLNSW

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49 Martha Rutledge, op cit, p 389; Parliament of NSW Website, Former Members at www.parliament.nsw.gov.au; Rosemary Annable, op cit, p 24
50 Judy White, *The White Family of Belltrees*, op cit, p 26

The 1850s gold rushes to places in New South Wales and Victoria changed the fortunes of all Australian colonies. Initially, when all employers found it difficult to keep their workmen, they regarded the discovery of gold as a threat to the social fabric but these events improved the economy and changed the social balance of the whole country. Gold made the colonial economies self-supporting and the high immigration levels provided labour for both rural and urban projects. However, the rapid population increase in the Australian colonies, free selection, and competition for markets from America and Argentina turned the pastoral industry into one that required a considerable amount of capital. It became necessary for squatters to purchase a high proportion of previously leasehold land; build fences; and employ boundary riders to patrol them and protect their stock.[51]

Selectors in the Parishes of Brougham and Wynn, County of Durham

The Robertson Land Acts caused squatters like the Whites to take evasive action both in Brougham Parish in the vicinity of Edinglassie and in Wynn, the parish immediately south of Brougham. In fact, they selected land in all parishes adjoining Edinglassie.
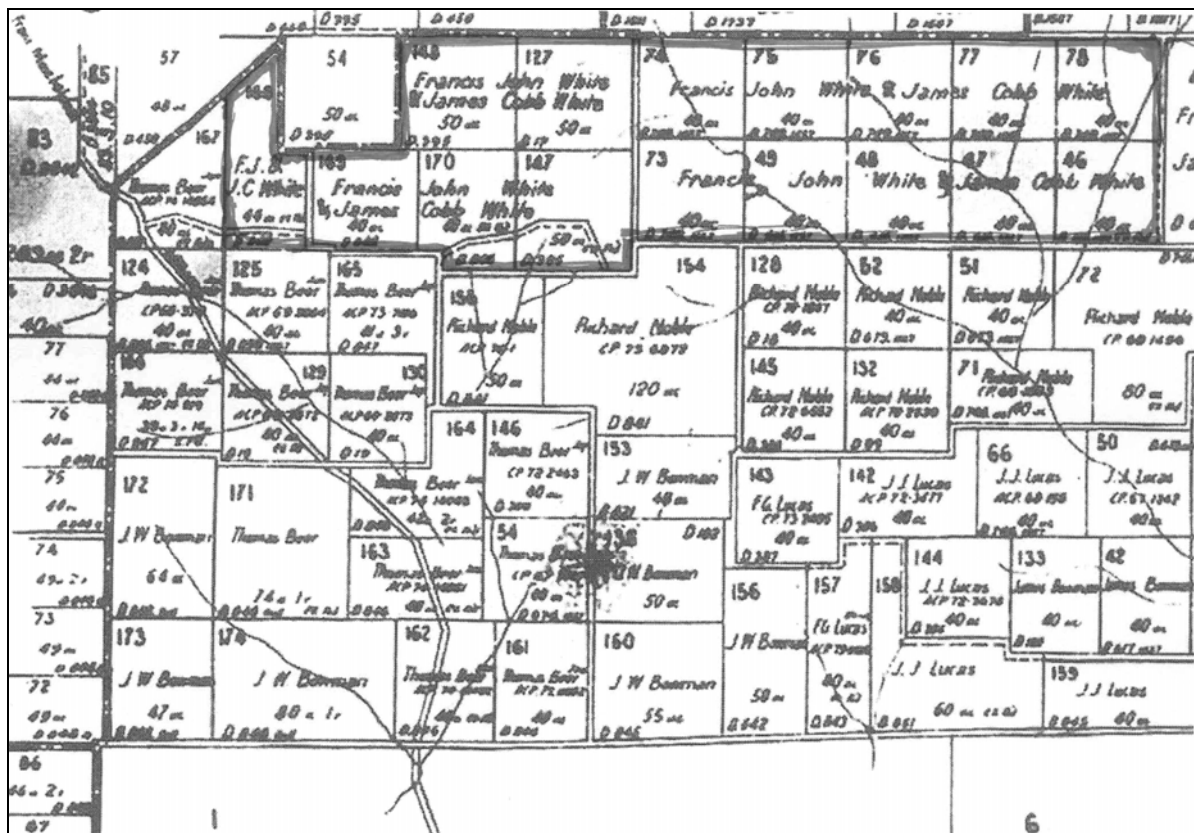
Figure 21
In this detail from the Wynn Parish map, selections by Francis John White and James Cobb White who
were partners in a lease of Edinglassie from 1880 to 1889, have secured Conditional Purchase leases
on the boundary of Brougham Parish where they were the dominant landholders.
source: ML SLNSW

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[51] Stephen H. Roberts, *History of Australian Land Settlement (1788-1920)*, McMillan and Co Ltd with Melbourne University Press, Melbourne, 1924, p 173

The selectors were late nineteenth century rural battlers who were the acknowledged underdogs in competition with the squatters for land ownership. The inability of many selectors to retain their land meant that the government policy of closer settlement did not succeed at this time. The original land in Edinglassie was freehold but, in the 'difficult 1860s', the owner, Francis White, selected and purchased numerous 40 acre portions in the Parish of Brougham to ward off selectors and keep adjacent land for future expansion of their property. By the end of this decade, 'two-thirds of the squatting stations in New South Wales were in the hands of banks and the absence of ready finance meant that many properties became unsaleable and fell into the hands of banking interests'.[52] The parish maps of Brougham and Wynn provide a clear illustration of this struggle. Francis White's sons Francis John White and James Cobb White, who jointly leased Edinglassie in 1880 after his early death and purchased it in 1889, carried on his strategy by selecting land in the Parishes of Brougham, Wynn and Vaux.

2.9   James Cobb White at Edinglassie 1875 - 1927

James Cobb White took responsibility for Edinglassie after his father died, managing the pastoral business for the trustees of the estate. From 1880 he and his older brother, Francis John White leased all of the 15,000 acre property, except for the 'principal residence', which was reserved as a home for their mother and their younger siblings.

Figure 22
This photograph of the six sons of Francis White was taken at Belltrees in 1913. They are James Cobb White, Francis John White and Henry Luke White (seated), and Victor Martindale White, Arthur George White and William Ernest White (standing).
source: The White Family of Belltrees.

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[52] Judy White, *The White Family of Belltrees*, op cit, p 42

New Stables and Outbuildings

It is not known whether Francis White oversaw construction of the new outbuildings pictured in the lithograph of the property or whether his trustees or sons were responsible for them. The stables and other outbuildings in the Mullins picture are completely different from those shown in the later images of Edinglassie, but they do resemble those in the early painting.

Figure 23
This detail from the Mullins panorama shows outhouses that are a mixture of slab and what looks like white painted weatherboard or render. Only two resemble those shown in later images – the white building with the loft and part of the building to the right of it.
source: from John Lane Mullins, Views of Sydney and its Streets PXA 420, 64c. ML SLNSW

If the mature plantings in the lithograph are an accurate rendition of the garden, the picture below seems to have been created in the 1880s. The central building with the cart in front of it looks like the current stables building with one gabled wing rather than the two that are there now.
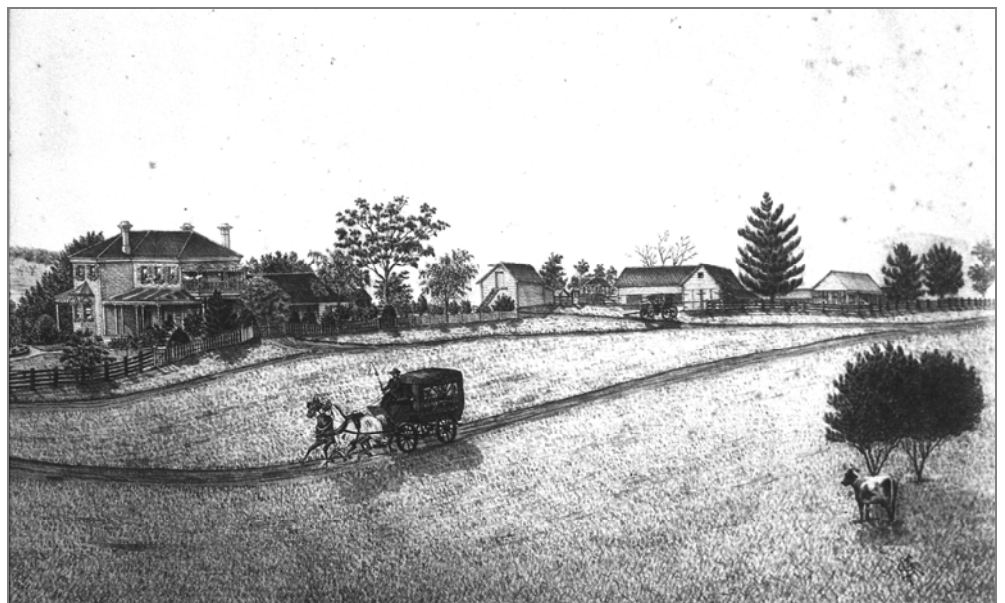
Figure 24
This detail from the lithograph shows the house at Edinglassie in its intermediate stage with the low, shingled original building still attached to the Italianate addition. The passing coach suggests that the Denman road was still passing close to the house, but that could be artistic licence.
source: R. Annable from original in Belltrees Library

Figure 25
This undated photograph shows the stables building as the front
section is today, although the building no longer has the decorative
horse heads at the ends of the main ridge line.
source: R. Annable from original in Belltrees Library

From 1880 when his lease began, James Cobb White began to develop Edinglassie as 'a major cattle enterprise'; he also bred horses there, owning about one hundred in 1885. Historian Rosemary Annable suggests that the stables and other new outbuildings may have been constructed in the 1880s rather than while Francis White was alive. Architectural historian J. M. Freeland believed that architect John Horbury Hunt did design the stables and associated outbuildings at Edinglassie, but gave no specific source for this information. Pictures of four of Hunt's stables and associated buildings grouped on a single page show a general similarity and some shared detailing such as the 'pyramid ventilator with which each of the blocks [of outbuildings at Edinglassie] is crowned'.[53]

Horbury Hunt came to Muswellbrook in 1875 to work on St Albans School that Francis's brother Reverend William Edward White had commissioned. Freeland offered specific documentation for Hunt's outbuildings at other White properties in the mid-1870s. For example, he cited the drawings and specification for Henry Charles White's labourer's cottage and stables at Glenalvon near Murrurundi which were dated 1874. Freeman took this to be an indication of the time of their construction and stated that Hunt 'erected a series of stables and outbuildings at Edinglassie near Muswellbrook for another scion of the White family, James White'. Did he mean James White or James Cobb White? If James White was the commissioner, they might have been built between the death of Francis in 1875 and James Cobb White's lease of the property. The characteristic ventilator appeared again on the stables Hunt designed for Rouse Hill House in 1875 and at another White property, Havilah, near Mudgee in 1882.

By the time that J. C. and F. J. White began their lease of Edinglassie in 1880, the Great Northern Railway line had reached Muswellbrook in 1869 and the Muswellbrook Shire, which served 2,184 people and covered 450 square miles, had been proclaimed in April 1870.[54] Francis John White continued to live at Saumarez in New England and James Cobb White lived in a cottage at Edinglassie because the big house was fully occupied by his mother and his other siblings. At this time, however, the land with the homestead was just one of the properties that made up the 15,000 acres covered by the lease and later sale. James Cobb White married Emmeline Ebsworth in 1882 and the couple continued to live in the cottage until the early 1890s

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[53] J. M. Freeland, *Architect Extraordinary: The Life and Work of John Horbury Hunt: 1838-1904*, Cassell, Melbourne, 1970, p 80
[54] Muswellbrook and Upper Hunter Historical Society Inc, *From Muscle Brook to Muswellbrook*, np, 1991

when he added a large extension to the homestead. According to the *Sydney Mail* Obituary, 'all of their children were born' in the cottage.[55]

Changes to the Edinglassie Estate 1889 - 1892

In 1889 when Francis White's children had all reached the age of 21, the trustees divided his estate as his will decreed. They sold the Edinglassie property, which at that time comprised 8,095 acres to James Cobb White and his brother Francis John White for £24,276.

The brothers applied to place Edinglassie under the Real Property Act on 22 June 1892 sharing the title as tenants in common. At that time it measured 6,257 acres comprising Portions 1 and 2 in the Parish of Vaux and 4, 5 and 59 in the Parish of Brougham. The Edinglassie and Rous Lench homesteads were both on Portion 4 of Brougham Parish originally granted to George Forbes. The name Rous Lench was not adopted for the cottages until 1969; in the 1890s they were called Edinglassie cottages. However, the brothers also registered as tenants in common for another 3,267 acres in the Parishes of Brougham, Savoy and Howick.[56] [See Appendix 1]
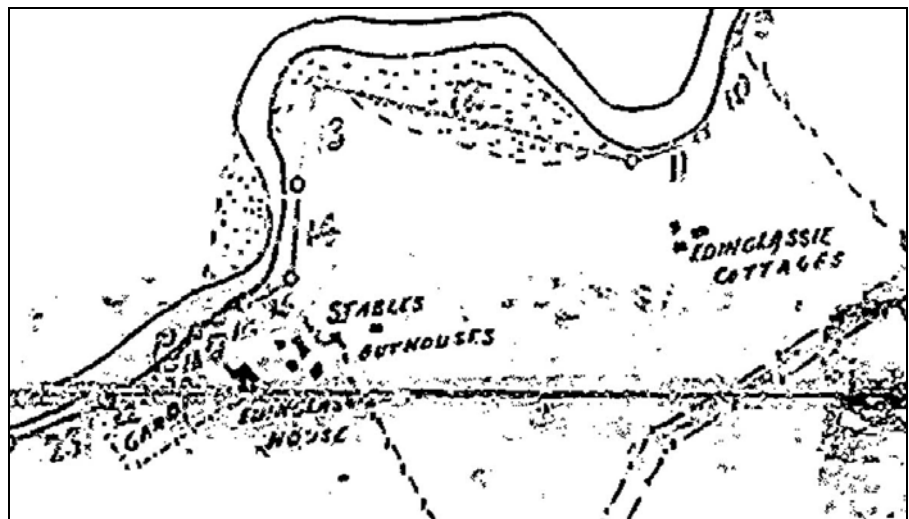
Figure 26
This detail comes from the survey plan used to define the land included in Primary Application 8855 of 10 January 1892.
source: LPI

While preparing to register Edinglassie under the Real Property Act, James Cobb White embarked on a grand extension to the 1860s two-storey addition to the original Edinglassie house. At the same time he selected a town allotment and had Maitland architects Messrs Lee and Scobie design and supervise construction of a house for his mother in Muswellbrook. It was called Birralee. The builders were Stephen Dumbrell senior, Stephen Dumbrell junior and Michael Hardy from Newcastle. The £3,900 cost included the new section, erected in place of the original shingled dwelling, and work on the Italianate house built in the 1860s. It was at this time that the shingled original cottage was dismantled with some materials apparently re-used on the larger of the Edinglassie cottages. The extension was accompanied by auxiliary buildings such as the dairy, domestic offices, servants' quarters and irrigation system. These were linked to the main house by a ground floor covered driveway, a covered walkway at the upper level and an outdoor staircase at the eastern end of the servants quarters.[57]

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[55] Rosemary Annable, op cit, p 26
[56] Certificates of Title Vol 1134 Folios 116 to 119
[57] Ledger 1908-1914 Belltrees Library, cited in Rosemary Annable, op cit, pp 28-9

Like all building works some parts were so poorly constructed the Whites hired an arbitrator. Among other things the roof iron on balcony, verandah and kitchen had to be removed and replaced. They described parts of the extension as 'a standing disgrace'. On the other side of the dispute, the builders expressed their dissatisfaction with the architect with rejoinders like 'ask Mr Lee why those iron blocks were put on the bottom of the verandah columns and see whose mistake that was and who faked it'.[58]

Figure 27
The 1890s extension turned Edinglassie homestead into a mansion. This view shows the servants quarters at the back and the meat house and creamery (rectangular building on the right). The old pepper tree can be seen on the right.
source: R. Annable from original in Belltrees Library

The house water supply was of prime importance. To provide water on demand, A. C. Lee designed an underground tank with a 16,000 gallon capacity to store river water equipped with a force pump (operating on suction) to push the water up to a 500 gallon cistern at the top of the stairs for baths, WC and generator. An Eclipse windmill was installed to keep the cistern full. To provide rainwater for the sinks, copper and washing tubs, he installed an 800 gallon tank on a stand outside the verandah. He explained that the force pump could be used as a back-up if the windmill failed.[59]

Like the 1860s house, the extension was built of pale stone and was so large, it more than doubled the previous accommodation. The exterior was enclosed in a two-storey verandah on the east and 'wrapped around the bay window on the west to join the northern verandah', a detail that the builder apparently added by mistake.

The enormous rooms were graced with marble fireplaces from Charles Dobson in November 1891 'and carpets, linoleum, curtains and bed drapes from Beard Watson in May 1892'. At this time also, specialists in 'English Art Furniture' George Bartholomew & Company supplied furniture for hall, dining room, morning room, office, bedroom 1 and dressing room,

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[58] Disagreements and dissatisfaction about building work and design, cited in Rosemary Annable, op cit, p 27
[59] Description of Proposed Water Supply for James C. White, Esq, 1891

bedrooms 4 to 9 and the nursery. Bedrooms 2 and 3 must have been in the 1860s building. The new rooms were probably occupied in 1892 after the dispute with the contractors had been settled.[60]

Figure 28
This image of the Edinglassie extension from the east, comes from one of the family albums owned by Francis Octavius Ebsworth. Three daughters of Edward Stanley Ebsworth married three of Francis White's sons – Arthur George, Henry Luke and James Cobb White.
source: Ebsworth Family Albums PXA 1345 Vol 2, p 20, ML SLNSW

In a detailed description of Edinglassie homestead at the time of James Cobb White's death published in the *Sydney Mail* in 1927, the writer explained that family members and friends always entered the house from the back.

At Edinglassie it is a pleasant entrance. A large part of the court is under cover, and grass and shrubs and vines are all in sight. From the hall reception rooms lead off, and again open by French windows on to the wide tiled verandahs. Upstairs and downstairs, the twenty or so rooms are of a size unknown to the builders of today...They were built when families were as large and hospitality as embracing, as the electricity of the house permitted . It was built too, at a time when service was easy to get...There are over two acres of [lawns], and it takes two gardeners a fortnight to get round them and keep them in perfect, clean-shaven order. It is barely four months since I saw them , when Mr White pointed out to me the prodigious girth of a pepper-tree. 'Over sixty years old', he said; and he believed it to be about the oldest pepper-tree in Australia. Sprinklers were going in all directions, and the turf looked equal to any well-kept English lawn.[61]

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[60] Rosemary Annable, op cit, p 28
[61] Mr J. C. White Obituary, *Sydney Mail*, 24 January 1927

In spite of his enthusiastic praise of Edinglassie homestead, the writer asserted that the 'most picturesque part...was the red-roofed modern garages and stables which are admirably planned [and] form the third side of the spacious courtyard at the back'.[62]

Figure 29 and 30:
These photographs showing the 'courtyard at the rear of Edinglassie feature Arthur George White
in the buggy on the left and 'Miss B' riding sidesaddle on the right.
source: Ebsworth Family Albums PXA 1365, vol 2 pp 21, 19, SLNSW

Figure 31
This view of the extended house c. 1890s shows the point of arrival and departure in
the 'open courtyard' between the stables and house. Part of the ground level covered
way is visible above the striped verandah on the meat house and creamery.
source: R. Annable from original in Belltrees Library

[62] Ibid

Edinglassie, Head Cattle Station 1880 - 1945

His father obviously planned to build up the Upper Hunter properties but it was James Cobb White who 'turned the station into one of the showplaces of New South Wales'.[63] He began acquiring the basis of his herd of Aberdeen Angus cattle in 1880 when he and Francis John ran the property under lease. He bought some stock from Victoria and in 1888 purchased the stud herd from Tucka Tucka, a property on the Queensland border which he also bought later.

By 1904 the property that the Whites owned in the Muswellbrook district was 27,000 acres. Asked whether the country near his properties was suitable for selectors, James Cobb White replied, 'Most of the farmers go out and work for other people. They do not rely upon their farms altogether; they go away shearing'.[64] He explained that the land in the Upper Hunter was not suitable for farming or dairying because it suffered dry periods in the year. 'Except for a small area under irrigation', he used all his land for rearing cattle. He was able to make grazing profitable because he had other properties where he could send his stock in time of drought and in good years he could bring cattle from properties further north and fatten them up on Edinglassie. At that time he had access to outside stations run by his relatives including Aberfoyle and Saumarez in New England, Brunette Downs in the Northern Territory and Tucka Tucka on the Queensland border. J. C. White confirmed that grazing was definitely more profitable than farming but it needed more capital.[65]
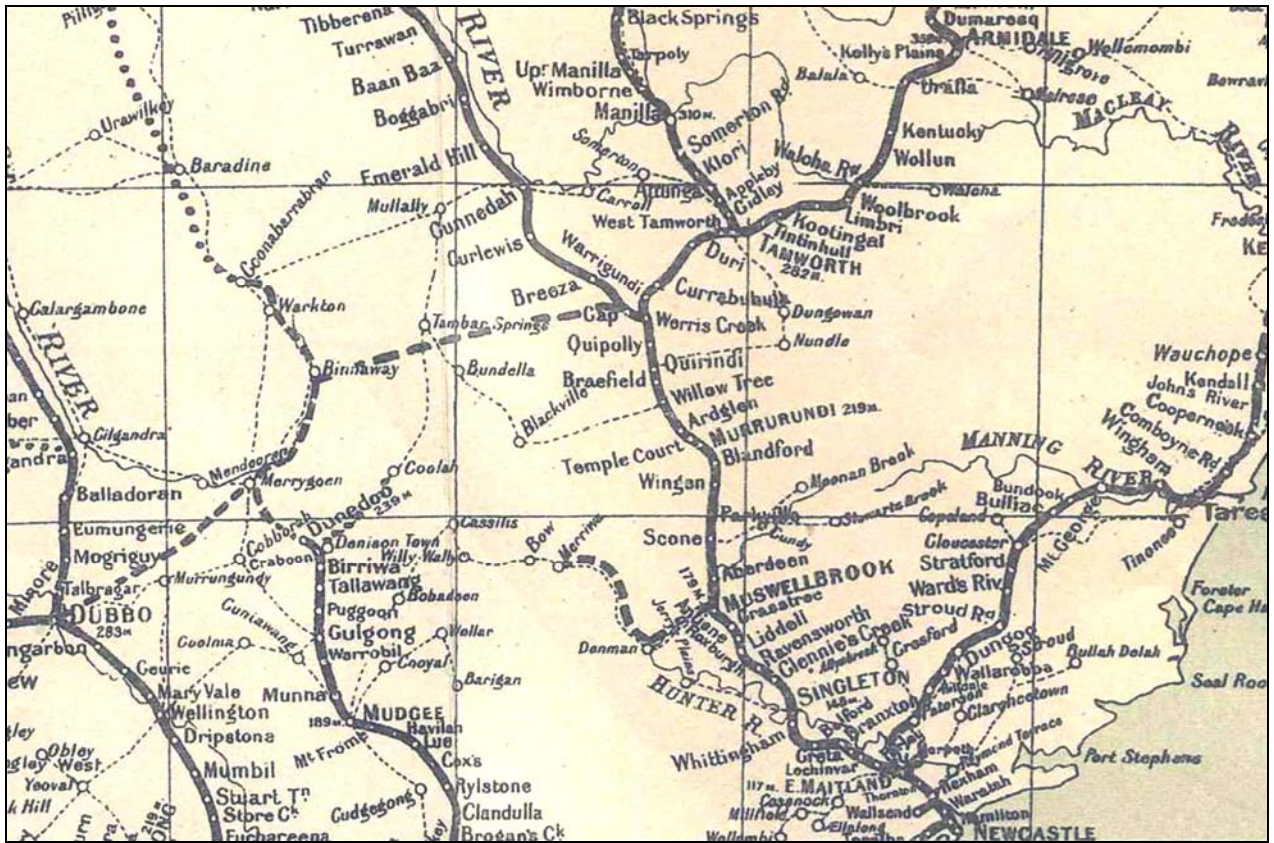
Figure 32
This detail from the Map of New South Wales Railways 1916 shows the main northern line from Newcastle to Armidale and beyond; branch lines from Tamworth to Barraba, and from Werris Creek to Mungindi. At this time, the Singleton to Cassilis railway was completed as far as Denman (west of Muswellbrook) with the section to Merriwa 'under construction' (dashed line). The line to Cassilis was never built.
source: NSW Government Railways and Tramways, Report of Commissioner, NSW Parliamentary Papers, 1916 session, Vol 4, p. 579

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[63] Nancy Gray, information on James Cobb White included in the entry for Henry Luke White, *ADB*, Vol 12, p 469
[64] Evidence by James Cobb White to Parliamentary Standing Committee on Public Works, re Singleton to Cassilis Railway with connection Denman to Muswellbrook, *New South Wales Parliamentary Papers 1904* (2nd Session) Vol 3, Pt 2, pp 84-5
[65] Ibid, p 85; Rosemary Annable, op cit, p 29

When giving evidence to the Parliamentary Standing Committee on Public Works, about the Singleton to Cassilis Railway with its connection from Denman to Muswellbrook, White explained that dairying was more suitable for the small farmer. It required less capital than cattle raising as they could keep the same stock for years. However, he did not favour subdividing his land to make way for dairy farming, as the government was trying to do to promote its closer settlement policy that would distribute additional land to small farmers. He had run four dairy farms before the inquiry and he paid the farmers by results. 'I had to find the grass and the cows, and the men found the labour. They had nothing to lose but their labour, but I had everything to lose in a dry season.' In this investigation into how best to support closer settlement with a railway, White stated he would not be persuaded to cut up his land into small areas for agriculture or dairying if there was a railway through his district, 'because I know that I should get no more out of my land...If I could make more out of it than I am doing now I would do so'.[66]

In 1911, James Cobb White did try dairying again at Edinglassie; the station's Improvement Account recorded irrigation, and construction of a dairy and associated buildings.[67] After the government held additional inquiries into the proposed Singleton to Cassilis line in the Muswellbrook district, an Act was passed authorising a line from Muswellbrook to Merriwa on 7 November 1911. The first stage of the branch line to Merriwa – from Muswellbrook to Denman – opened in 1915.[68]
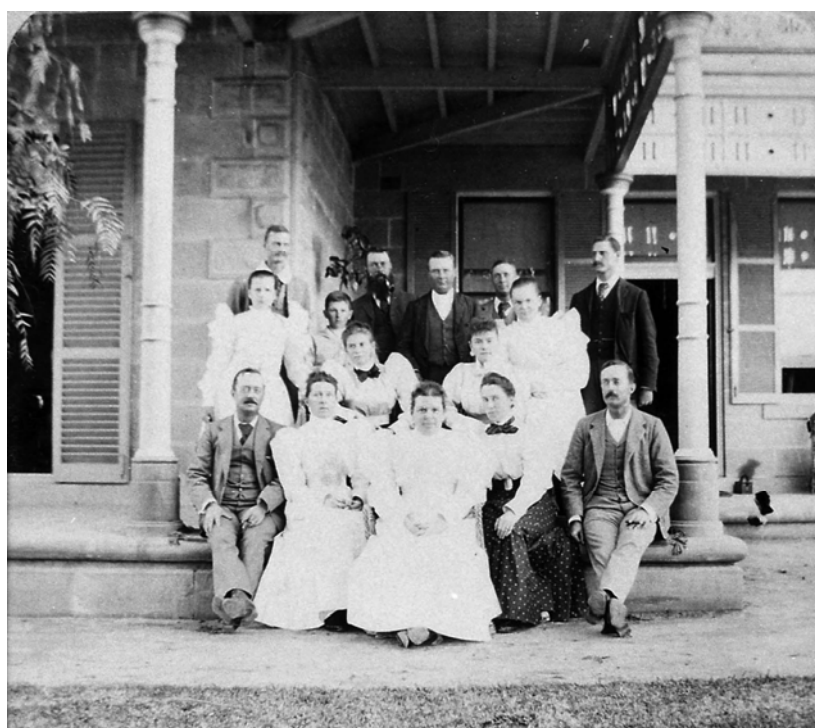
Figure 33
Among the members of the White family gathered for this 1890s photograph on the verandah facing south, the three sons of Francis White who can be positively identified are James Cobb White (centre back), Francis John White on his right and Victor Martindale White on his left.
source: R. Annable from original in Belltrees Library

Classing him as a 'Pastoral Celebrity' in 1908 after his appointment to the Legislative Council, *The Pastoralists Review* described him as 'a man of very sound judgement and wide experience'.[69] The journal reported that J. C. White had 'all his life been identified with stud cattle'. He had 'long practical experience with all the principal breeds' and was recognised 'as one of the best judges of live stock in the country, especially as regards cattle'. A keen horseman, he also bred 'a good class of general utility horse'.

> His wide experience in pastoral matters is the result of the personal supervision he has always given, and still gives, his extensive properties, and it is sufficient to visit Edinglassie alone to discover that he possesses a remarkable degree of resourcefulness.[70]

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[66] Evidence given by James Cobb White to Parliamentary Standing Committee on Public Works, 1904, p 85
[67] Rosemary Annable, op cit, p 29
[68] Act No 11, 1911; Muswellbrook and Upper Hunter Historical Society Inc, *From Muscle Brook to Muswellbrook, op cit*
[69] *The Pastoralists Review,* 15 August 1908, p 479, from Obituaries Australia, online
[70] Ibid

Although he seems to have found his parliamentary work somewhat less engrossing than his pastoral properties, he was very active in his district where he used his divining rod to locate water for many farmers. President of the Upper Hunter Agricultural and Pastoral Association and the Muswellbrook Shire Council and a supporter of the local hospital, he also served on the Licensing Court and the Local Pastures Protection Board.[71]

Figure 34 & 35
These photographs record the wedding of Jessie White to Mr L. P Dutton at Edinglassie. On the left are the father and mother of the bride, James Cobb White and Emmiline Eliza (neé Ebsworth) on the western verandah at Edinglassie.
source: Ebsworth Family Albums, PXB 202 vol 7, pp 10, 11, SLNSW
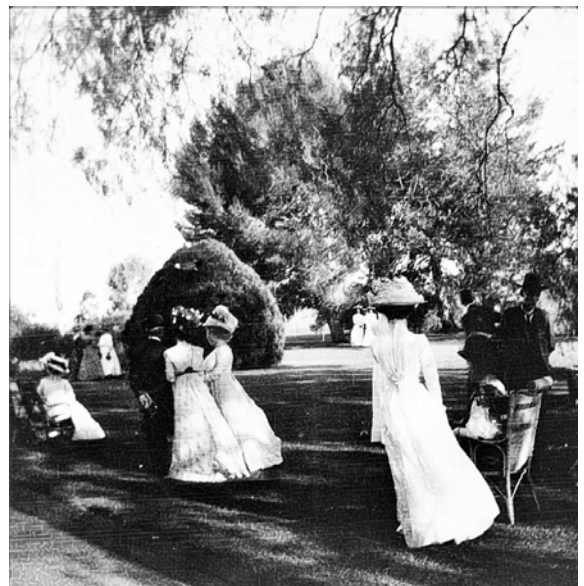
Figure 36 & 37
In the garden to the south of Edinglassie Homestead, the wedding party form a guard of honour for the bride and groom (left) and guests enjoy the gardens.
source: Ebsworth Family Albums, PXB 202 vol 7, pp 16, 17, SLNSW

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[71] Ibid; Nancy Gray, op cit, p 469

Division of the Edinglassie Estate 1909

The partnership between James Cobb White and Francis John White ended in 1908 though detailed settlement of the property continued into the following year. Francis John White had been living at another family property, Saumarez, New England while James Cobb White managed Edinglassie under the name White Brothers. When the partnership ended, Francis John White took sole control of Saumarez and neighbouring property Aberfoyle (Bald Blair) and the cattle there while J. C. White became solely responsible for Edinglassie, the associated land in the Muswellbrook district and Tucka Tucka. The Edinglassie stud was preserved at full strength in this division but the shares followed careful calculations based on an evaluation of stock and were balanced by a cash adjustment.[72] The following year, J. C. White and F. J. White, divided the Edinglassie land that had been consolidated in 1894 between himself, his wife Emmeline and his son James. J. C. White's daughters Jessie and Ruth and son James shared the scattered properties that comprised the 3,267 acres, perhaps to lessen the death duties. These transfers of land did not end the shared ownership of J. C. and F. J. White. Nor did they immediately 'change the way the property was run' although there were some subdivisions and sales in the next decade. [73] (See Appendix D)

Figure 38
This detail from a 1910 Auction Notice shows the part of Edinglassie that the Whites offered to farmers wanting to operate a dairy or undertake mixed farming.
source: ML SLNSW

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[72] Francis John's son Harold Fletcher White was born at Saumarez in 1883 and Francis John gave Saumarez as his address in his Statutory Declaration for PA 8855 to bring Edinglassie under the Real Property Act in 1892; *Pastoral Homes of Australia* (p. 200) reports the end of the White Brothers' partnership as 1908.
[73] Rosemary Annable, op cit, p 30; *Sydney Morning Herald*, Wills and Bequests, 1 July 1927, p8.

There were a few subdivisions of Upper Hunter Estates at this time, notably the Piercefield Estate immediately south of Edinglassie, which auctioned seven blocks 'adjoining the famous Edinglassie, Bengalla, Pickering and Merton Estates' in November 1909. The sale notice described the land as 'river flats and undulating currajong and box ridges suitable for growing wheat, maize, barley, lucerne and all root crops and fruit to perfection' but also praised it as 'a highly improved fattening and grazing area' very close to the proposed Muswellbrook-Merriwa railway.

The following year the Whites offered six allotments ranging from 288 to 433 acres as 'Splendid River Farms, Portion of the Famous Edinglassie Estate, 8 to 9 miles from Muswellbrook Railway Station by First Class Roads' for Auction on 25 May 1910. This land was said to be 'ideal dairying Country and Fattening as well, with good areas of Agricultural Land on Each Block'. Including Conditional Purchases made by Francis John White, James Cobb White, John Black and Ann Black, this land is situated in Wynn Parish immediately east and south of the peak of Mount Arthur.[74] [see Appendix D]

Dairying in the Upper Hunter Valley

The proliferation of railways did assist the small farmers in Australia but it also motivated the New South Wales government to continue encouraging selection in order to create closer settlement. Farmers were far more likely to use the railway to transport their produce than graziers. The Great Northern Line from Newcastle to Tenterfield near the Queensland border opened in 1886 and on 16 January 1888 reached the border station of Wallangarra where it connected with the Queensland line to Brisbane. The land between Barraba and Tenterfield was recognised as good for agricultural purposes and the promotion of a line from Singleton to Cassilis shows that that area too was considered suitable for closer settlement.

The first co-operative creamery in the Upper Hunter opened at Osterley in 1892. A second creamery that opened at Kayuga the following year provided cream to butter factories in Newcastle as well as making its own butter. Gradually, dairy farming began to rival wheat growing, wool production and cattle raising. In 1897 R. T. Keys introduced dairying through a share farm system on the Bengalla Estate near Edinglassie; he also established an irrigation system for his property during the 1902 drought. Additional Cooperative Dairy Companies formed at Denman in 1907 and Scone in 1908.

Soon after Edinglassie offered six allotments suitable for dairying, there was a subdivision of part of Balmoral, a large estate to the north in 1911 while Bengalla (another neighbouring estate), surrendered 12,000 acres under the terms set out for closer settlement. This occurred in the year before construction began on the branch line from Muswellbrook to Merriwa. It opened as far as Denman in 1915 and reached Merriwa on 29 October 1917.[75]

James White at Edinglassie 1927 - 1945

James Cobb White died at Edinglassie on 18 January 1927 not long after his wife. His three sons and two daughters – James, Alan and Bruce, Jessie (Mrs L. P. Dutton) and Miss Ruth White – shared an estate valued at £236,691, including the original Edinglassie 1,280 acre grant. They continued the family cattle business under the name Messrs White Bros. Bruce lived at Tucka Tucka and Alan at a neighbouring residence named Doonkami. As the oldest son and managing director of the company, James moved to Edinglassie.

Figure 39
The son of James Cobb White, James White was born at Edinglassie in 1886 and educated at The Armidale School. He married Ruth Suttor in 1911 and became managing director of Messrs White Bros. in 1927.
source: Pastoral Homes of Australia, 1931

[74] Parish Maps of Wynn and Brougham, County Durham; Mt Arthur peak identified by T. R143 printed in Portion 193 Parish of Brougham
[75] Robert Lee, *The Greatest Public Work: The New South Wales Railways – 1848 to 1889*, Public Works Department History Project with Hale & Iremonger, Sydney, 1988, pp 78-81; Muswellbrook and Upper Hunter Historical Society Inc, *From Muscle Brook to Muswellbrook, op cit, np*

In the 1930s the house and gardens at Edinglassie – and their stud Aberdeen Angus cattle – were highly praised and well-known, especially after a description of the property and its stud herd of Aberdeen Angus cattle appeared in *Pastoral Homes of Australia* (*PHA*) in 1931. The article described the whole Edinglassie estate as comprising 30,000 acres freehold that sold 5,000 head of fat cattle every year. At this time, the owners – J. C. White's five children – also had part ownership of Brunette Downs and Tucka Tucka, both extensive properties.

Figure 40
Bullocks were fattened on the rich pastures at
Edinglassie after travelling overland from Brunette
Downs in the Northern Territory.
source: Pastoral Homes of Australia, 1931

Edinglassie gained more publicity in 1934 when it was chosen, along with General James Macarthur Onslow's Camden Park, as a suitable place for the Duke of Gloucester to visit. According to the *Sydney Morning Herald*, these were 'the two best-known country homes in the state'.[76] Edinglassie would provide an example of 'what can be accomplished on the land, how it can be enriched through the labours of one generation after another'.[77] After waxing lyrical about the country hospitality for which Edinglassie was famous, the *Herald* described the house and garden in similar terms.

> The lovely old stone homestead stands in the midst of a glorious garden, where as many gums have been left standing as could comfortably be managed without interfering with the growth of garden shrubs and plants.
>
> There are winding paths through rock-bordered beds where flowering shrubs lend colour and perfume to the garden. There is a broad sweep of lawn studded here and there with shade trees and shrubs and a lovely tennis court, where doubtless the Prince will enjoy more than one game of tennis.[78]

In addition to these attractions, there was a two-acre vegetable garden with a gardener's cottage nearby. The estate had five or six cottages that had been built to house some of the workers, including a school attended by their children. This was a one-teacher Provisional School from 1898 to 1920 and continued as a subsidised school until 1928. After the school closed and the children went to Muswellbrook, the classroom was relocated as an extension of the teacher's house closer to the homestead.[79]

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[76] *Sydney Morning Herald* (*SMH*) Women's Supplement, 7 June 1934, p 12
[77] Ibid
[78] Ibid
[79] Rosemary Annable, op cit, p 29

Figure 41
This unidentified woman is standing in a sunlit part of the
Edinglassie shrubbery.
source: Pastoral Homes of Australia, 1931

Figure 42
Pictured here are John Davies, the chauffeur to HRH
Duke of Gloucester and Joan and Peter White waiting for
the Prince to return from a kangaroo hunt at Edinglassie
on the Royal Visit of 1934.
source: Judy White, Memories II

Figure 43
This image of the Edinglassie homestead shows the 1860s section of the house that faces west
overlooking the river flats. In the right foreground is the old pepper tree that James Cobb White
proudly showed the journalist for the Sydney Mail not long before his death.
source: Pastoral Homes of Australia, 1931

2.10 Edinglassie after World War 2: 1945 - 2011

James Suttor White at Edinglassie 1945 - 1959

After the death of his father in 1945, James Suttor White and his wife Margaret moved to Edinglassie to continue the management of the cattle stud. By this time the older section of the house was no longer used 'unless there were visitors'. It was further damaged by a freak tornado which ripped the iron work off the western-facing verandah and dumped it in the river.[80]

Figure 44
This portrait of James Suttor White was taken in the early 1930s.
He had lived at Tucka Tucka before his father died.
source: Pastoral Homes of Australia, 1931

Closure of the Edinglassie Cattle Stud - 1950s

The success of Edinglassie as a cattle stud faltered in the late 1940s for many reasons and from this time various locations were advertised as potential dairy farms or fattening paddocks. In 1949 part of the south-western end of the original grant to George Forbes was returned to the Crown for redistribution under Closer Settlement regulations. Some areas in the west had gone for dairy farms for soldiers returning from World War 2. One area east of the original Edinglassie that was offered at Auction on 26 June 1954 comprised 3,300 acres divided into six allotments ranging in size from 410 acres to 775 acres. The sale included three lots known as Upper and Lower Pringles, paddocks that had been originally used for sheep since 1846, the others were Figtree divided into two sections and Stonewall.[81] As the auction notice explained, Blocks 3, 4, 5 and 6 had been the 'famous Pringles country of Edinglassie' with the reputation of being 'the heaviest carrying and quickest fattening of any other' in the Hunter District. Together, these four lots would make an ideal Cattle Stud'.[82]

Figure 45
Block 1 of the 1954 sub-division was said to be an 'extensive piece of prime land with no noxious weeds and no rabbits'...only seven miles south of Muswellbrook.
source: ML SLNSW

[80] Rosemary Annable, op cit, p 30
[81] CT Vol 5119 Fol 146
[82] Further Subdivision of Portion of the Famous 'Edinglassie', Estate Auction Notice for Saturday 26th June 1954, ML SLNSW

Pringles Paddocks might be sufficient for an ideal Cattle Stud for some but the White family felt that Edinglassie was no longer adequate for them. They already had large cattle enterprises in Queensland and the Northern Territory which were more economic. Additionally, the house was no longer convenient. Hardly used, the 1860s part on the western side was usually reserved for visitors. Having come from Tucka Tucka, the incumbents James Suttor White and his wife Margaret did not have any special ties to Edinglassie. When the homestead block was subdivided and sold in about 1959, they returned to their original home taking such mementoes as 'two of the doors which led onto the verandah from the top floor'.[83]
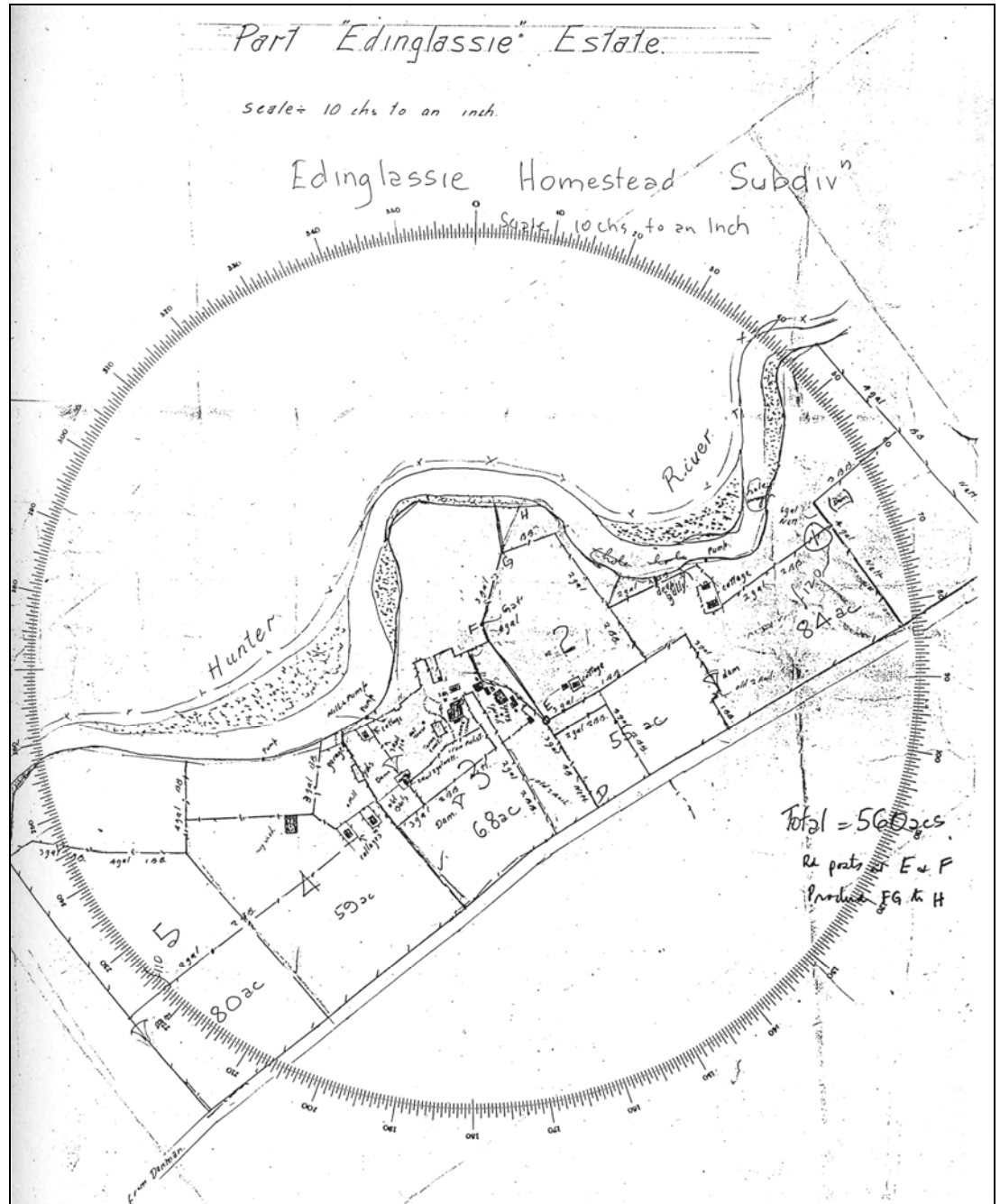
Figure 46
Although it was not carried out, this subdivision plan for the Edinglassie home paddock
proposed in 1958 shows the configuration of the house, cottages and outbuildings on the five
allotments planned by Hyndes, Bailey & Co Surveyors, Muswellbrook.
source: Tropman & Tropman Preliminary Conservation Plan, 1993

[83] Rosemary Annable, op cit, p 30

Separation of Edinglassie Homestead and Cottage – 1960s

In 1959 Alan Morisby purchased 346 acres north of Denman Road that included the homestead and the cottage to the east. He and his wife lived elsewhere, leaving Edinglassie homestead uninhabited except for short visits that used a few rooms. As a consequence the house was not maintained except for emergency repairs such as removing the upper storey verandah when it became unsafe and moving its roof down for a single storey verandah. Morisby also replaced the slate roof with corrugated iron. However, he bulldozed a significant proportion of the garden and removed numerous trees. He used the stables for his stud horses and the land and cottage on the east side of the property as a turkey farm.[84]
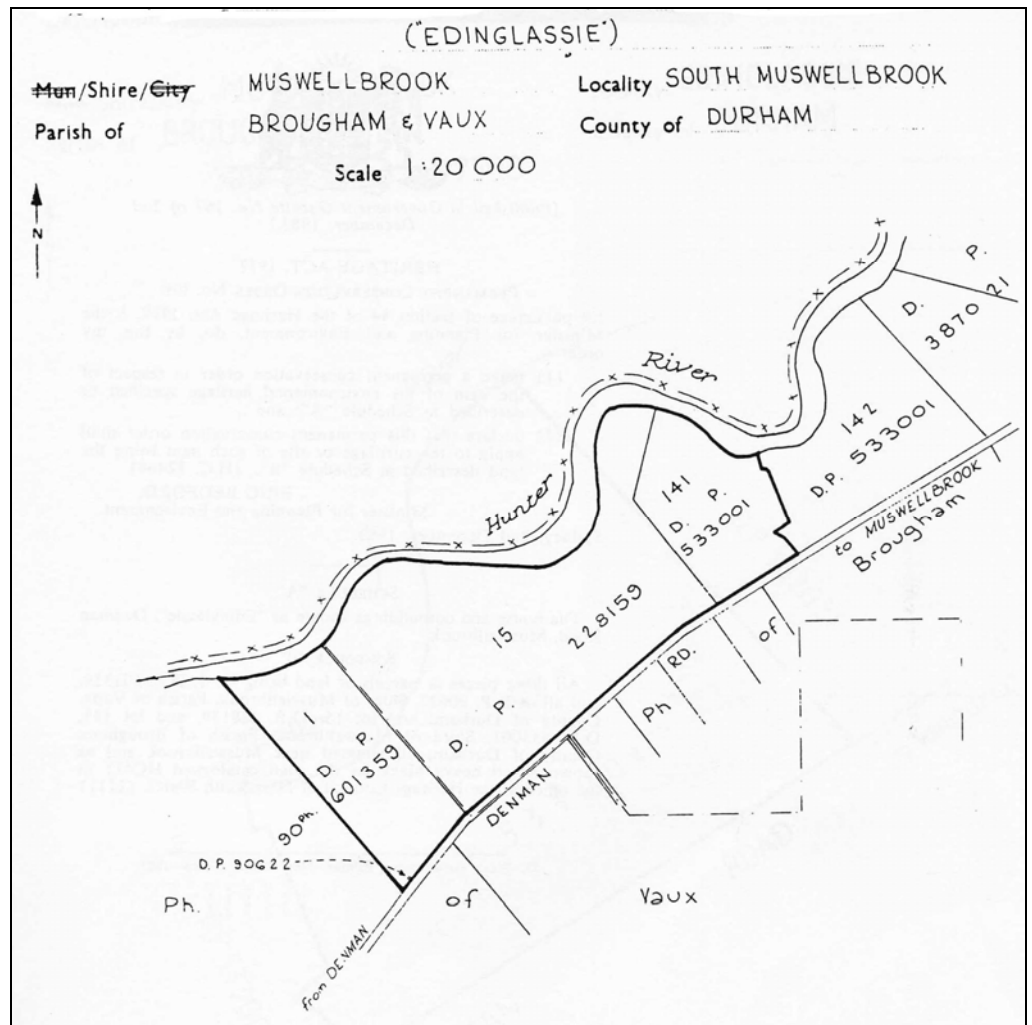
Figure 47
This plan used in the Heritage Council's listing of Edinglassie Lot 15 DP 228159 without Rous Lench on 2 July 1980 shows the final result of the 1950s and 1960s subdivisions of the home paddock. The cottage now called Rous Lench is on Lot 142 DP 533001. Rous Lench was listed by the Heritage Council on 9 December 1983. The 1960s subdivisions are shown in full in Appendix D.

Having acquired some adjoining land, Morisby – trading as Cherwood Pty Ltd – subdivided the house paddock and additional acres in different configurations in 1961, 1965 and 1968. The house and cottage were on separate lots in these subdivisions.

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[84] Rosemary Annable, op cit, p 32

Figure 48
This image shows Edinglassie Cottage, later Rous Lench, as it was in 1931. The log
store on the left of the picture with its high-pitched shingle roof resembles the small
building on the right side of the image of the original homestead in Figure 15.
source: Pastoral Homes of Australia, 1931

Edinglassie Cottage becomes Rous Lench 1969

In 1969 Gerald Terry of Rouse Hill, north-west of Sydney, purchased 85 acres on Lot 142 DP 533001 with Edinglassie Cottage and related outbuildings. He called it Rous Lench after the English village that had been home to his ancestor Richard Rouse before he emigrated to New South Wales in 1801. Like Edinglassie, Rouse Hill House is a historic dwelling that has special significance through its long occupation by a single family. It is now open to the public with its many surviving outbuildings, which include stables designed by Horbury Hunt. Gerald Terry was largely responsible for keeping Rouse Hill House together when the family could not afford to pay outside contractors and continued his 'jack-of-all-trades' efforts at Rous Lench, Muswellbrook. Although he was in his sixties when he bought Rous Lench, 'he frequently used to drive the 200 kilometres up there in the morning, spend a day at work there and then drive back [to Rouse Hill] in the evening.'[85] He subsequently made it available to his daughter Rosemary Merton and her family who used it for their earth-moving business. Gerald Terry sold Rous Lench to the Electricity Commission in 1982.[86]

Figure 49
This image of Rous Lench was created for the National Trust in 1975 as it
recorded it with Edinglassie Homestead for a Heritage Listing.
source: National Trust Listing Files

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[85] Caroline Rouse Thornton, *Rouse Hill House and the Rouses*, self published, 1988, pp vii, 268.
[86] ibid.

Figure 50
Part of this building constructed from undressed timber remains at Rous Lench but a piece of flat corrugated iron has replaced the shingle roof. Its purpose is unknown.
source: National Trust Listing Files

Robert Oatley at Edinglassie Homestead 1977-1983

Alan Morisby sold Lot 15 DP 228159, which included Edinglassie House, and the adjacent land Lot 141 DP 533001 to Robert Oatley, owner of Rosemount Wines, in 1977. Oatley worked on the house stables and grounds, spending more than $1 million to restore them. He sold the land the New South Wales Electricity Commission in 1983 but continued there as a leaseholder both homestead and cottage into the 1990s.[87] During this period he planted grapevines between the them. The National Trust had classified Edinglassie homestead as significant in 1968 and, at Oatley's urging and support from the Heritage Council, the New South Wales government placed permanent Conservation Orders on Edinglassie Homestead and Rous Lench in 1983 with a protective curtilage. Subsequently, the Electricity Commission replaced roofs, improved drainage and repaired windows.[88]

Figure 51
David Sheedy's photograph of Edinglassie in 1980 shows how the gardens diminished and the pasture in front of the house increased in later years but the peppercorn tree and palm survived.
source: National Trust Listing Files

[87] Rappoport Pty Ltd, op cit, p 43
[88] Rosemary Annable, op cit, p 32

Coal Mining in the Upper Hunter Valley

Europeans recognised that there was coal in the Hunter Valley from 1897 when Lt John Shortland accidentally found it at the mouth of the Hunter River while searching for runaway convicts. Convicts were taken there to obtain coal in 1801 and again in 1804 when those involved in the Castle Hill rebellion were taken there. This second penal settlement continued until the pressure from free settlers caused the government to close it in 1823 and declare Newcastle a free town the following year. Commercial coal mining began at Newcastle when the government granted the Australian Agricultural Company control of its coal mines and provided a 2,000 acre land grant that covered most of inner Newcastle in 1829. These circumstances gave the Company a monopoly that its rivals could not breach until 1847. The coal mining industry really burgeoned from 1855 when large companies opened new mines in and around Newcastle, supported by the sharp increase in the populations of the Australian colonies that resulted from the 1850s gold rushes. [89]

Coal mining began in the Upper Hunter at Rix's Creek near Singleton in the 1860s and small operations worked mines at Muswellbrook in the early 20th century. Muswellbrook Colliery introduced open cut at its pit top in the 1930s and 'an open cut mine was established on the Common in 1944 between No 1 and No 2 Collieries'. Known as 'Muswellbrook No 3, it was for some time the largest open cut black coal mine' in Australia.[90] These operations gave way to larger enterprises in the 1950s and 1960s, initially near Singleton.[91] The Bayswater No 2 mine opened in 1968.[92]

Mining Interests purchase Edinglassie and Rous Lench 1983

The Electricity Commission of New South Wales (later Pacific Power) and Mt Arthur South Coal Pty Ltd purchased most of the land around Mount Arthur to establish open cut mines at Mt Arthur North and Mt Arthur South following their proposal in 1982. [93] This purchase included Edinglassie and Rous Lench.

As the coal in Bayswater 2 Mine became depleted, in 2000, the New South Wales Planning Minister issued consents for the introduction of open cut mining at the underground mining sites known as the Saddlers, Macdonalds, Belmont and Calool Pits.[94] The government issued authorisations to Shell for Mt Arthur South and Pacific Power for Mt Arthur North in the early 1990s. The Bayswater Colliery Company bought the land and began operations at the Bayswater No 3 in 1994 commencing mining there in the following year.[95] Most of the coal these mines produce is for export but they also supply the Liddell, Bayswater and Redbank Power Stations. The mine affected area stops just short of the south side of Denman Road leaving Edinglassie and Rous Lench, on the northern side of the Road, just beyond the approved disturbance areas. BHP Billiton currently owns these properties which are leased to tenants who use them as horse studs.

Recent Ownership Changes

Edinglassie was purchased from Pacific Power in 1998 by Coal Operations Australia Ltd, a wholly owned subsidiary of Billiton Coal.

BHP Billiton currently owns these properties which are leased to tenants who use them as horse studs.

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[89] J. C. Docherty, *Newcastle, The Making of an Australian City*, Hale & Iremonger, Sydney, 1983, pp 1-2
[90] Muswellbrook and Upper Hunter Historical Society Inc, 'A Brief Chronological History', np
[91] Umwelt (Australia) Pty Ltd, op cit, p 5
[92] NSW Department of Urban Affairs and Planning (DUAP), 'Proposed Bayswater and Drayton Mines Antiene Joint User Rail Facility Project Report on Assessment of Development Applications...105-04-2000 and 106-04-2000', p 1
[93] Umwelt (Australia) Pty Limited, Bayswater No 3 Mining Area Heritage Conservation Plan, December 1997, p 5
[94] Environmental Impact Statement Bayswater No.3 Coal Mine Project.
[95] Ibid

3   Physical Evidence

3.1   Existing Context & Landscape[96]

Approached via a long avenue, the Edinglassie homestead appears somewhat like a nobleman's mansion rising up boldly from a lush lawn running right up to the house and framed by mature trees – all in the English landscape style.

Figure 52
A western view of the main house, set in lawn and framed by trees.
source: MWA, October 2011

This effect has been achieved incrementally, over a century and a half, and what is visible today simply represents remnant layers of landscaping activity undertaken in bursts during that period.

An analysis of historical images reveals that not only the homestead buildings but the grounds have undergone constant change and transformation. These reflect not only the growing wealth and importance of the White family over successive generations, but also the changes in both architectural and landscape styles over the century or so that they developed and managed the estate.

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[96] Existing Landscape & Context has been completed by Mayne Wilson & Associates.

The earliest image available is that shown below (figure 53), attributed possibly to Conrad Martens. It shows the homestead in a parkland setting, with only a few mature trees left standing. Post-and-rail fences define the edges of the cleared paddocks, and the stable buildings are located in the same location as today.

Figure 53
Earliest available image of Edinglassie.
source: copied from negatives of images
held by historian Rosemary Annable

The second historical image (figure 54) shows the grand mansion already built, with numerous well advanced pine trees planted within and adjacent to the home yard. It is difficult to determine what species the other trees may be, but there is a sprinkling of them throughout, especially between the mansion and the stable complex. Paddock fences are now multi-railed, but scarcely any trees are present, presumably to facilitate pasture growth.
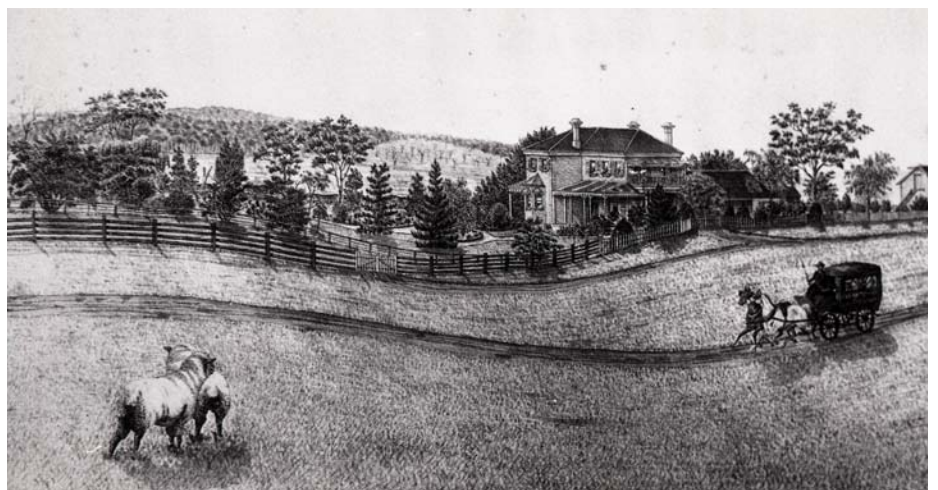
Figure 54
A sketch reproduced in lithograph of Edinglassie, 1870s.
source: copied from negatives of images
held by historian Rosemary Annable

When the main house was built in 1870, the garden was redesigned, with formal beds, manicured lawns, feature trees, curving gravel paths and a carriage loop.[97] No pine trees seen in figure 54 above are present, and the garden is laid out in the typical mid Victorian gardenesque manner, with large, curved beds containing shrubs, and individual specimens planted here and there within the spacious lawns. A few trees are present around the perimeter, but are far fewer than those depicted in the previous image.

Figure 55
Edinglassie Homestead in the 1870s.
source: Belltrees Library Images

In the next period 1890-92, James Cobb White is said to have expended a lot of energy on improving the grounds, and it was during this period that the stables complex was architecturally upgraded. He is said to have made the whole estate a state showpiece.[98]

Figure 56
Edinglassie Homestead in the 1890s.
source: copied from negatives of images
held by historian Rosemary Annable

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[97] Tropman & Tropman Architects, Preliminary Conservation Plan for Edinglassie & Rous Lench, 1993.
[98] Tropman & Tropman Architects, Preliminary Conservation Plan for Edinglassie & Rous Lench, 1993.

By 1890, the mansion has become even grander, with a second storey verandah around it. While the lawn area remains spacious, and the curved garden is still present, the shrubs are low, and there are even fewer trees. A little lattice garden arch is present (at right of frame, figure 56), which today's occupants have emulated in steel. The area around the stables is almost completely devoid of trees, with just one or two just visible in the background.

Figure 57
The stables complex, viewed from the south.
source: copied from negatives of images
held by historian Rosemary Annable

As Tropman says, 'during the 20th century, the gardens were a notable feature of the Edinglassie homestead, a tradition continued from at least the 1860s'. A description of Edinglassie in 1934, which the Duke of Gloucester was going to visit, stated that 'the lovely homestead stands in the midst of a glorious garden, where as many gums have been left standing as could comfortably be managed without interfering with the growth of the garden shrubs and plants. There are winding paths through rock-bordered beds where flower shrubs lend colour and perfume to the garden. There is a broad sweep of lawn studded here and there with shade trees and a lovely tennis court.'[99]

At this time, the grounds also included a large vegetable garden of about 2 acres around the gardeners' cottage, an orchard, and a pavilion for the tennis court. These are all located to the west of the house, a little downslope, toward the river flats and so essentially out of sight. Refer to Figure 58, and to site plans included in Appendix L.
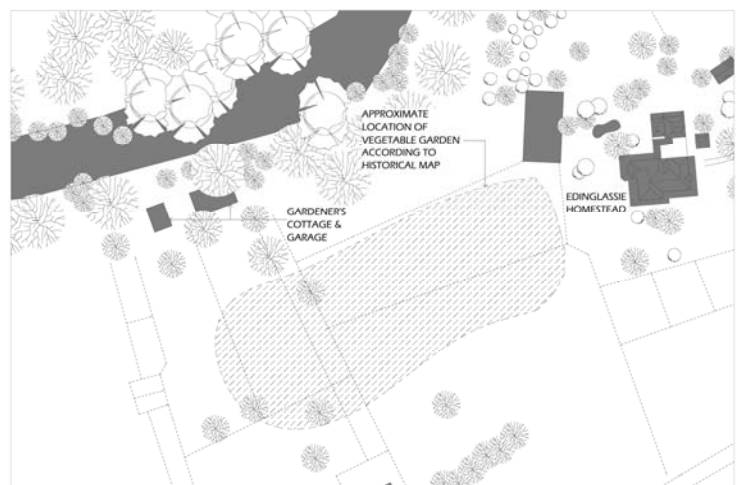
Figure 58
Site plan showing location of vegetable garden and gardener's cottage in relation to Edinglassie Homestead.
source: Heritas, based on historical research

[99] Women's Supplement to the *Sydney Morning Herald,* 7 June 1934.

As figure 59 shows, by 1931 the western sector of the grounds had gained its present form, with few trees and a spacious lawn sweeping up to the walls or paths around the house. No shrubs are present in this view however, which was not representative of the south-eastern sector, between the mansion and the stables complex.

Figure 59
The south western sector of the house,
with Pepper tree at right.
source: *Pastoral Homes of Australia*, 1931

Figure 60 The brick tennis pavilion.
source: *Pastoral Homes of Australia*, Vol III (new series) 1931

Figure 61 Edinglassie, seen from the south east, 1930s.
source: *Pastoral Homes of Australia*, Vol III (new series) 1931

Figure 62 Water towers, rear of house & servants' quarters.
source: *Pastoral Homes of Australia*, Vol III (new series) 1931

Figure 63 Utility area at east of the homestead.
source: *Pastoral Homes of Australia*, Vol III (new series) 1931

Figure 64 An eastern segment of the garden, 1931.
source: *Pastoral Homes of Australia*, Vol III (new series) 1931

Figure 65 Lush garden to north of house, toward the river.
source: *Pastoral Homes of Australia*, Vol III (new series) 1931

Apart from the old Pepper Tree (*Schinus mollis*) seen in figure 59 above, it is not possible to identify which other trees are still present today, or to tell when they may have been planted. The majority of the older larger trees are Peppers, Brigalow *(Acacia harpophylla)*, Hackberry *(Celtis australis)* or Eucalypts, while Silky Oaks and a few Cypresses represent a later, but still visually substantial layer. The avenue of Ash trees leading down to the homestead from Denman Road is relatively recent, as are the majority of plantings within the carriage loop – excluding the Pepper Tree at its center, and one of the Kurrajongs.

According to the 1993 Tropman & Tropman Preliminary Conservation Plan, much of the garden surrounding the house was bulldozed and destroyed, after it was acquired in 1959 by Mr Alan Morisby and much of the timber on the estate was removed. Some effort has been made by his successor, Mr Robert Oatley in 1977 to restore the house and grounds to something like their condition prior to the departure of the White family. In that he has been partly successful, and in general terms the grounds look appropriate for the grand style of the homestead and the images of it during the White family ownership.

The entry driveway and carriage loop only gained their present form in the 1960s and have been nicely graveled and articulated in recent times. Some of the mature trees have been retained, but how many of these were planted by the White family is not easy to determine; however, it is likely that some of the old Peppers, Brigalow, Cypresses and Kurrajong were.
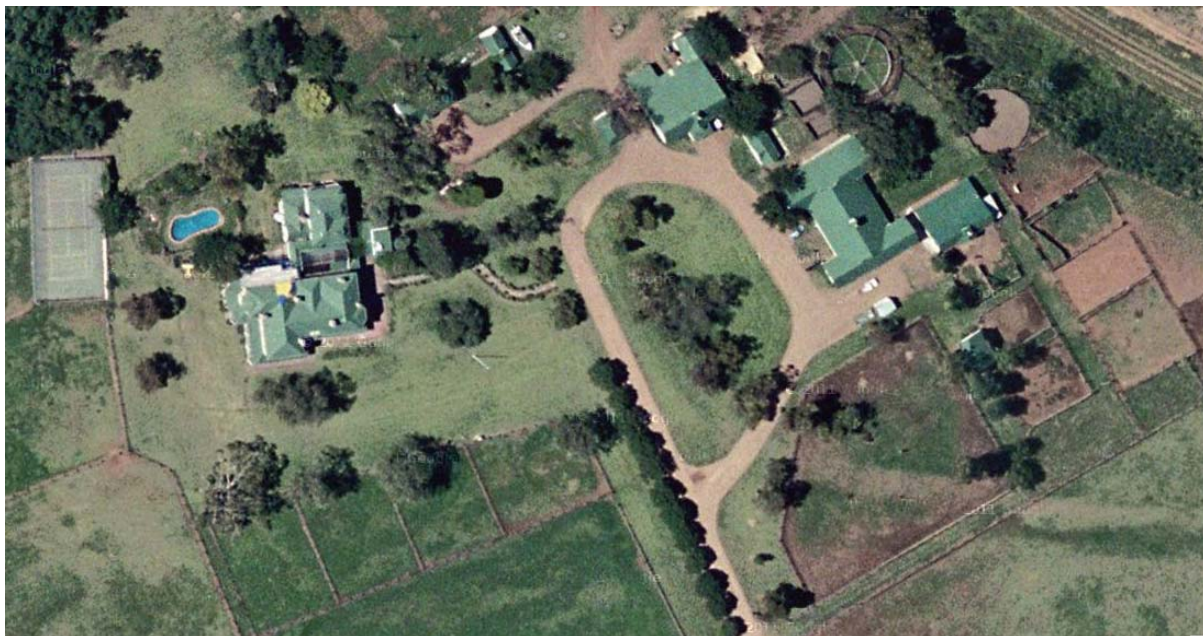
Figure 66
This image shows the treed avenue leading to the looped driveway, with the mansion on the left, garage (at centre, partly obscured) and the stable complex on the right. The dogleg-shaped garden path to the homestead does not connect directly to the driveway. Swimming pool, tennis court, and river are tucked away, at far left.
source: Google Earth, 2009

It is notable that in all these early images, the river is not visible. Part of the reason is that the vegetation along the river flats is so dense that the river remains well hidden, as indicated by the images below.

Figure 67
Extract from a Google Earth aerial showing the Hunter River at top left, and buildings at centre.
source: Google Earth, 2009

The river was certainly not addressed in the manner that Lancelot Brown would have done in the English landscape style, and was probably only seen from the second storey windows of the 1870 homestead and the servants' quarters. The image below is the only one which suggests the presence of the river, and that at least some windows of the house were provided to capture views of it. In the English landscape style, of which Brown was a leading exponent, the mansion would have addressed the river, not the road. Even if there was only a creek or a large swale, Brown would have dammed it and made it into a small lake or pond. He would have ensured that - unlike Edinglassie - no large threes would have blocked the view to the water feature (the river); rather, he would have had clumps of trees planted some metres to each side to assist in framing the view, whie lawns would have run right up to the mansion from the water body. The Whites, by contrast, turned their mansion's back to the river, and planted out the view of it (and/or left the river gums to proliferate there).

Figure 68
Undated photograph of the house viewed from the river flats. This is the area where the lush garden, referred to in the *Pastoral Homes of Australia* article of 1931, appears to have been located. It is likely that Mrs White in the 1931 photograph (refer figure 65) was standing in the thicker garden at the left of this image.
source: *The Pastoral Homes of Australia*, Vol III (new series) The Pastoral Review Pty Ltd, 1931.

Figure 69
The Hunter River at Edinglassie.
source: *Pastoral Homes of Australia*, 1931

3.2   Existing Built Fabric & Condition

The existing built fabric on the greater site can be organised into precincts: the homestead precinct; the homestead outbuildings; Rous Lench; and other, miscellaneous buildings. This is shown graphically in figure 70. Details of each precinct are given following.

The condition of some of the buildings at Edinglassie have been assessed by Bill Jordan and Associates Consulting Structural Engineers (BJA), in association with various works. An assessment of blast vibration vulnerability was also undertaken by Bill Jordan and Associates. Relevant information from these reports is included in the inventory sheets contained in Appendix A. The full report prepared by BJA is contained in Appendix C.

The assessment of blast vibration vulnerability conducted at Edinglassie homestead concluded that 'blasting vibrations experienced at Edinglassie at present do not appear to be presenting any significant risk of causing building damage to sound fabric, particularly where dominant ground wave frequency is 10 Hz.

'There will always be a risk of minor cosmetic damage to deteriorated building fabric. The risk to such fabric is difficult to evaluate because the nature of the damage from deterioration varies so widely. Continuing maintenance of the fabric is the best way of minimising such damage. There is scope for substantially increasing explosive charges, leading to larger peak particle velocities at Edinglassie (perhaps as high as 20 mm/s) if frequency control can be assured. If this course were to be adopted then it would be prudent to adopt a program of monitoring as peak particle velocities are raised as there are relevant factors which cannot be fully assessed.'[100]

Similarly for Rous Lench structures, 'continuing maintenance of the fabric is the best way of minimising … damage. If it is considered that worthwhile savings could be made by increasing vibration levels at Rous Lench monitoring and characterisation of the buildings will be required.'[101]

General comment on structural condition of each building, including any recommendations, is included in the inventory datasheets for individual structures (Appendix J).

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[100] Bill Jordan and Associates, *Edinglassie Homestead, Muswellbrook: Structural characterisation and assessment of blast vibration vulnerability*, Assessment for Mt Arthur Coal, Draft, February 2012.
[101] Bill Jordan and Associates, *Rous Lench, Edinglassie, Muswellbrook: Structural characterisation and assessment of blast vibration vulnerability*, Assessment for Mt Arthur Coal, Draft, February 2012

3.2.1 Edinglassie - homestead precinct

The Edinglassie homestead precinct is defined by Figure 70, and includes the homestead, servants' quarters, meat safe and creamery, swimming pool and tennis court.

E1.   EDINGLASSIE - MAIN HOMESTEAD
E2.   SERVANTS' QUARTERS
E3.   MEAT SAFE & CREAMERY
E4.   WATER TOWER
E5.   TIMBER SHED
E6.   BUTCHERY & HANGING SAFE
E7.   CARPORT
E8.   DOVECOTE
E9.   HAYSHED & SILO
E10.   TRACTOR SHED
E11.   HORSE WALKER
E12.   STABLE 1, TACK & COACH HOUSE
E13.   STABLE 2
E14.   STABLE 3
E15.   SWIMMING POOL
E16.   TENNIS COURT

Figure 70
Edinglassie Homestead Precinct.
source: Heritas 2012

Edinglassie Homestead (1860s/1890s)

The current Edinglassie homestead represents two phases of construction - the western end in the 1860s, and the eastern end in the 1890s.

Despite the Edinglassie homestead being built in two stages, and unlike the servants' quarters, the two storey Italianate style dwelling reads as an integrated whole, constructed in sandstone blocks in a sparrow pecked finish, with Colonial margins. Quoins are rock-faced with margins. The source of the sandstone is not known. The hipped roof is clad in corrugated steel sheet. The ground floor has a verandah which extends around the entire dwelling, linking into a covered courtyard on the north which spans across to the servants' quarters. The verandah roof structure is supported on cast iron columns, resting on bull nosed sandstone edging blocks. The verandah floor surface is paved in hexagonal blocks which are out of character with the Italianate style of the house, but based on photographic evidence date to at least 1931. Five sandstone chimneys are extant. External joinery throughout is timber, with a mixture of double-hung windows, four panel doors, and the odd individual feature such as a French window on the southern elevation. Sills are of sandstone, and the footing plinth is in rendered sandstone. Windows are completed with timber louvred shutters. Door locations on the first floor once gave access to the upper verandah, and now appear uncomfortably out of proportion without the two original storey verandah.

A large cellar space beneath the 1860s section of the house is accessed from a sandstone stair on the northern verandah, which is currently covered with makeshift timber framed platforms. The cellar is brick paved on the diagonal, and the sandstone block walls have evidence of a limewash finish.

The interior of the homestead consists of several living spaces, kitchen, formal dining, butler's pantry, six bedrooms, two bathrooms and ensuite, a dressing room and nursery. All rooms are extremely generous in size and height, and aside from the kitchen and bathrooms, are substantially intact with joinery reflecting either the 1860s or 1890s style. In accordance with the two major building stages, the interior has two substantial staircases connecting ground and first floors. The 1860s stair has a balustrade detailed in cast iron balusters with timber handrail finished in a scroll over a curtail step at the bottom. The upper landing is lit by a leadlight roof light. The 1890s stair serves as secondary to the earlier one, yet is still decoratively detailed in turned timber balusters and timber handrail. The dwelling has nine decorative fireplaces of varying stone finish. Finishes throughout, including fireplaces and pressed metal ceilings, date to the 1890s which suggest a renovation at the time the eastern addition was constructed.

Figure 71
Edinglassie Homestead.
source: Heritas

Servants' Quarters (c1892)

The dwelling known as the servants' quarters is comprised of two seemingly independent but adjoined brick dwellings. A two storey brick dwelling is linked to the main homestead by an overhead walkway. A single storey brick dwelling adjoins the two storey dwelling, and is linked via a doorway between two living spaces. Each of the forms has a bull nosed verandah with sandstone flagging to the northern side - the two storey with decorative cast iron balustrade - and corrugated metal hipped roof form with Dutch gables. Generally timber joinery throughout, with sandstone sills. The exterior is painted.

Internal linings are variously timber floor boarding, timber ceiling boarding, modern plasterboard, pressed metal, and painted brickwork. A corbelled face brick chimney exists rising above the single storey section of the dwelling.

A courtyard between the main homestead and the southern side of the servants' quarters is covered by a large curved roof pergola, with clerestory centre section, providing covered access between the two buildings.

Figure 72
Servant's Quarters, from the north.
source: *Heritas*

Figure 73
Service courtyard, to south of
Servants' Quarters.
source: *Heritas*

Meat Safe & Creamery (c1892)

The building known as the meat safe and creamery is a solid English bond brick single storey structure on a concrete floor, beneath a rectangular iron plate riveted water tank which is supported by a concrete roof. This roof structure is arched with corrugated iron formwork, which is exposed internally on the ground floor. Window openings on three sides are narrow and filled with solid timber casement sashes, and are indicative of purpose in keeping the interior cool. Doors into each space are four-panel solid timber with external flush moulding. A bullnosed verandah with flat iron lace columns protects the north and east façades and adds to the thermal protection of the original contents of the building. The verandah floor surface is paved with bricks, in a herringbone pattern. Sills and thresholds are sandstone. The external and internal wall surfaces are painted. The eastern façade has been altered with an access hatch in the wall, beneath the northern room windows.

Figure 74
Meat Safe & Creamery.
source: Heritas

Tennis Court (c1980s)

'Although tennis was mostly played on the lawns of homes for the well-off in the Australian cities, tennis out bush was played on a variety of surfaces, including lawn, scrub and dry earth - there was plenty of spare land. Farmers and graziers and their families living on remote outback properties, would regularly take the horse and buggy and travel to a tennis court on a neighbouring property. The ensuing tennis party provided a well-deserved break from the isolation experienced by those on the land.'[102]

The existing tennis court at Edinglassie is a full size concrete court, with a surrounding chain link fence several metres high, located slightly to the northwest of the main homestead. A concrete block retaining wall along the eastern side of the court nestles it into the side of the rise toward the homestead, and reduces the visual impact on approach from the east.

Although the current court is a recent construction, the inclusion of a tennis court on the property dates to at least 1938, and is a typical feature of larger rural properties of this era. Aerial photos dating to 1938 indicate the location of the tennis court to be to the south west of the homestead. Comparison of two photographs dating to the c1930s would appear to suggest two courts in this area.

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[102] "Between the Lines: Tennis on Australian Courts" Exhibition produced by the Australian Tennis Museum (Sydney), Tennis NSW, and Jane Morro.

Figure 75
Tennis Court, from the south east.
source: Heritas

Swimming Pool (c1980s)

The age of this in-ground concrete pool is not known for certain, however it is likely that construction corresponded with renovations to the property in the 1980s. The pool is surrounded by turf and fenced with a modern dark green palisade style fence, lessening its visual impact on the heritage fabric of the homestead buildings.

Figure 76
Swimming Pool, viewed from the overhead walkway between the main homestead and the servants' quarters.
source: Heritas

3.2.2 Edinglassie - outbuildings

The Edinglassie outbuildings comprise a collection of (mainly) timber structures supporting the operation of the farm, including stables, sheds and a brick water tower. The Edinglassie outbuildings precinct is defined by Figure 77.

E1.   EDINGLASSIE - MAIN HOMESTEAD
E2.   SERVANTS' QUARTERS
E3.   MEAT SAFE & CREAMERY
E4.   WATER TOWER
E5.   TIMBER SHED
E6.   BUTCHERY & HANGING SAFE
E7.   CARPORT
E8.   DOVECOTE
E9.   HAYSHED & SILO
E10.   TRACTOR SHED
E11.   HORSE WALKER
E12.   STABLE 1, TACK & COACH HOUSE
E13.   STABLE 2
E14.   STABLE 3
E15.   SWIMMING POOL
E16.   TENNIS COURT
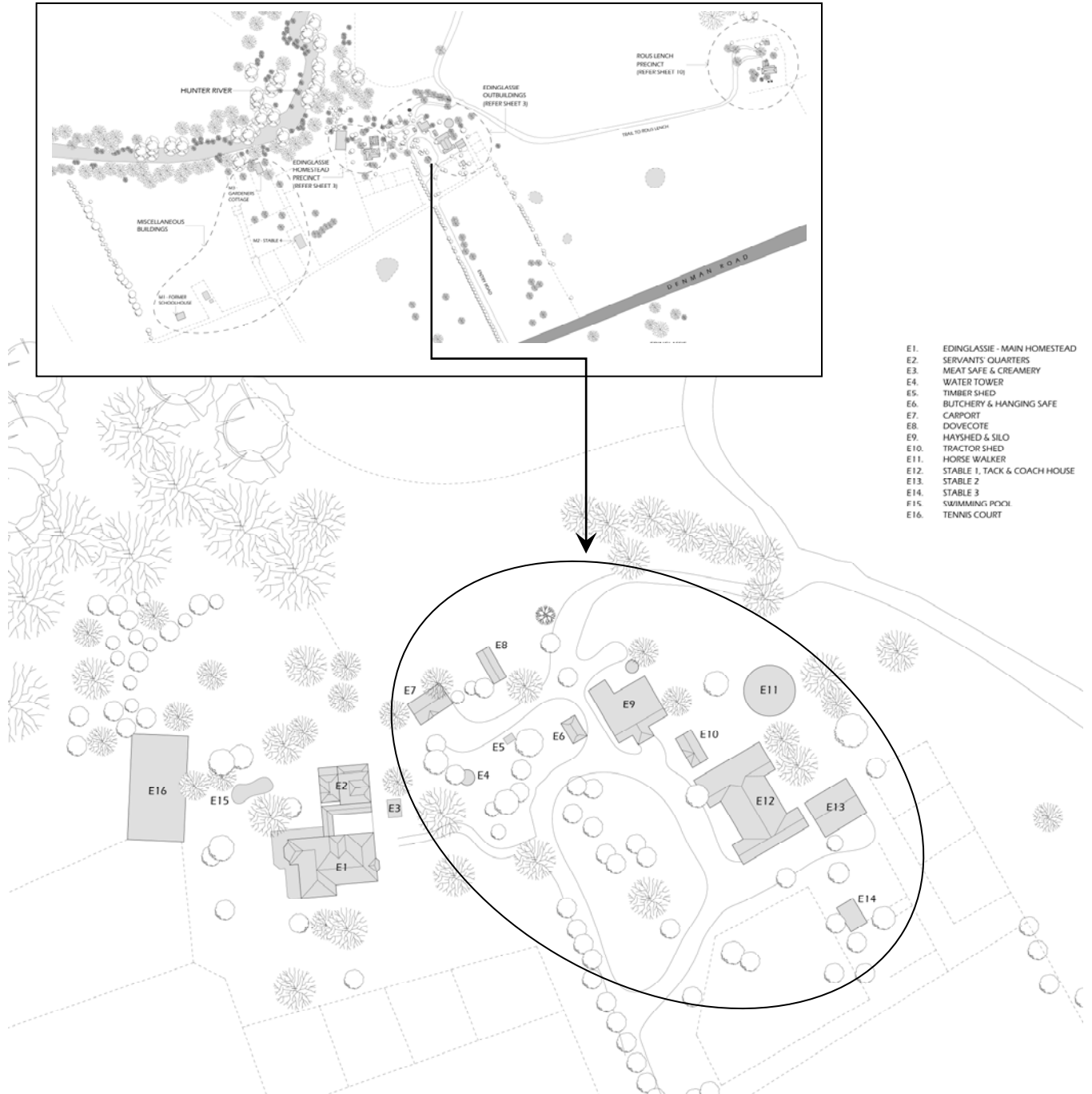
Figure 77
Edinglassie Outbuildings Precinct.
source: Heritas 2012

Water Tower (c1890s)

Two circular corrugated iron water tanks atop a brick base of intersecting circular forms. Entry to the base structure is via a 4-panelled timber door on the northern side, which leads into an open space currently used for storage. A timber triple sash 18-pane window faces north, and has a central pivoting sash to allow air flow. The lower structure has an engaged brick base of approximately 1500mm height, producing a ledge externally as well as internally. The external ledge is bevelled, and continues around the door in a label mould fashion. Finish to the exterior brickwork is painted; finished to the interior is render. The eastern and larger tank sits on a timber platform structure; the western tank sits on a concrete base, formed atop corrugated iron sheeting. The remains of a kerosene heater mounted to the south eastern internal wall suggest that the space beneath may have been used for a laundry or for bathing. Modern services have been installed, mostly unsympathetically.

Figure 78
The water tower, viewed from the north west.
source: Heritas 2011

Tool Shed (c1950s)

Small timber shed with flat roof, weatherboard clad.

Current state hampered adequate inspection.

Figure 79
The tool shed, viewed from the north east.
source: Heritas 2011

Butchery & Hanging Safe (c1885; conserved c2010)

Timber framed, weatherboard clad butchery building with Dutch gable roof and large overhang to south, east and west. Aluminium louvred windows with wire mesh to interior - two full height on southern façade, two half-height on each of east and west façades. Timber ledged and braced entry door on southern side. Concrete slab floor, with wall framing built on concrete hob all round. The floor has a centrally located circular concrete hob structure. To the west of this hob are two square depressions in the slab, suggesting former columns or bench legs. A small hallway-sized room at the north end of the structure has screened door-sized openings on east and west. The interior walls are not lined. The ceiling is lined with boards, and has three large iron hooks suspended at the northern end of the space. Building fabric appearing to be from Edinglassie Homestead is stored inside (louvre shutters, fly screens).

Figure 80
The butchery and hanging safe,
viewed from the east.
source: Heritas 2011

Carport (c1950s)

Timber framed, weatherboard clad 4-vehicle carport structure with short-sheeted corrugated metal gable roof and concrete slab floor. In the style of other outbuildings in this precinct, the roof has a smaller secondary gable.

Figure 81
The carport, viewed from
the south west.
source: Heritas 2011

Dovecote (1885 and 1980s)

Small timber framed, weatherboard clad, gable roofed structure with concrete floor and ventilating lantern centred on ridge. A smaller return gable identifies the entry on the western side. Rectangular timber louvre vents in gable ends. Lantern is timber louvred, with flat metal sheet roofing and flashing skirt. Small turned timber finials at each gable end. Missing finial to lantern. A steel framed and wire mesh enclosed area over a concrete slab projects to the west, and appears to be a later addition.

Figure 82
The dovecote, viewed from the south west.
source: Heritas 2011

Hayshed (1885 and 1980s); **Silo (1950s)**

This large timber pole framed hayshed is of similar detailing to the large stable (Stable 1), with distinctive ventilated lantern feature atop a long gable ridge, and with a smaller gable identifying the entry on the southern side. The lantern is topped with a decorative metal finial. The northern side of the main roof continues down into a broken back skillion, and then further in a small section at the northwest corner which shelters the later addition of toilet facility constructed in brick on a concrete slab. Roof sheeting is corrugated short sheets. Walls are clad at the base in vertical unpainted timber boards, with painted horizontal weatherboards above, on the south and west. Other walls are various clad with vertical timber boards and corrugated metal. The interior is open, and houses remnant shearing gear which sits on a timber platform in the north western corner of the shed area. Other flooring throughout is earthen.

The silo structure is circular in form, sits on a concrete base, and is clad in corrugated painted metal sheets, fixed horizontally. A gable roof generously shelters the silo.

Figure 83
The hayshed, viewed from the south west.
source: Heritas 2011

Figure 84
The hayshed and silo, viewed from the north west.
source: Heritas 2011

Tractor Shed (c1885)

A small machinery storage shed with covered area for tractor or carriage, a small additional brick paved workshop area on the northern end. Typical of other outbuildings in this precinct, the roof form is a multiple gable, each with a small turned finial. The workshop is accessed via a timber door on the northern façade, and has a horizontal bank of open windows shaded by a timber and corrugated metal roofed awning. The feed trough is a modest structure of what appears to be recycled timber poles (undressed) with corrugated sheeting over a moveable feeding trough resting on the ground.

Figure 85
The tractor shed, viewed from the north west. Note also
the small feed trough at extreme left of frame
source: Heritas 2011

Horse Walker

Located to the east of and behind the 1880s outbuildings, this is of modern construction.

Figure 86
The horse walker, viewed
from the south west.
source: Heritas 2011

Stable 1 (c 1885)

A large stable building, timber framed and weatherboard clad, with multiple gable roofs and distinctive ventilated lantern capping the main ridge. Gable ends have substantial timber venting in the apex, timber brackets at mid span of the barge, and decorative metal finials. The western façade has two porte cocheres, one at each end, and both with flagstone floors. The roof is clad in corrugated short sheets. A large carriage storage area is the centre of the floor plan, is brick paved, and opens with large timber bi-fold doors to the west. Internally the building is largely paved in brick, with walls and ceilings clad in timber boarding. Aside from stables and the carriage store, the building houses a tack room, office and store room. Movable contents include horse carriages.

Figure 87
The main stable building, viewed
from the north west. The tractor
shed is shown in the left
foreground
source: Heritas 2011

Stable 2 (c1885)

Small timber structure accommodating horse stables, with hay loft above. The gable ended main roof incorporates a ventilated lantern at mid-ridge, a return mid-gable to the south, and an enclosed skillion to the north. As for other stables structures on the site, wall cladding is timber weatherboard and roof covering is corrugated Colorbond steel sheet. The lantern structure is roofed and flashed in a flat metal sheet, with louvres and brackets that appear to be in timber (from ground level inspection), and a decorative metal finial. Timber framed, braced and latched barn doors offer access to enclosed individual paddocks. Gable end doors provide for manoeuvring items into the loft space from the exterior.

Figure 88
Stable 2, viewed from the south.
source: Heritas 2011

Stable 3 (c1885)

Small timber structure accommodating two horse stables. Clad in timber weatherboards, with a gabled roof clad in Colorbond Custom Orb sheeting. Two stable doors to the west, one to the east leading into a fenced paddock, and one to the south leading into a separately fenced paddock. A return gabled verandah structure provides cover to the two western doors. Timber fascias and barge boards, plain timber louvre vents - two to square vents to east, triangular louvres vents in peak of each gable. Small timber finials at gable peaks. Plain detailing throughout.

Figure 89
Stable 3, viewed from the north west.
source: Heritas 2011

3.2.3 Rous Lench

The Rous Lench precinct comprises a small collection of buildings including a dwelling, a former two-room dwelling/cookhouse, a small log structure, and a timber farm shed. The Rous Lench precinct is defined by Figure 90.

RL1. ROUS LENCH HOMESTEAD
RL2. COOKHOUSE
RL3. LOG STRUCTURE
RL4. FARM SHED
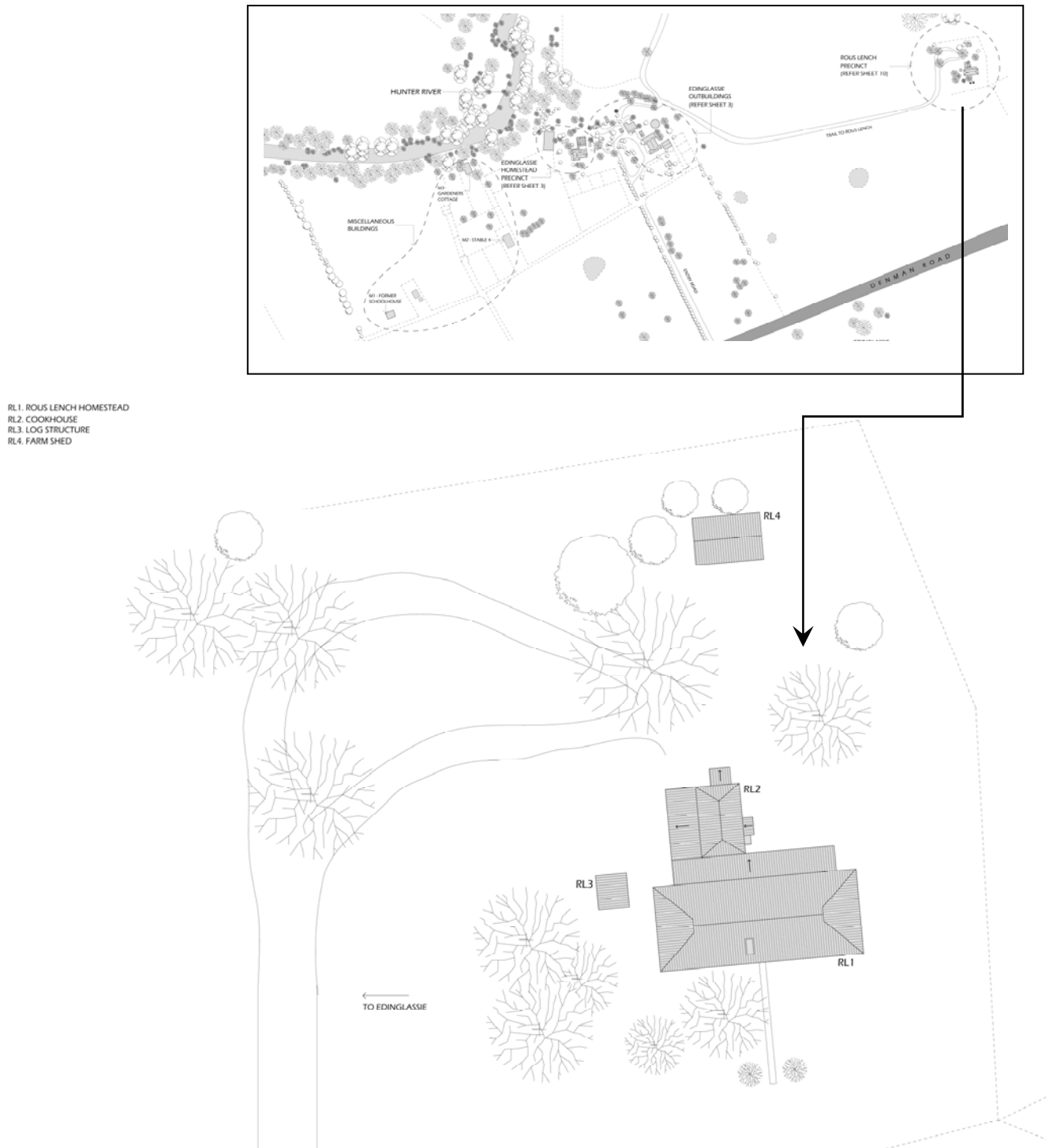
Figure 90
Rous Lench Precinct.
source: Heritas 2012

Rous Lench Homestead (1880s)

Rendered brick single storey dwelling with timber-posted verandah around all sides, formed by a broken-back roof with Dutch gables at either end. Note the verandah does not join at the north west corner, and is partially enclosed at this location. A masonry chimney remains. Verandah floor surface is predominantly concrete, with a small section of brick paving at the north, between the homestead and the cookhouse. The fabric reveals extension to the original form, most notably along the northern side where a former verandah has been altered to bring it into the main dwelling floor space, and two rooms to the eastern end. The interior now comprises two living areas, three bedrooms, bath and kitchen, with all rooms excepting the bathroom opening onto the verandah. One fireplace has been removed. New timber flooring throughout. Single leaf doors throughout, with French doors to the two secondary bedrooms. Landscape appears well maintained.

Figure 91
Rous Lench homestead, viewed from the south east.
source: Heritas 2011

Figure 92
Rous Lench homestead,
viewed from the north east.
source: Heritas 2011

Cookhouse (c1870s)

Solid brick building of two rooms, with timber framed hipped roof structure. The northern end of the building has a timber framed, weatherboard clad skillion laundry structure, added in the c1920s. The eastern side of the building has a brick chimney, and a brick baker's oven, which appear to have been built at different times. The baker's oven has been converted to a pantry, at date unknown. The interior of the original two room structure is painted brickwork. Windows and doors, where they remain, are timber. Flooring is brick. A later timber framed verandah structure has been to the western side of the main building, with a concrete slab floor surface. The baker's oven has a storage hot water system installed, which services the main Rous Lench homestead building adjacent.

Figure 93
The cookhouse, viewed from the east. The timber skillion structure at right is the later laundry addition
source: Heritas 2011

Log Structure (date unknown)

Log structure of square plan constructed of stacks horizontal logs notched and overlapping at corners. The seemingly modified roof structure is of timber slabs laid flat, with dressed beams supporting a crude corrugated sheeting overhanging on all sides and turned down at two ends. Two small window openings (to the north and south), and a small door opening to the east. The southern window is partially covered with chicken wire mesh; the northern window is covered with timber lattice. A relatively modern hinge and a square, dressed stile indicate the former presence of a door leaf to the larger, eastern opening. The wall logs do not appear to have any been stopped with mud or other material in order to make them weather tight. A creeping vine - Cats Claw - is engulfing the structure.

Figure 94
The log structure, viewed from the south east.
source: Heritas 2011

Rous Lench Farm Shed (c1920s)

Timber framed, gabled roof farm shed structure. Corner posts are unfinished logs. Roof is corrugated steel; walls and gables are corrugated; some internal walls are clad in vertical timber boarding/paling. Evidence of external wall paling cladding, cut at bottom plate. Notable detailing typical of utilitarian farm structures, including flashing over eastern horizontal window opening, use of logs for structure, use of metal sheeting for cladding, use of random materials for repairs and the like. Contents include a horse carriage and harness racing buggy.

Figure 95
The Rous Lench farm shed, viewed from the south west.
source: Heritas 2011

3.2.4 Miscellaneous Buildings

Miscellaneous structures on the site are located to the west of the main homestead precinct, and include a former school-related building, a modern stable, and a former gardener's cottage with associated garage. The structures are defined by Figure 96.

Figure 96
Miscellaneous buildings on the site.
source: Heritas 2012

Former School Building (date unknown)

Single storey timber cottage, clad in weatherboard with Dutch gable roof clad in Colorbond corrugated metal sheet. Appears to have originally been a 4-room plan, currently with part of rear and front verandahs enclosed to create greater living space. The roof on the front verandah now extends down on southern and eastern sides to accommodate. The rear verandah is a skillion from under the main roof eave. Aluminium windows throughout. Timber internal floor boards, currently carpeted. A small outbuilding is timber framed with a gable roof.

Figure 97
The residence believed to be the former school master's
cottage, viewed from the south west.
source: Heritas 2011

Stable 4 (c2000)

A single storey gable and skilliosn roofed stable building, on concrete slab, with king-post trusses. Accommodating 10 horses, with a crush and a small office at the northern end. The office has sliding aluminium windows; the stables have open, screened windows. Timber barge and fascia, PVC downpipes. Timber braced and latched barn doors at southern end. Stables in timber and metal framing, with timber lining.

Figure 98
Stable 4, viewed from the north west.
source: Heritas 2011

Former Gardener's Cottage (c1867)

The derelict remains of a brick cottage. Appears to have had a gabled roof structure with corrugated metal roof cladding. Brick fireplace still relatively intact. Water tank remains on the eastern side of the cottage. Little documentary evidence appears to remain concerning this structure, and some oral sources refer to it as the former chapel, likely due to a stained glass window on its eastern façade. It was possibly used as a chapel at some point during its life, however all documentary evidence sourced refers to the structure as the former gardener's cottage. This is consistent with its location adjacent to the former kitchen garden.

Due to severe vegetation overgrowth inspection of the cottage was limited. This building appears to be the oldest remaining structure on the Edinglassie property.

Figure 99
The gardener's cottage, viewed from the east.
source: Heritas 2011

Figure 100
The remains of the building believed to be a garage, to the immediate west of the gardener's cottage. Viewed here from the south east.
source: Heritas 2011

3.3   Movable Heritage

Movable heritage is defined as 'any natural or manufactured object of heritage significance', as opposed to non-movable heritage that may be defined as 'the cultural and natural environments'.[103] Movable heritage includes items in a building for which they were originally designed or intended, e.g. furniture, statues, artefacts, documents and archives. Movable heritage also includes relocated items.

During the site investigations concurrent with the production of this CMP, a small number of movable heritage items were noted at Edinglassie. These are predominantly removed building materials such as doors, window shutters and the like, stored in the Edinglassie Homestead cellar.

The NSW Heritage Council publishes a document titled Moveable Heritage Principles, which is included as Appendix E of this CMP.

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[103] www.heritage.nsw.gov.au

4   Archaeology

4.1   Introduction

An archaeological assessment of the place was not undertaken as part of this study, for either European or Indigenous archaeology. An Archaeological and Cultural Heritage Management Plan was prepared for the development of the adjacent Mt Arthur North Mine, in 2002. This document references Edinglassie, but provides little in the way of detailed archaeological management for the Edinglassie site in particular.[104]

4.2   Policy

It is considered best practice to have a policy in place for the discovery of relics. In conjunction with the policy given in Chapter 9 of this CMP, below are recommendations for the discovery of relics on the greater site or within the buildings.

It must be noted that under the NSW Heritage Act 1977 the definition of a relic is 'any deposit, artefact, object or material evidence that:

  a)   relates to the settlement of the area that compromises New South Wales, not being Aboriginal settlement, and

  b)   is of State or local heritage significance.'

4.3   Known & Possible Sites

A basic understanding of the European archaeological potential can be concluded from the history of the property - where former buildings once stood, for instance.

However it must be acknowledged that archaeology is not limited to sub-surface deposits, but also includes internal archaeology - relics that may be found in building cavities, roof spaces, underfloor areas, and the like. In fact, the practice of deliberately concealing objects in building cavities is clearly linked with building trades and with the general community, primarily in the period from 1788 to c1935. The community practice seems to be linked with such stresses as infant and child mortality - a stress that the White family was not unfamiliar with. Typical deliberately hidden objects include shoes, boots, garments, toys and trinkets.[105]

Another area of similar vein is the use of apotropaic marks - deliberately produced markings in the building that were done to protect against evil spiritual forces.[106]

Although none of the above have been found during site investigations for this CMP, a general knowledge of the potential of the site by owners and users is warranted.

Based on the historical research undertaken for the CMP, several areas considered to have potential for archaeological deposits have been identified, and are shown in the following figures.

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[104] Umwelt (Australia) Pty Ltd, Archaeological and Cultural Heritage Management Plan, 2002.
[105] Evans, Ian, *Touching Magic: Deliberately Concealed Objects in Old Australian Houses and Buildings*, unpublished manuscript for PhD, University of Newcastle, 2010.
[106] Evans, Ian, *Touching Magic: Deliberately Concealed Objects in Old Australian Houses and Buildings*, unpublished manuscript for PhD, University of Newcastle, 2010.

Figure 101
Areas of potential archaeological deposits (PAD), based on historical research. Refer also to Appendix M, for large image.
source: Heritas 2012

1	former dwelling	7	former cottage/outbuilding
2	former tennis court & pavilion	8	former farm outbuildings
3	former orchard	9	former vineyard
4	former outbuildings	10	former dwelling
5	possible convict relics/well	11	subsurface hydraulics
6	former vegetable garden		

DENMAN ROAD

PAD 9

4.4 Recommendations

The following recommendations in regard to archaeology are made on the basis of the legal requirements under the NSW Heritage Act 1977, and are relevant to the entire study area (refer figure 2).

1) If development, including demolition, is proposed on the site, the proponent should first seek the advice of an archaeologist, and supply them with a copy of this Conservation Management Plan. Based on the particular proposal, Mt Arthur Coal should submit either an 'Application for an Excavation Permit' or an 'Excavation Permit Exception Notification Form' to the Director of the NSW Heritage Council seeking an exception for the need for an Excavation Permit in relation to development. An archaeologist can and should assist with these applications. Development impacts must not proceed in the absence of receipt of approval to either the Excavation Permit or the Excavation Permit Exception; and

2) In the event that any substantial intact archaeological deposits or State significant relics are discovered during construction, work must cease in the affected area and the Heritage Council must be notified in writing in accordance with s.146 of the Act; and

3) All employees and contractors associated with construction should, at a minimum, be made aware of the nature of potential heritage evidence; the definition of a relic; the provisions of the *Heritage Act 1977;* and when to request the assistance of a qualified archaeologist. If a relic is found on the site, findings should be reported in the first instance to the site or project manager, who would then contact the NSW Office of Environment and Heritage for further assistance.

Ideally, this should form part of a general heritage site induction.

5   Heritage Structure in Australia

5.1   Introduction

The management of heritage places in Australia is administered by the three levels of Government: Federal, State and local. Accordingly, each tier is responsible for their respective heritage. For instance, the Federal Government manages nationally significant items.

5.2   National[107]

The Australian Heritage Council is an independent body of heritage experts established through the Australian Heritage Council Act 2003. It is the Australian Government's independent expert advisory body on heritage matters.

The Council's role is to assess the values of places nominated for the National Heritage List and the Commonwealth Heritage List, and to advise the Australian Government Minister for Sustainability, Environment, Water, Population and Communities on conserving and protecting places included, or being considered for inclusion, in the National Heritage List and Commonwealth Heritage List. The Council may also nominate places with heritage values to these lists.

It is the Council's duty to promote the identification, assessment and conservation of heritage and to advise the Minister on a range of matters relating to heritage. It also engages in research and promotional activities. The Council maintains the Register of the National Estate - a list of 13, 000 natural and cultural heritage places throughout Australia, listed between 1976 and 2007. The Register is a reference database and is used for public education and the promotion of heritage conservation generally.

The Australian Heritage Council's main responsibilities are to:

- assess nominations in relation to the listing of places on the National Heritage List and the Commonwealth Heritage List
- advise on the inclusion of places in, and the removal of places from, the List of Overseas Places of Historic Significance to Australia
- promote the identification, assessment, conservation and monitoring of heritage
- maintain the Register of the National Estate

The National Heritage List and the Commonwealth Heritage List are both statutory listings, and therefore carry requirements of compliance. The Register of the National Estate is a non-statutory listing.

Edinglassie appears on the Register of the National Estate.

Edinglassie is not listed on the National Heritage List or the Commonwealth Heritage List.

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[107] Information sourced directly from www.environment.gov.au/heritage/ahc

5.3 State [108]

The Heritage Council of NSW is established under the NSW Heritage Act, 1977 and is an advisory body that includes members of the community, the government, the conservation profession and representatives of organisations such as the National Trust of Australia (NSW).

The Heritage Council makes decisions about the care and protection of heritage places and items that have been identified as being significant to the people of NSW.

The council provides advice on heritage matters to the Minister responsible for heritage in NSW. It recommends to the Minister places and objects for listing on the State Heritage Register (SHR). The council receives advice and administrative support from the Heritage Branch.

The Heritage Branch, Office of Environment and Heritage, is a State government agency based in Parramatta, New South Wales, Australia. The mission of the Heritage Branch is 'working with the community to know, value and care for our heritage.'

The work of the Heritage Branch includes:

- working with communities to help them identify their important places and objects;
- providing guidance on how to look after heritage items;
- supporting community heritage projects through funding and advice;
- maintaining the NSW Heritage Database, an online list of all statutory heritage items in NSW.

Edinglassie is listed as an item of State significance, and is included on the State Heritage Register.

5.4 Local [109]

Local Government in NSW plays a critical role in the conservation and management of heritage. The cultural heritage of NSW is diverse and includes buildings, objects, monuments, gardens, bridges, trees, landscapes, archaeological sites, Aboriginal places, shipwrecks, relics, streets, industrial structures and conservation precincts.

Local councils in NSW are involved in the protection, management and conservation of heritage as both owners and as managers of the majority of heritage items and heritage conservation areas. Local Environmental Plans (LEPs) are prepared by councils to protect heritage items. Heritage items are listed through a Heritage Schedule attached to the LEP. Some councils have special heritage LEPs.

Edinglassie is listed as a State significant heritage item under the Muswellbrook Local Environmental Plan 2009.

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[108] Information sourced directly from www.nsw.gov.au.
[109] Information sourced directly from www.lsga.org.au

5.5 Current Heritage Listings

Current heritage listings of the site known as Edinglassie are summarised in table 5.1, below, and further detailed following. Full listing cards, where available, have been included in Appendix B.

Table 5.1 - Summary of Heritage Listings

Listing Body	Listed
Commonwealth Heritage List	No
National Heritage List	No
Register of the National Estate	Yes
State Heritage Register	Yes
Muswellbrook Shire Council	Yes
National Trust of Australia (NSW)	Yes

Federal Government

Edinglassie appears on the Register of the National Estate as an Indicate Place only. This means that data was provided to or obtained by the Heritage Division and was entered into the database. However, a formal nomination was not made and the Department did not prepare all the data necessary for a nomination. As such, Edinglassie is not formally "listed" on the Register, and appears in name only with no supporting information on history, condition or significance.

State Government

Edinglassie and Rous Lench are listed on the State Heritage Register as separate items - Edinglassie (Listing No. 00170) and Rous Lench (Listing No. 00211) - however the listings both give the following as their primary significance.

The Edinglassie property including the Edinglassie homestead, associated buildings and Rous Lench cottage are closely associated with the earliest European occupation of the area and collectively represent one of the earliest land grants of the initial settlement of the Hunter Valley;

The Edinglassie property demonstrates various phases of human activities such as settlement and clearing, water supply and management, sheep and cattle running, development of specialist cattle breeding activities, recreation, viticulture and horse breeding;

The Edinglassie homestead with its associated outbuildings and Rous Lench cottage are good architectural examples of their type and style;

The Edinglassie property demonstrates an excellent application of the Arcadian design approach to the siting of structures and elements in the landscape which is rare in the region.[110]

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[110] NSW Heritage Branch website www.heritage.nsw.gov.au, State Heritage Register listing. Note that the Arcadian design approach of Edinglassie is not supported by the current study.
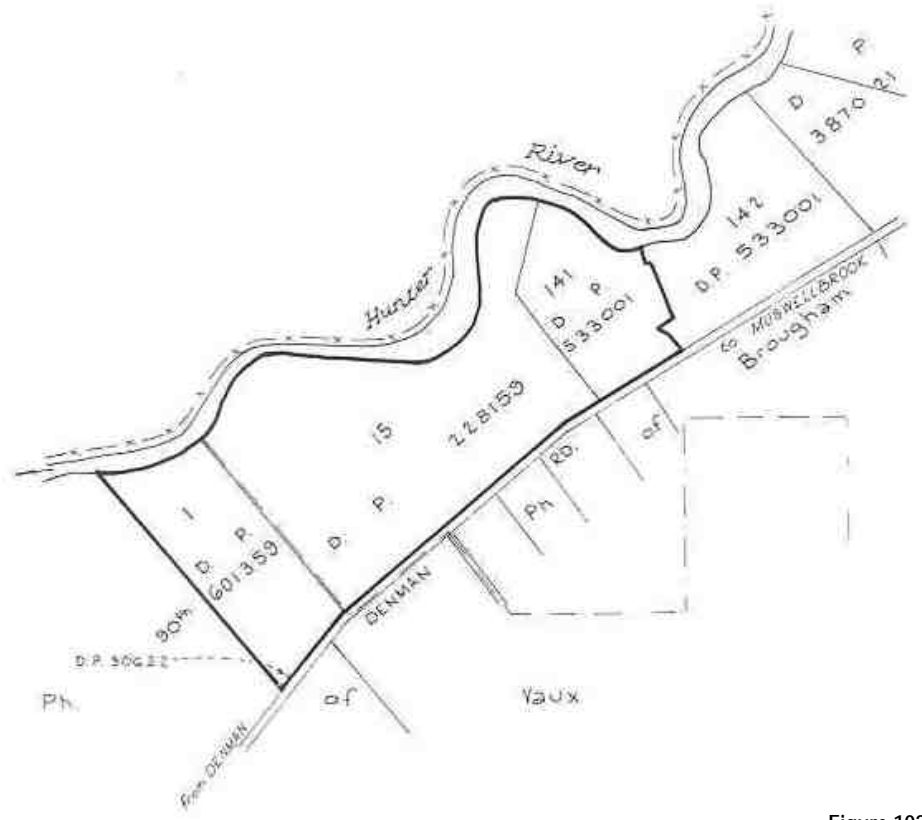
Figure 102
Legal boundary of SHR listing for Edinglassie (above)
and Rous Lench (below).
source: www.heritage.nsw.gov.au
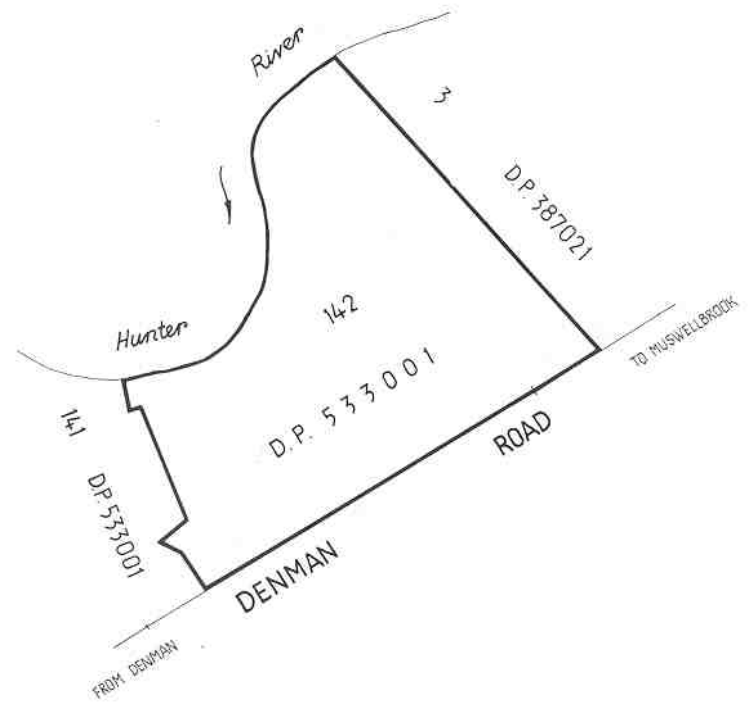
Local Government

Muswellbrook Shire Council maintains a list of heritage items within the local government area that are significant for their cultural heritage values. The list is contained within the Muswellbrook Local Environmental Plan (LEP) 2009. Edinglassie and Rous Lench are listed as separate items of State significance under the Muswellbrook LEP.

The Muswellbrook Shire Council listing states the significance of Edinglassie as follows.

> Historically, the intact homestead with its outbuildings, is possibly the first granted and developed and the largest anywhere in the region and because of its significance to the White family in the latter 19th century, is of great significance to the region and perhaps the state. Aesthetically it is representative of type at the regional level. It has regional social significance because of its place in the social history of Muswellbrook over a period of a century, a period in which royalty stayed there. It is continuously in demand by filmmakers. Scientifically it is of significance to the region and state for its potential to reveal information which would contribute to an understanding of the lifestyle, influence and scope of activities of the region's most significant pioneer pastoralists of the early 19th century. The group has regional rarity.[111]

The Muswellbrook Shire Council listing states the significance of Rous Lench as follows.

> The substantial intact and unaltered evidence from the very earliest period of settlement in the region gives the Edinglassie group, including these buildings, regional historic significance. Rous Lench is socially of regional significance for being the property which established the White family in the area and is therefore identified with the ancestors of generations of that family. It is of regional scientific significance for its potential to reveal information which could contribute to an understanding of the development of the White family and its fortunes in the upper Hunter Valley in the middle 19th century and later. The slab 'hut' requires further investigation, but has the potential to reveal further information about the history of development of the site.[112]

National Trust

Edinglassie is classified by the **National Trust of Australia (NSW)**.

The classification listing card for Edinglassie supports its listing by stating:

> Edinglassie represents an important chapter in the history of the Hunter Valley associated as it is with the White family, a family synonymous with the opening and development of the region. It is a further example of the work of a noble architect, and indicates the degree of opulence achieved by the pioneer families whose fortune remained intact over several generations. The house and stables complex is beautifully situated amongst native and exotic trees and is flanked by river flats, the Hunter River, and a short distance away, vineyards.[113]

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[111] Muswellbrook Shire Council website, heritage inventory, www.muswellbrook.nsw.gov.au.
[112] Muswellbrook Shire Council website, heritage inventory, www.muswellbrook.nsw.gov.au.
[113] National Trust of Australia (NSW), Listing Proposal, 05 May 1980.

6   Cultural Heritage Significance

6.1   Introduction & Method of Assessment

A place considered to be of potential heritage significance is assessed using guidelines established the NSW Heritage Council. These guidelines set out assessment criteria that broadly encompass possible values of cultural heritage significance:

1.   historical significance,
2.   aesthetic significance,
3.   social significance,
4.   research/technical significance,
5.   rarity, and
6.   representativeness.

Once the values of heritage significance have been determined, they are then graded to assess their relative contribution to the heritage value of the place. Gradings are:

1.   Exceptional *(rare or outstanding element directly contributing to an item's significance)*,
2.   High *(high degree of original fabric; demonstrates a key element of the item's significance)*,
3.   Moderate *(elements with little heritage value, but which contribute to the overall significance of the item)*,
4.   Little *(alterations detract from significance; difficult to interpret)*,
5.   Intrusive *(damaging to the item's heritage significance)*.

The assessment of significance also requires that the level of significance be determined.

1.   National significance *(significant to the people of Australia)*.
2.   State significance *(significant to the people of NSW)*.
3.   Local significance *(significant within the local government area)*.

The chart shown in figure 103 below graphically describes the assessment process.
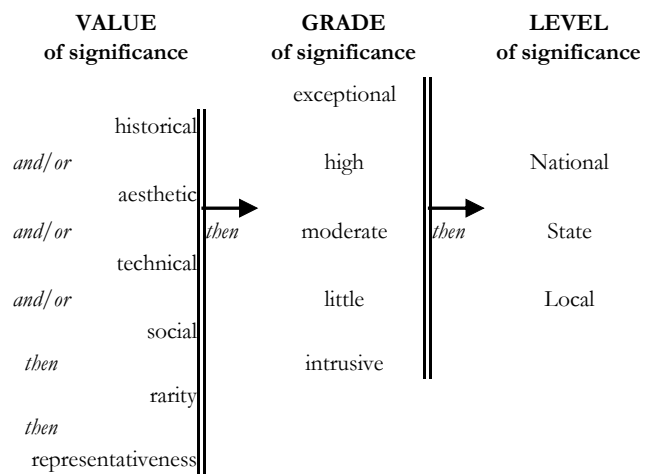
Figure 103
Graphical representation of the assessment of heritage significance.
source: Heritas

6.2   Assessment of Cultural Significance

6.2.1   National Heritage Assessment

In order to assess places for heritage value in a national context, the Australian Heritage Council sets out criteria for their various heritage lists, namely the Commonwealth Heritage List, and the National Heritage List. Assessment under these guidelines is carried out using criteria dealing with Australia's natural and cultural history.

To meet the criteria set out by the **National Heritage List**, a place must have 'outstanding heritage value to the nation.' Edinglassie is not believed to meet this criterion at the outset, so assessment is not warranted.

To meet the criteria set out by the **Commonwealth Heritage List**, a place must have 'significant heritage value' and be owned or managed by the Commonwealth Government. Edinglassie does not meet this criterion.

6.2.2   NSW Heritage Assessment

The heritage assessment criteria encompass the four values in the Australian ICOMOS *Burra Charter*, which are commonly accepted as generic values by Australian heritage agencies and professional consultants:

- historical significance
- aesthetic significance
- scientific significance
- social significance

An item or place will be considered to be of significance if in the opinion of the Heritage Council of NSW, it meets one or more of these values. The values are consistent with the criteria of other Australian heritage agencies, and expressed in more detail in the NSW Heritage Branch document *Assessing Heritage Significance*.[114]

historical

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)*

- The Edinglassie property , including the Edinglassie homestead with associated outbuildings and Rous Lench cottage, is historically significant as it illustrates the various overlays of development that have impacted on the pastoral regions of NSW.

- The Edinglassie homestead and associated outbuildings are historically significance as they are closely associated with the earliest permanent European occupation of the area. Collectively they are representative of one of the earliest land grants of the initial settlement of the Hunter Valley.

- The overlays of development and historical associations evident in the Edinglassie Homestead and associated outbuildings allow an interpretation of the property's evolution reflecting a pattern of the development in the area. Initially, the property was under the ownership of 'landed gentry' running sheep.

- The architectural hierarchy of extant accommodation buildings on the property illustrates the social hierarchy of the place.

[114]

- The numerous layers of development at the Edinglassie property, including Rous Lench, illustrate typical changes to the pastoral region of the Upper Hunter.

- The Edinglassie property was, from the 19th century, a leading Aberdeen Angus stud in NSW and Australia.

Criterion (b)   *an item has strong association with the life or works of a person, or a group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)*

- The property has a strong association with pioneers of the Upper Hunter Valley, including George Forbes, and several generations of the renowned White family.

- George Forbes, the original grantee, was one of the 'gentry' settlers and was a notable early settler in the Hunter Valley. He ran sheep on Edinglassie, with assigned convict labour.

- James White, who purchased Edinglassie in 1839, represented the skilled, free, immigrant settlers who were a significant part of the first settlement of the Hunter Valley. The White family is synonymous with the opening and development of the region. The Edinglassie property was the White family's residence and served as the head station for all of their pastoral enterprises during the 19th century. The White family - members of whom still reside in the district - represented a leading pastoral dynasty which spanned five generations and 120 years at Edinglassie. The rising fortunes and success of the White family were indicative of the Australian version of the 'landed gentry' concept in an Australian setting. The homestead and outbuildings reflect a degree of opulence achieved by the leading pastoral families in the area.

Historical Themes

The relationship of a potential heritage item to its historical context is an underlying thread to assessing significance. There is a direct connection between historical themes and the evaluation procedure, with the themes providing a context within which an item can be understood, assessed and compared, especially when considering its historical value.

A historical theme is described by the NSW Heritage Council as a major force or process that has contributed to our history. Themes may be identified as specific to state areas (themes which have been developed by the Heritage Council of NSW) or local areas (identified in local thematic histories).[115] Themes may also reflect a function.

Edinglassie is historically significant and can be linked to a number of State Historical Themes, as described following.

Convict

The first owner of Edinglassie employed convict labour there. In his return for the 1828 census, George Forbes listed nine labourers, one carpenter, one brick maker, one gardener, one shoemaker, three shepherds, a bullock driver-ploughman and stock keeper. The carpenter, brick maker and some of the labourers must have helped build George Forbes' cottage but the location is unknown. By the time of the next muster (census) in 1837, Edinglassie had been sold to James Atkinson who sold it soon afterwards to James White.

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[115] Local thematic histories are usually commissioned and published by local Councils. Muswellbrook Shire Council does not have a thematic history of Muswellbrook.

James White's purchase of 5,380 acres was recorded on 1 May 1839 but the sale took place on 31 December 1836 and White registered only one convict servant at Edinglassie in 1837. From that time he increased his convict servants to 26 men and one woman in 1841 when he also registered two dwellings, one not yet finished.

There are definitely convict connections to this property but the location of only one dwelling probably built by convicts is underneath the 1890s addition to the current Edinglassie Homestead. The locations of any other convict buildings are unknown though the 1830s painting suggests that there may be convict archaeological remains in the courtyard to the east of the servants' quarters and in the vicinity of the stables and outbuildings.

Pastoralism

The property encompassing Edinglassie Homestead and Rous Lench is significant as part of a grant by Governor Brisbane to George Forbes, brother of Francis, the first chief justice of New South Wales in c. 1825. The property is symbolic of many similar gentlemen's estates that lined the river in the Upper Hunter Valley in the 1820s. However, Edinglassie has a far longer history of continuous ownership by one family and agricultural use than its comparable properties.

At the time of their establishment, these properties were used for the purpose of breeding and pasturing sheep for the production of fine wool. However, George Forbes also ran 270 cattle in 1828 and owned 50 horses. Cattle totally replaced sheep at Edinglassie in the 1880s as James Cobb White bred Aberdeen Angus champions but the property was continuously used as a pastoral enterprise from the time of the first grant in 1825 until 1959, a period of more than 130 years.

Indeed, the subdivisions and sales of land from the estate in the 1960s and 1970s for dairies and small farms indicates that, before this part of the Upper Hunter Valley was predominantly used for open-cut coal mining, agricultural and stock breeding pursuits were still considered most appropriate for this land. The acknowledgement of land use suitability for related farming uses in this area is demonstrated by the current and long term use of Edinglassie as a thoroughbred stud farm.

Land Tenure

The Muswellbrook Shire Council website acknowledges the Kamilaroi and Wanaruah (Wonnarua in *Encyclopaedia of Aboriginal Australia*) as the traditional owners of the land covered by the shire. However, the documents and secondary sources supporting this history make no mention of them. According to *The Encyclopaedia of Aboriginal Australia,* 'Like their northern neighbours, they were overwhelmed by the tide of white settlement rising rapidly up the Hunter Valley in the 1820s'.[116] Governor Darling sent soldiers to suppress the rebellion by the Wonnarua and Wiradjuri, in the Jerrys Plains (later Singleton) in 1826. There is conflicting commentary about William Ogilvie's relations with the local Aboriginal people. The English surgeon Peter Cunningham who visited New South Wales in the 1820s, reported that Ogilvie was 'prominent...in suppressing the assaults of the "native blacks" '. However, 'The history of Denman' on the Muswellbrook Shire Council website states that Ogilvie treated the indigenous people well and was able to disperse about 200 angry Aboriginals from that locality in 1826 without resorting to violence.[117]

Edinglassie and Rous Lench have strong associations with the squatting age which historian Stephen Roberts defined in his seminal work *The Squatting Age in Australia* as ranging from 1835-1847. However, as the activities of the White family demonstrate, much effort and considerable investment continued through

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[116] David Horton (General Editor), *The Encyclopaedia of Aboriginal Australia,* Australian Institute of Aboriginal and Torres Strait Islander Studies, Canberra, 1994, p 1194

[117] www.muswellbrook.nsw.gov.au/About-Muswellbrook-Shire/History/Denman.htm

the 1860s in order to prevent the small farmers known as selectors from limiting the White family's capability to extend their property well beyond their original freehold purchase of 5,380 acres.

Their selection of large amounts of land for themselves can be seen on the Parish Maps of Brougham and Wynn (see figures 20 and 21). However, they also secured portions in the other neighbouring parishes of Vaux and Althorpe. Giving evidence at a Parliamentary Standing Committee in 1904 on the viability of dairying and other small farms in the Muswellbrook district, James Cobb White stated that there was insufficient rainfall for farmers to rely on their land alone. He explained that they had to work for others to support themselves. James Cobb White controlled 27,000 acres around Muswellbrook at this time.

Persons

Edinglassie Homestead has been the home of a branch of the White family, one of the most prominent grazing families in New South Wales from the squatting age until the latter half of the twentieth century. Initially, this property was surrounded by others owned by gentlemen farmers raising sheep for wool. As with most of their peers, the White family began in simple dwellings but later built mansions to demonstrate their success.

At Edinglassie, the larger more elaborate house was achieved in two stages. The first was a relatively modest two-storey Italianate house built in the 1860s attached to the earlier cottage; the second was a far larger extension that replaced the cottage in the 1890s taking double the space and including a combined separate kitchen and servants quarters, and numerous outbuildings. An elaborate pumping system ensured the house had running water on tap from the river. Landscaped gardens were laid out from the 1860s, incorporating many of the original eucalypts but became more elaborate from the 1890s when additional exotics were added. The grounds incorporated an extensive vegetable garden tended by a full-time gardener and a dairy to supply the family as well as a tennis court. There was a school for the children of the workers employed at Edinglassie, a schoolmaster's house and several cottages to house some of the people who worked there. The cottage known as Rous Lench began as one of these, but for many years housed James Cobb White and his family while his widowed mother lived in the 1860s house with his younger siblings.

The period when Edinglassie was at its height was from 1880 to 1945. During these years James Cobb White added to the house and garden and, with the help of cattle stations in Queensland and the Northern Territory, built it into the head cattle station among his family's many properties. Edinglassie continued to flourish after his early death in 1927 until 1945 as is demonstrated by its selection, along with Camden Park, as a fitting place to host a visit from HRH the Duke of Gloucester in 1934. These two properties, which had been home to the same families for several generations, were seen as the best representatives of country life in New South Wales.

The James White who founded Edinglassie had seven sons and two daughters. Of these James, Francis, George and Henry Charles acquired and managed numerous widespread properties in the Upper Hunter and later in other states. Among these, Belltrees, further north and east of Scone, became the most well-known in the latter part of the twentieth century.

aesthetic

Criterion (c) *an item is important in demonstrating aesthetic characteristics and/or a high degree of the creative or technical achievement in NSW (or the local area)*

- The property is a significant landmark in the Muswellbrook area, and can be easily interpreted from Denman Road.

- The group of structures over the site is not only significant from a hsitroical

- The Edinglassie Homestead itself is a good example of fine design and workmanship, over two distinctively different eras of Italianate architecture - 1860s Italianate and 1890s Boom style.

- In general, the high level of craftsmanship of internal joinery at the Edinglassie Homestead is notable, particularly in the second stage addition (1892) which includes timber drop shutter windows.

social

Criterion (d)   *an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons*

- The Edinglassie property and its various occupants were and are important in the community. The property employed a large workforce including transient stockmen and house staff, and has accommodated various generations of tenants. The property also provided a small school for the use of the tenant's children.

- The White family had a strong association with the local community, having a magistrate and priest serve in the area over a number of years. The property was the focus for occasional entertaining, being frequented by overseas visitors and various dignitaries.

scientific

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

- The place is a collection of buildings that have been used for various farming purposes throughout their life, and the site has housed now demolished early structures related to current uses. As such the place has potential to reveal further information about building practice, and rural domestic life, through the discovery of relics, both buried and internal. Detailed archaeological research, when deemed necessary, will refine the specific potential of the site.

- The place contains items of engineering interest, including water storage and pumping infrastructure.

- The extant building fabric contributes to an understanding of early construction techniques, and in particular of pit sawing of structural timbers. Also of particular interest are the stable grouping and the log hut at Rous Lench.

- The potential for archaeology on the site is considered high, and includes built fabric from previous structures, sub-floor deposits, relics of farming machinery and the like, remnants of disturbed landscape (e.g. former orchard, former tennis court, former kitchen garden), etc.

6.2.3 Comparative Analysis

A comparative analysis of places of similar age, scale and/or style helps to determine the significance of Edinglassie, as well as the individual buildings that comprise the collection. Such an analysis is based on the assessment criteria given by the NSW Heritage Branch related to rarity and representativeness, and on knowledge of existing similar places. Several existing places have been identified as being similar to Edinglassie, due largely to the homestead building, but also as a group of related rural buildings.

In this regard, one doesn't have to look much further than the White family history for comparative places. The prominent early pastoralist family, the Whites of Edinglassie owned numerous estates within the Hunter Valley and beyond during the 1800s. The White estates were located on large landholdings with substantial residences and a range of outbuildings, depending on the type of pastoralism of the estate. New, grand residences gradually replaced the original, simpler homes (which were then often relegated to outbuildings) on the estate and reflected the growing prosperity and success of the White family.

The heritage items used to compare Edinglassie have been derived from the following criterion:

- must be a homestead, defined as having at least one residence and early outbuildings relating to the land use or early occupation of the site;
- homesteads with a historical use of pastoralism; and
- homesteads erected pre 1900.

Homesteads meeting the above criterion included those of state or local significance from Hunter councils (Cessnock, Dungog, Gloucester, Great Lakes, Lake Macquarie, Maitland, Muswellbrook, Newcastle, Port Stephens, Singleton and Upper Hunter), homesteads with an affiliation to the White family, and other pastoral homesteads without an affiliation to the White family.

Table 6.1 Comparable Homestead Properties

HERITAGE ITEM	LOCATION	LISTING	CONSTRUCTION DATE	BUILDING TYPE & NOTES
Muswellbrook Shire Council				
Balmoral	310 Denman Rd Muswellbrook	Muswellbrook LEP 2009 Hunter REP 1989 National Trust	c.1857	Dwelling
Edinglassie (Subject site)	710 Denman Rd, Muswellbrook	Muswellbrook LEP 2009 Hunter REP 1989 SHR National Trust RNE	c1860 – 1892 Rous Lench c1870s	Dwelling and outbuildings *(James White I Francis White James Cobb White)*
Martindale Homestead	1090 Martindale Rd, Denman	Muswellbrook LEP 2009 Hunter REP 1989 National Trust	c.1863	Dwelling and outbuildings *(Edward White)*
Merton	4883 Jerrys Plains Rd, Denman	Muswellbrook LEP 2009 Hunter REP 1989 SHR National Trust RNE	1825 1910	Dwelling and outbuilding *(Edward White)*
Negoa Homestead	Kayuga Rd, Muswellbrook	Muswellbrook LEP 2009 Hunter REP 1989 National Trust	c.1835 c.1854	Dwelling and outbuildings
Bengalla Homestead	Bengalla Rd, Muswellbrook	Hunter REP 1989 National Trust	from 1877	Dwelling and outbuildings
Cessnock City Council				
No items listed				
Dungog Shire Council				
Tocal	Tocal Rd, Paterson	Dungog LEP 1996 Hunter REP 1989 SHR National Trust	1822-1922	Dwelling and outbuildings

HERITAGE ITEM	LOCATION	LISTING	CONSTRUCTION DATE	BUILDING TYPE & NOTES
		RNE		
Gloucester Shire Council				
No items listed				
Great Lakes Council				
No items listed				
Lake Macquarie City Council				
No items listed				
Maitland City Council				
Anambah Homestead Complex	Anambah Rd, Gosforth	Maitland LEP 1993 SHR National Trust RNE	1889-1906	Dwelling and outbuildings
Newcastle City Council				
No items listed				
Port Stephens Council				
No items listed				
Singleton Council				
Abbey Greene and Outbuildings	Putty Rd, Singleton	Singleton LEP 1996 National Trust RNE	1861	Dwelling and outbuildings
Baroona & Outbuildings (formerly Rosemount)	Whittingham	Singleton LEP 1996 National Trust RNE	1829	Dwelling and outbuildings
Wambo Homestead including slab carriage house and stables, Butcher's Hut and slab horse boxes	Warkworth	Singleton LEP 1996 SHR National Trust	1840 and c.1900	Original homestead, new homestead and outbuildings
Upper Hunter Shire Council				
Belltrees and outbuildings	Scone	Scone LEP 1986 Hunter REP 1989 National Trust RNE	1907	Dwelling and outbuildings *(Henry Charles White Henry Luke White)*
Segenhoe	Segenhoe Rd, Scone	Scone LEP 1986 Hunter REP 1989 National Trust RNE	Unknown	Dwelling *(Francis White)*
Timor Station	Crawney Rd, Timor	Murrurundi LEP 1993	1880	Dwelling and outbuildings *(James White I Frederick White)*
Armidale Dumaresq Council				
Booloominbah	Armidale	Armidale Dumaresq LEP 2008 SHR	1884-1888	Dwelling, grounds, outbuildings *(Frederick White)*

HERITAGE ITEM	LOCATION	LISTING	CONSTRUCTION DATE	BUILDING TYPE & NOTES
		National Trust RNE		

Detailed information on each of the places assessed as comparative to Edinglassie is given in Appendix G.

In summary, the comparative analysis of Edinglassie demonstrates that:

- Edinglassie is rare for its retention of an early use of the site;
- Edinglassie is a rare pastoral homestead within NSW for its intact grouping of early buidlings;
- Edinglassie is an excellent representative example of a White family homestead and of a pastoral homestead both in the Hunter Valley and in NSW.

Based on the above comparisons, the following assessments of rarity and representativeness of Edinglassie are made.

rarity

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)*

- Largely intact group of a variety of structures dating from the 1860s through to the present day, clearly demonstrating a pastoral way of life that is in danger of being lost. This is evidenced by the redundancy of many buildings on the site, such as the meat safe & creamery, the butchery, the gardener's cottage, and the large family homestead with associated servants' quarters.

- Despite some alteration and uncertain provenance, the horizontal log structure is of a construction method that is rare in the area and the State.

representativeness

Criterion (g)   *an item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's)*

>   *~ cultural or natural places; or*

>   *~ cultural or natural environments*

- The site retains fabric that demonstrates the typical characteristics, form, and style of a 19th century pastoral group, of the type that was typical of self-sustaining rural properties in the Upper Hunter.

6.3   Heritage Curtilage

The NSW Heritage Office defines curtilage as "the extent of land around (a place) which should be defined as encompassing its heritage significance. This area of land is known as a heritage curtilage."

There are four types of heritage curtilage:

Lot Boundary Heritage Curtilage, where the legal boundary of the allotment is defined as the heritage curtilage. The allotment will generally contain all associated features such as outbuildings and gardens within its boundaries.

Reduced Heritage Curtilage, where an area less than the total allotment is defined as the heritage curtilage, and is applicable where not all parts of a property contain places associated with its significance.

Expanded Heritage Curtilage, where the heritage curtilage is actually larger than the allotment, and is particularly relevant where views to and/or from a place are significant.

Composite Heritage Curtilage would generally apply to larger area combining a number of separate places, such as heritage conservation areas based on a block, precinct or whole village.

6.3.1 Heritage Curtilage of Edinglassie Property

The Edinglassie property is a significant landmark along Denman Road, and is a recognisable site within the Muswellbrook LGA. This is confirmed by its aesthetic and social heritage values.

It is considered that the current lot boundary of Edinglassie encompasses all of the features associated with the place, and that the boundary provides an ample setting appropriate to its establishment and early development in the Hunter Valley. This can be described as lot boundary heritage curtilage, and is shown in Figure 104, following.
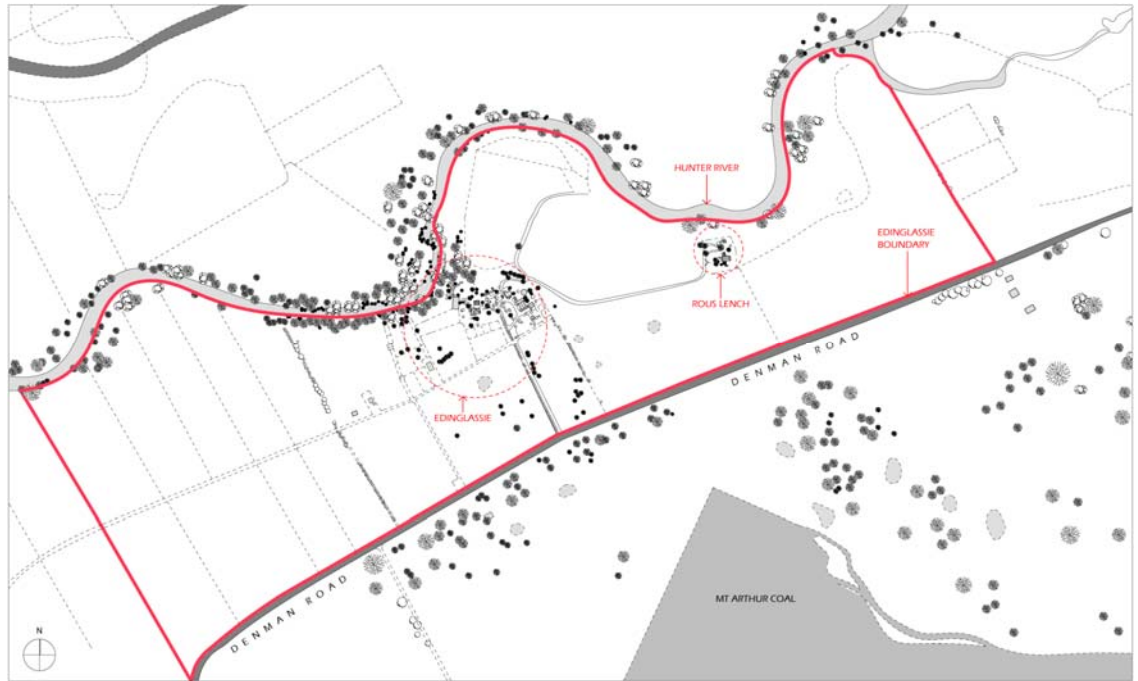

Figure 104
Map showing the cultural heritage curtilage of Edinglassie.
source: Heritas, adapted from Google Earth

6.4   Statement of Significance

The current Edinglassie is the significant remnants of a once 15,000 acre pastoral property developed from the earliest settlement of the Muswellbrook area, in the Upper Hunter Valley of NSW. The contemporary significance of the place extends to its historical, social, aesthetic and scientific cultural heritage values.

Edinglassie was developed by several generations of the White family, one of the most prominent grazing families in New South Wales from the squatting age until the later half of the 20th century. From an original land grant to George Forbes in c1825, the White family built Edinglassie into a substantial wool business, and later for cattle, dairy, viticulture, and equine activities. The relationship between the remaining structures on the site, Hunter River and Denman Road, is essentially intact. The main homestead, overlooks other domestic buildings both in the immediate and extended context, outbuildings, and once expansive gardens and gardener's cottage. The extant structures on the site demonstrate a range of construction ages and techniques, including a horizontal log structure of uncertain (but early) date and history of use.

Documentary evidence does not support the involvement of prominent Australian architect John Horbury Hunt in the design of any buildings on the site. Despite this, the group contains some aesthetically distinctive architecture and has been an aesthetic, and arguably social landmark in the local area for well over a century.

The Edinglassie property has strong associations with the squatting age (1835-1847) and the concerted efforts of the White family to prevent selectors from limiting their capability to extend their holdings. Although the property is symbolic of many gentlemen's estates that lined the river in the Upper Hunter Valley in the 1820s, Edinglassie has a far longer history of continuous ownership by one family and in agricultural use. As one of many properties owned by the extended White family during the 19th and early 20th centuries, many of which are extant, Edinglassie retains the principal characteristics of its type. Perhaps due to the continual use of the place for farming of various types, a significant amount of built fabric is largely intact, thereby strengthening the ability of the place to demonstrate the progressively increasing success of the White family business.

Edinglassie maintains a high potential for archaeological relics, both sub-surface and also within building cavities. Such relics could contribute to a greater understanding of the use of the place and area as a once isolated but self-sustaining property, the White family history, and methods of building construction.

As a collective group of buildings the Edinglassie property retains fabric that strongly demonstrates the typical characteristics, form, and style of a 19th century pastoral group, of the type that was typical of self-sustaining rural properties in the Upper Hunter. Its continuation in original use contributes to its ability to demonstrate its history.

The conservation of Edinglassie Homestead and associated buildings is of significant relevance to the state cultural heritage values of the people of New South Wales, under the themes of Convict, Pastoralism, Land Tenure and Persons.

6.5   Significance of Individual Items

Although the place has been assessed as having a level of State heritage significance, each element of the place has a variable level of significance. Some elements, for instance, may actually be considered intrusive to the overall significance of the place, while others may have only a moderate level of significance.

The significance of individual built fabric items is detailed in Appendix J Inventory Sheets, and of individual landscape items in Appendix K.

7 Obligations and Opportunities

7.1 Introduction

The purpose of this section is to assess the obligations and potential opportunities affecting the place, not only in terms of heritage, but also in respect of statutory and client requirements.

7.2 Obligations Arising from the Significance of the Place

Generally, the place has a high level of significance, hence any works that take place should be done so as not to diminish that significance. It is the shared responsibility of the owners and users of the place to protect it. Adaptation may be carried out in relation to future use with regard for the assessed significance and within the recommendations of this Conservation Management Plan.

The Burra Charter is the *Australia ICOMOS* (International Council on Monuments and Sites) *charter for the conservation of places of cultural significance*. Guidelines set out by the Burra Charter are recognised as the basis for conservation in Australia.

The Burra Charter includes statements regarding conservation principles, processes and practice, and is supplemented by guidelines for the establishment of cultural significance and the formulation of a Conservation Policy and strategy for any item. While the recommendations of the Charter have no legal status, it is broadly accepted as a basis for heritage conservation philosophy, procedures and practice throughout Australia, and is consistent with international practice.

A copy of the Burra Charter is included in Appendix A, however any recommendations given within this document, including policies and recommendations within inventory sheets, are given with due respect to the principles of the Burra Charter.

7.3 Obligations Arising from Statutory Listings

7.3.1 NSW Heritage Act 1977

Due to the place being listed as a State significant item on the State Heritage Register (under the NSW Heritage Act 1977), 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).

To carry out activities to any item or land listed in the State Heritage Register (which includes Edinglassie) approval from the NSW Heritage Council, by way of an application under Section 60 of the NSW Heritage Act, is required. As a general rule, contact should be made with the Office of Environment and Heritage, Heritage Branch at the earliest stages of project planning in order to confirm requirements for particular proposals. Detail of submission requirements may also be found on respective application forms and on the Heritage Branch website (www.heritage.nsw.gov.au), however the procedure shown following in section 7.4 can be referenced for a summary.

Exemptions from Approval Requirements

In order to streamline day-to-day management of heritage places, the NSW Heritage Branch has published a document entitled *Standard Exemptions for Works Requiring Heritage Council Approval.* This document is a guide to 16 various types of work that can be undertaken without a Section 60 approval. It should be noted however that 'the exemptions only reduce the need to obtain approval from the Heritage Council, under section 60 of the Heritage Act, to carry out works to a heritage item listed on the State Heritage Register. You should check with your local council for information on additional development and building approvals, and with the Heritage Branch for other approvals which may be required under the Heritage Act, such as an Excavation Permit.'[118] It should be noted that the Standard Exemptions do not apply to works affecting Aboriginal people.

Standard Exemptions apply to the following areas of work. Note that reference to the details of each exemption is required when assessing the nature of any proposed work. Some activities still require that the Director of the Heritage Branch be notified by way of a Section 57(2) Exemption Notification Form.[119]

Standard Exemption	Submission Requirements
1. Maintenance and cleaning.	No notice to Heritage Branch required.
2. Repairs.	Possible notification required. Contact Heritage Branch for advice.
3. Painting.	Details of proposed colour scheme, paint type, surface preparation and paint removal and a statement demonstrating no adverse impact on the heritage significance of the item.
4. Excavation.	Archaeological assessment or statement demonstrating minor impact or nature of fill. (refer to the Standard Exemption for further information)
5. Restoration.	Statement demonstrating the need for and the material and method of restoration and no adverse impact on heritage significance of the item.
6. Development endorsed by the Heritage Council or Director-General.	No notice to Heritage Branch required.
7. Minor activities with little or no adverse impact on heritage significance.	Statement demonstrating the activity is of a minor nature and will not adversely affect the heritage significance of the item.
8. Non-significant fabric.	Statement demonstrating no adverse impact on the heritage significance of the item.
9. Change of use.	Statement demonstrating the change of use does not involve alteration of fabric or cessation of the primary use or loss of significant associations. (refer to the Standard Exemption for further information)
10. Work to new buildings.	No notice to Heritage Branch required.
11. Temporary structures.	Statement demonstrating no adverse impact on significant fabric. (refer to the Standard Exemption for further information)
12. Landscape maintenance.	No notice to Heritage Branch required.
13. Signage.	Statement demonstrating no adverse impact on significant fabric. (refer to the Standard Exemption for further information)
14. Burial sites and cemeteries.	Statement demonstrating that monuments and gravemarkers will not be in conflict with the character of the place.
15. Compliance with minimum standards and orders.	No notice to Heritage Branch required.
16. Safety and security.	Structural Engineer's certificate if damaged item poses a safety risk. (refer to the Standard Exemption for further information)
17. Movable heritage items.	Statement describing the proposed location and the reasons for its relocation.

The entire document *Standard Exemptions for Works Requiring Heritage Council Approval*, is included in Appendix N.

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[118] Heritage Council of NSW, Standard Exemptions for Works Requiring Heritage Council Approval, 2009, p5.
[119] Application forms can be obtained from the NSW Heritage Branch website, www.heritage.nsw.gov.au

7.3.2 Environmental Planning & Assessment Act (EP&A Act) 1979

Due to the place being listed as a State significant item on the State Heritage Register (under the NSW Heritage Act 1977), 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 that required by Muswellbrook Shire Council.

Mt Arthur Coal have a Project Approval under the EP&A Act that also gives an obligation to have a Conservation Management Plan and a European Heritage Management Plan.

7.3.3 Muswellbrook Shire Council

Any future works on the site must comply with Council's normal requirements for development. In addition, the Council retains authority over proposed development of heritage items, or within the vicinity of heritage items. Therefore, any works proposed in the vicinity of a heritage item or in relation to any other aspects of the place defined as significant by this CMP, will require the submission of a Development Application.

The Muswellbrook Local Environmental Plan 2009 requires consent for any of the following activities in relation to a heritage item (which is defined by the LEP as a building, work, place, relic, tree, object or archaeological site).

1. Demolition work, in part or in whole.

2. Moving a heritage item.

3. Altering the exterior of a heritage item.

4. Altering a building by making structural changes, including internal structural changes.

5. Disturbing or excavating an archaeological site.

6. Disturbing or excavating an Aboriginal place.

7. Erecting a building.

8. Subdividing land.

Prior to granting consent in respect of a heritage item, Muswellbrook Shire Council is obligated to consider the effect of the proposed development on the heritage significance of the item concerned. Their assessment would normally require that a Statement of Heritage Impact, or in the case of major works a conservation planning document such as a CMP, be submitted with any development application.

Contact should be made with the Heritage Advisor, Muswellbrook Shire Council at the earliest stages of project planning in order to confirm requirements for particular proposals.

7.3.4 Statutory Controls Summary

The following is a summary of statutory controls over the site.

Control	Applicable		Comments
	Yes	No	
Environment Protection and Biodiversity Conservation Act 1999		✔	
NSW Heritage Act 1977 (& amendments)	✔		Notable sections include: • Section 139: Protection of Archaeological Relics & Deposits • Division 2 Controlled activities (including Section 57) • Division 3 Applications for approval (including Section 60)

Environmental Protection & Assessment Act 1979
 	
Muswellbrook Shire Council
    Local Environmental Plan 2009
 	
    Development Control Plan 2009
	✔		• Any planning controls enforced through Muswellbrook Shire Council (e.g. LEP, DCP)
			
			• Any works must be in accordance with CMP
			
			• Development Application required for any development or demolition works
			
			• Statement of Heritage Impact with any Development Application

7.3.5 Application for Heritage Approvals

In order to assist planning of works at Edinglassie, the following flow chart summarises the process of gaining approval for various works, under local and state authorities. Confirmation of submission requirements should be made at project commencement.

Define the scope of proposed works

and determine what approvals are required

NSW Heritage Council

Muswellbrook Shire Council
Integrated Development

Section 57(2) Exemption
(for minor works)

Section 60 Approval
[for all works unless exempt under Section 57(2)]

Applications for development submitted to Muswellbrook Shire Council will be referred to the NSW Heritage Branch for comment - follow the procedure for Section 60 Approval at left.

Prepare Section 57(2) application form and supporting documentation and submit to
NSW Office of Environment & Heritage
Heritage Branch
Locked Bag 5020
Parramatta NSW 2124
(02) 9873 8500

Prepare documentation as Integrated Development Application and submit to Muswellbrook Shire Council, who will refer to Heritage Branch for comment.

Receive Development Approval from Muswellbrook Shire Council, complete with General Terms of Approval from Heritage Branch.

Comply with Conditions of Development Approval, including General Terms of Approval from Heritage Branch - these will include requirement for Section 60 application.

Prepare Section 60 application form and supporting documentation and submit to
NSW Office of Environment & Heritage
Heritage Branch
Locked Bag 5020
Parramatta NSW 2124
(02) 9873 8500

Receive Endorsement of Section 57(2) Exemption from Heritage Branch

Receive Section 60 Approval from Heritage Branch
(prior to works commencing)

Submission requirements for applications will vary, and should be confirmed with each application, however will typically include

- Drawings and specifications to describe the work
- A Statement of Heritage Impact
- A copy of this CMP (for major works)
- Details of the Excavation Director where the works include excavation. An Excavation Director is usually a consultant archaeologist. An archaeological assessment/research design may also be required.

- always liaise with heritage professionals throughout the process -
Council's Heritage Advisor - NSW Heritage Branch Conservation Officer - heritage architect
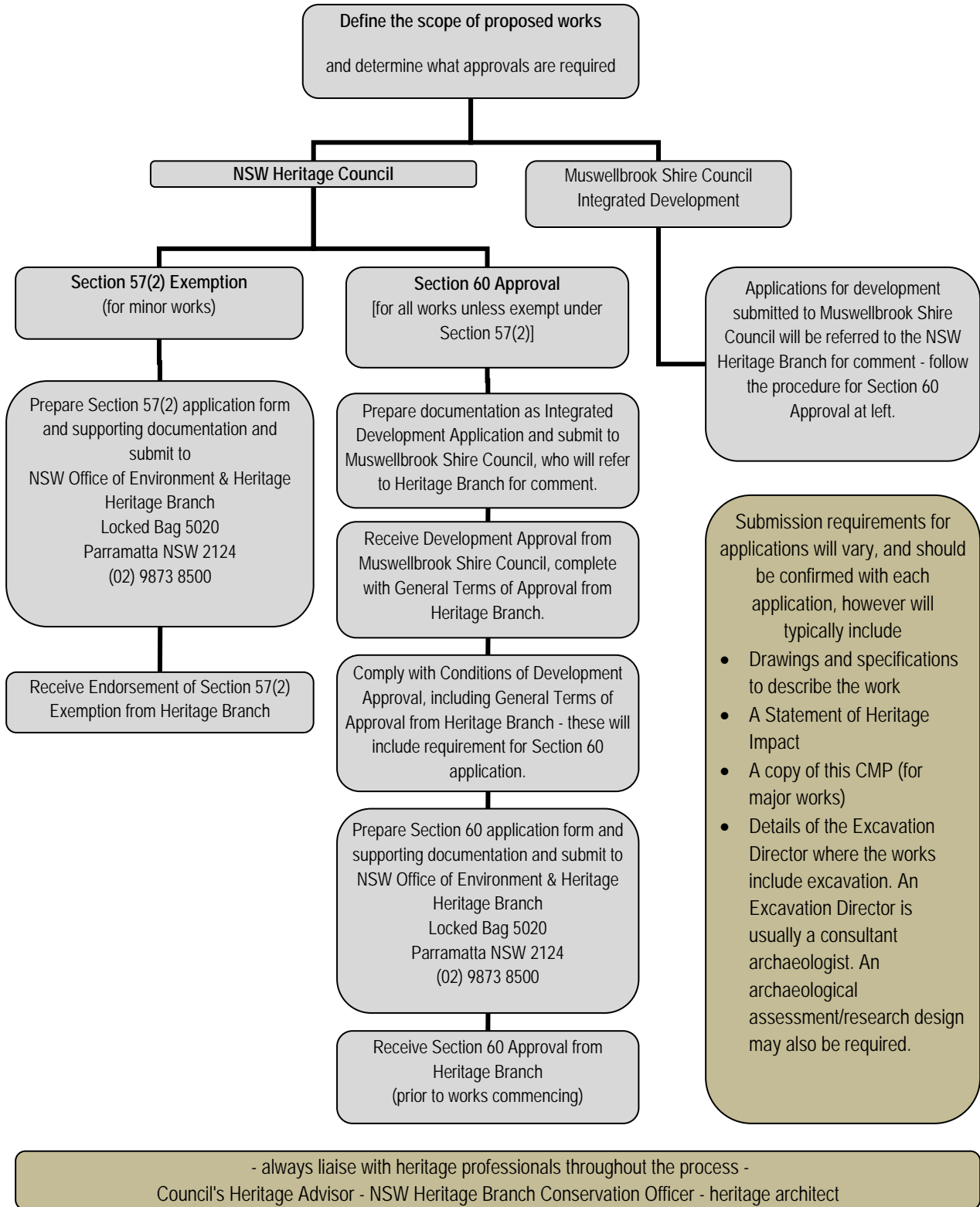

Figure 7.1 Heritage Approvals Process.

7.4 Obligations Arising from Non-Statutory Listings

The National Trust of Australia (NSW)

'The National Trust of Australia is a community-based, non-government organisation, committed to promoting and conserving Australia's indigenous, natural and historic heritage through its advocacy work and its custodianship of heritage places and objects.'[120] The Trust maintains a register of landscapes, townscapes, buildings, industrial sites, cemeteries and other items or places which the Trust determines have cultural significance and are worthy of conservation. Currently, there are some 12,000 items listed on the Trust's Register.

The Trust's Register is intended to perform an advisory and educational role. The listing of a place in the Register, known as 'classification', has no legal force however it is widely recognised as an authoritative statement of the cultural significance of a place. Therefore, there are no statutory obligations arising from National Trust Classification.

Register of the National Estate

There are no statutory obligations arising from the inclusion of Edinglassie on the Register of the National Estate.

7.5 Opportunities Arising from Continued, Concurrent & Adaptive Re-use

The history of Edinglassie tells a story of various pastoral pursuits - sheep, cattle, dairy, and now horse farming. Uses of this type should continue, where possible, in the spirit of the original intention of the place.

However, it should be noted that conservation of any place can sometimes only be successfully achieved with adaptive re-use, or concurrent and complementary uses. An abandoned property will quickly fall into disrepair, making conservation difficult. In this vein, Edinglassie lends itself sympathetically to an exploration of the following continued, concurrent and/or adaptive re-uses.

1. Pastoral uses

2. Accommodation - e.g. permanent residential, short term stays

3. Small function space - e.g. weddings, corporate meetings

4. Tourism - e.g. house museum, café/tea rooms

5. Media site - e.g. filming, photo location

A full exploration of alternative and or concurrent sympathetic uses should be undertaken as part of strategic planning, and should also inform any proposed new use on the site.

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[120] www.nationaltrust.org.au

7.6   Funding Opportunities

Sources of funding for heritage works is continually changing, therefore regular assessment of opportunities should be part of a delegated management structure. At the time of writing, current funding bodies include the following.

NSW Heritage Council - Special Projects	Provides funding for special, urgent or emergency projects for State Heritage Register and state significance heritage items through grants of up to $10,000. Projects funded included buildings, landscapes, archaeology, moveable items, pipe organs, and stained glass. Applications are open all year round.
NSW Heritage Council - 2013-2015 NSW Heritage Grants program	Aims to improve the physical condition of NSW heritage items, assist communities to care for their heritage and supports local government in its role as heritage managers. Applications are invited throughout the year for historical research and local archive projects. Applications open in October 2012.
Muswellbrook Shire Council	Each year, Council offers small grants to property owners for maintenance works on older buildings in the local government area. Grants are usually offered up to a maximum dollar for dollar amount with an upper limit of $2,000 per property. Applications can be submitted to Council at any time.

8   Development of Policy

8.1   Introduction

The NSW Heritage Council states a conservation policy 'explains the principles to be followed to retain or reveal an item's significance. The aim is to show how the heritage significance of the item can be enhanced and maintained.'

James Kerr notes that a 'clear theoretical distinction can be made between policies and the strategies for their implementation.'[121] The conservation policy is largely dependent on the assessed level of significance which is unlikely to change drastically over time, while the strategy for implementation, which appears in the following section of this report, interprets this policy in light of the client requirements and funding, which are highly liable to change over time, and consequently, should be reviewed regularly.

General considerations in developing conservation policy related any heritage place include the need to:

1.   retain and/or reveal significance;

2.   identify feasible and compatible uses;

3.   meet statutory requirements;

4.   work within procurable resources;

5.   anticipate opportunities and threats.[122]

8.2   Development of Landscape Policy[123]

There are obligations of owners of places of State significance – i.e. listed on the state Heritage Register - to protect and conserve them, and to manage and maintain them in a manner which retains their significance. Generally, the higher the ranking which such items or places are assessed as having, the greater the degree of protection and conservation is required.

The numerous landscape elements – mostly trees - within the grounds of Edinglassie, as listed in Appendix K, have varying although limited degrees of heritage value, but contribute in a cumulative way to the overall significance of the place. It is important that these landscape elements be acknowledged by the owners, and taken into account in future management and maintenance strategies and actions.

The conservation planning process established by the guidelines to the *Burra Charter* of Australia ICOMOS and set out in the *NSW Heritage Manual* requires that relevant constraints and opportunities be identified as part of the process for developing conservation policies for places of significance. The constraints are observations relevant to the circumstances of the site and matters which require consideration and resolution.

In the case of the grounds of Edinglassie, a key priority is to acknowledge the site as a cultural landscape which has been extensively modified for agricultural and pastoral purposes for around 180 years. The protection and conservation of its layout, context and setting beside the Hunter River, as well as its 'accretions of occupance' (layers of fabric) are of the utmost

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[121] Kerr, James, *The Fifth Edition Conservation Plan*, The National Trust of Australia (NSW), Sydney: 2000, p37.
[122] Kerr, James, *The Fifth Edition Conservation Plan*, The National Trust of Australia (NSW), Sydney: 2000, p24.
[123] Development of the landscape policy has been completed by Mayne-Wilson & Associates.

importance, so that the overall site can be 'read' and interpreted in the future as an historic farming property owned by generations of the same, remarkable family (the Whites) who were of regional importance.

The biggest factor to take into account – rather than a constraint – is the need to preserve the historic layout of the Edinglassie homestead, its grounds, stable complex and other old outbuildings. These include the carriage loop, together with the surrounding post and rail fencing, as well as other items such as the tennis court and swimming pool. The sites of the old orchard and vegetable garden should also remain identifiable, even if no longer used. These various elements are all long established, and the ground spacious enough to accommodate normal uses by its present farming occupants without needing to intrude development upon them.

Although the property is owned by Mt Arthur Coal, a subsidiary company of BHP Billiton, it is leased out to persons who have lived and worked there for several decades. The existing formal lease agreement could be expanded upon based on the outcomes of this CMP.

Where the removal of dead, dying or seriously deformed trees is proposed (refer Appendix K), the question arises as to whether, and if so what species of replacements should be planted, and where, in order to retain the park-like character of the grounds. These kind of decisions should best be made in the context of a proper landscape masterplan prepared by a conservation landscape architect based on the principles and advice contained in this CMP.

8.3   Development of Built Fabric Policy

There are obligations of owners of places of State significance – i.e. listed on the state Heritage Register - to protect and conserve them, and to manage and maintain them in a manner which retains their significance. Generally, the higher the ranking that such items or places are assessed as having, the greater the degree of protection and conservation required.

In accordance with BHP Billiton's commitment to best practice, mitigation of potential impacts on the Edinglassie property due to mining is fundamental to the development of conservation policy for built fabric.

Although the current pastoral use of Edinglassie property is not predicted to change significantly in the foreseeable future, the conservation policy needs to provide for possible change, while providing protection to its significance. Policies should address control of change, including for a balance of adaptation that allows the place to be used for contemporary purposes. The maintenance, and increase, of use on the site is crucial to the long term conservation of the property as a whole, i.e. allowing for increased use while retaining significance. The conservation policy must reflect this.

Appendix A

The Burra Charter

THE AUSTRALIA ICOMOS CHARTER FOR THE

CONSERVATION OF PLACES
OF CULTURAL SIGNIFICANCE
(The Burra Charter)

Preamble

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

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

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

Who is the Charter for?

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

Using the Charter

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

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

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

What Places does the Charter apply to?

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

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

Why conserve?

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

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

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

Definitions

Article 1 For the purpose of this Charter:

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

1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conservation Principles

Article 2 Conservation and management
2.1 *Places* of *cultural significance* should be conserved.
2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.
2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3 Cautious approach
3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4 Knowledge, skills and techniques
4.1 *Conservation* should make use of the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5 Values
5.1 *Conservation* of a *place* should identify and take into consideration all aspects of the cultural and natural significance without unwarranted emphasis on any one aspect at the expense of others.
5.2 Relative degrees of cultural significance may lead to different conservations actions at a place.

Article 6 The Burra Charter Process
6.1 The cultural significance of a place and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.
6.2 The policy for managing a place must be based on an understanding of its cultural significance.
6.3 Policy development should also include consideration of other factors affecting the future of a place such as the owner's needs, resources, external constraints and its physical condition.

Article 7 Use
7.1 Where the use of a place is of cultural significance it should be retained.
7.2 A place should have a compatible use.

Article 8 Setting
Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would diversely affect the setting or relationships are not appropriate.

Article 9 Location
9.1 The physical location of a place is part of its cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
9.2 Some buildings, works or other components of places were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.
9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

Article 10 Contents
Contents, fixtures and objects which contribute to the cultural significance of a place should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and preservation; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11 Related places and objects
The contribution which related places and related objects make to the cultural significance of the place should be retained.

Article 12 Participation

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

Article 13 Co-existence of cultural values
Co-existence of cultural values should be recognised, respected and encouraged, especially on cases where they conflict.

Conservation Processes

Article 14 Conservation processes
Conservation may, according to circumstance, include the processes of: retention or reintroduction of a use; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and interpretation; and will commonly include a combination of more than one of these.

Article 15 Change
15.1 Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place should be guided by the cultural significance of the place and its appropriate interpretation.
15.2 Changes which reduce cultural significance should be reversible, and be reversed when circumstances permit.
15.3 Demolition of significant fabric of a place is generally not acceptable. However, in some cases minor demolition may be appropriate as part of conservation. Removed significant fabric should be reinstated when circumstances permit.
15.4 The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, uses, associations or meanings of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16 Maintenance
Maintenance is fundamental to conservation and should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.

Article 17 Preservation
Preservation is appropriate where the existing fabric or its condition constitutes evidence of cultural significance, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 18 Restoration and reconstruction
Restoration and reconstruction should reveal culturally significant aspects of the place.

Article 19 Restoration
Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric.

Article 20 Reconstruction
20.1 Reconstruction is appropriate only where a place is incomplete through damage or alterations, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In rare cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.
20.2 Reconstruction should be identifiable on close inspection or through additional interpretation.

Article 21 Adaptation
Adaptation must be limited to that which is essential to a use for the place determined in accordance with Articles 6 and 7.
21.1 Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.
21.2 Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22 New work

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

Article 23 Conserving use

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

Article 24 Retaining associations and meanings

24.1 Significant associations between people and a place should be respected, retained and not obscured. Opportunities for the interpretation, commemoration and celebration of these associations should be investigated and implemented.
24.2 Significant meanings, including spiritual values, of a place should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25 Interpretation

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

Article 26 Applying the Burra Charter process

26.1 Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
26.2 Written statements of cultural significance and policy for the place should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.
26.3 Groups and individuals with associations with a place as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the cultural significance of the place. Where appropriate they should also have opportunities to participate in its conservation and management.

Article 27 Managing change

27.1 The impact of proposed changes on the cultural significance of a place should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify changes following analysis to better retain cultural significance.
27.2 Existing fabric, use, associations and meanings should be adequately recorded before any changes are made to the place.

Article 28 Disturbance of fabric

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

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

Article 29 Responsibility for decisions

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

Article 30 Direction, supervision and implementation

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

Article 31 Documenting evidence and decisions

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

Article 32 Records
32.1 The records associated with the conservation of a place should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.
32.2 Records about the history of a place should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33 Removed fabric
Significant fabric which has been removed from a place including contents, fixtures and objects, should be catalogued, and protected in accordance with its cultural significance.
Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34 Resources
Adequate resources should be provided for conservation.

Appendix B

Listing Sheets

Muswellbrook Shire Council

State Heritage Register

National Trust of Australia (NSW)

Appendix C

Blast Vibration Vulnerability Report

Bill Jordan & Associates

Appendix D

Historical Research Appendices

Appendix E

Movable Heritage

Principles

HERITAGE INFORMATION SERIES

MOVABLE HERITAGE PRINCIPLES

NSW
Heritage
Office

nsw|arts
MINISTRY FOR THE

MOVABLE HERITAGE PROJECT

The Movable Heritage Principles were developed as part of a Movable Heritage Project, managed jointly by the NSW Heritage Office and the Ministry for the Arts. The Movable Heritage Reference Group provided advice on the Principles. Its members were the Ministry for the Arts, National Trust of Australia (NSW), Historic Houses Trust of NSW, Australia ICOMOS, Institution of Engineers Australia, Ku-ring-gai Municipal Council, Powerhouse Museum, Museums Australia, NSW Museums and Galleries Foundation, Kylie Winkworth (heritage consultant), NSW National Parks and Wildlife Service, Arts Advisory Council Museums Committee and University of Sydney Macleay Museum. In addition, NSW cultural institutions provided input through the Ministry for the Arts.

The Heritage Council of NSW endorsed the Movable Heritage Principles in December 1998.

DISCLAIMER

Any representation, statement, opinion or advice, expressed or implied in this publication is made in good faith but on the basis that the State of New South Wales, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice referred to above.

Front cover graphics:
Aboriginal hand stencils, South Coast. *Photograph courtesy of National Parks and Wildlife Service*
Interior of Belltrees shearing shed, built near Scone in NSW in 1879 by architect J. Horbury Hunt.
Artefacts from the site of first Government House Archaeology Collection. *Photograph courtesy of Museum of Sydney on the site of first Government House*
Grose Valley, Blue Mountains, NSW. *Photograph courtesy of NSW National Parks and Wildlife Service*
Back cover graphics:
Australia Square, Sydney
Entrance to the central temple, Sze Yup Temple, Glebe. *Photograph by Karl Zhao*
Lands Department Building, Sydney
The bow of iron steamer, *Merimbula*, wrecked near Currarong in 1928. *Photograph by David Nutley*
Snowy Mountains Scheme. *Photograph courtesy of the Snowy Mountains Hydro-electric Authority*
St Mark's Anglican Church, Darling Point, Sydney. *Photograph by Stuart Humphreys*
Belltrees Shearing Shed, near Scone, NSW.
Detail from the crypt floor of St Mary's Cathedral, Sydney. *Photograph courtesy of St Mary's Cathedral*

MOVABLE HERITAGE PRINCIPLES

The aim of the Movable Heritage Principles is to assist New South Wales Government and community organisations to manage their movable heritage items and collections and to develop appropriate conservation policies.

INTRODUCTION

"Movable heritage" is a term used to define any natural or manufactured object or collection of heritage significance.

Responsibility for movable heritage is shared by private owners and government and community organisations. The Movable Heritage Principles will underpin efforts to identify and care for movable heritage objects and collections in their context. They will strengthen partnerships, co-operation and focus policies to achieve good practice in NSW.

The principles recognise the importance of:

- researching, understanding and retaining the significance of movable heritage as an integral part of the heritage and cultural diversity of New South Wales;

- documenting provenance, physical context, associations and ownership and conserving movable heritage as part of our heritage legacy to future generations;

- promoting the value of movable heritage to the community through access, education and interpretation programs;

- managing movable heritage items and collections in their significant place and community context;

- recognising the role of private individuals and community custodians in caring for movable heritage;

- establishing partnerships between owners of movable heritage and the government, professional and community organisations which can assist them.

THE PRINCIPLES

1. Movable heritage relates to places and people.

Movable heritage exists in a variety of contexts in addition to museum, library and archive collections. It may be associated with places, regions, people and communities. It is often best to care for items and collections in this context.

2. Educating the community about how to identify and manage movable heritage assists in conserving items and collections.

Community education is an effective way to protect movable heritage in the long term. Private owners and community custodians have information and knowledge about movable heritage and why it is important. Communities need to be involved in managing and interpreting their cultural material.

3. Assess the heritage significance of movable items and collections before making decisions on managing them.

Decisions on managing movable heritage, including acquisition, should be based on their significance, including their relationships to places and people. The wishes of private owners and community custodians should also guide decisions.

Where relevant, conservation management plans should include policies that integrate the management of heritage places and their significant items.

4. Recognise the significance of indigenous movable heritage to indigenous communities and its unique role in cultural maintenance, cultural renewal and community esteem.

It is important to respect indigenous intellectual property rights and the cultural traditions of indigenous people, including cultural restrictions.

Consult with the relevant indigenous community and key
indigenous bodies and use their advice to guide decisions
on identifying and managing movable heritage, including
access and interpretation. *

5. *Retain movable heritage within its relationship to places
and people, unless there is no prudent or feasible
alternative to its removal.*

Movable heritage often derives significance from its
relationship to a region, building or site. Removing items
from a place can diminish or damage the significance of
both the items and the place. Explore opportunities for
conserving movable heritage in its context where this is
possible.

6. *Remove movable heritage from its relationship to
places and people only when the items and collections
are under threat and this is the only means of
safeguarding or investigating significance.*

Moving items and collections may alter and diminish
significance and cause damage. However, it may not always
be possible, practical or desirable to retain movable heritage
in its context. It may be necessary for the cultural custodian
to relocate the items and collections for cultural reasons or
to remove them for research. It may be necessary to remove
them temporarily for conservation treatment, exhibition or
during works to a building or site. Removing items may be
the only means of ensuring their security and may be
necessary for health and safety or to protect the place.
Minimise the impact on heritage significance if moving items.
Where possible and culturally appropriate, keep movable
heritage in another location at the place.

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* Museums Australia has a policy guidelines document entitled *Previous
Possessions, New Obligations: Policies for Museums in Australia and Aboriginal
and Torres Strait Peoples.*

7. Provide community access to movable heritage and encourage interpretation.

Community access to movable heritage is important because it helps people to understand and maintain cultural traditions and practices. Its also encourages the conservation of significant movable items. Interpret movable heritage and places and educate people to understand uses, functions, community history and cultural practices.

8. Document movable heritage.

Documentation includes researching history, assessing significance, recording provenance, physical context, associations with a building, site, region or community and the history of conservation and exhibition. Documenting items and collections can assist in exploring conservation options to return or reinstate movable heritage to places or people should circumstances change. Keep systematic records of the subsequent location of items both with the site or building records and with the items and collections themselves.

9. Acquire movable heritage where there is no alternative to removal, where this serves clearly defined collecting policies.

Organisations acquiring items and collections should identify their collecting intentions in cooperation with other bodies in their region. Where possible, movable heritage should form part of a collection that can be interpreted to promote an understanding of its significant place and community associations.

10. Reinstate or return items and collections to places and people when circumstances change.

It is important to understand the heritage significance of items and collections before making decisions about moving, relocating, disposing or giving them away. If possible, and if culturally appropriate, reinstate or return the items and collections to their significant context. Relevant community and cultural groups should inform such decisions.

Appendix F

Conservation Management Plan Requirements Checklist

This Conservation Management Plan satisfies the following conditions set down under the Mt Arthur Coal Open Cut Consolidation Project Approval, September 2010.

Condition	Requirement
Condition 45, Schedule 3, sub-clause (c), dot point 1	The proponent shall prepare and implement a Heritage Management Plan for the project to the satisfaction of the Director-General. This plan must include the following for the management of other historic heritage on the site: • Conservation management plans for the Edinglassie and Rous Lench homesteads. The preparation of this CMP fulfils the above requirement. The implementation of the CMP is fulfilled by conservation policy actions contained within Chapter 9, as well as by recommendations for individual structures contained within Appendix A.

This Conservation Management Plan addresses each aspect of the document *A Suggested Table of Contents for a Conservation Management Plan That can be Endorsed by the NSW Heritage Council*.[1]

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[1] Available at www.heritage.nsw.gov.au.

Appendix G

Comparative

Places

Name	**Booloominbah**
Location	51-61 Trevanna Road, Armidale NSW (University of New England)
Construction Date	1884-1888
Heritage Listing(s)	Armidale Dumaresq Local Environmental Plan 2008 State Heritage Register (Listing number 01768) National Trust of Australia (ID 519) Register of the National Estate
Description[2]	Booloominbah is of State heritage significance as one of the largest private country houses built in Australia during the 19th century and amongst the most avant-garde domestic Arts and Crafts style designs of the time. Designed as an interpretation of an English country house, Booloominbah sits in a relatively intact landscape. As such, it is exemplary of the work of architect John Horbury Hunt. As well as being large, it is also extravagant in decoration, in particular the use of stained glass. The fabric substantially demonstrates the wealth and influence of pastoralism in NSW in late 19th century. Booloominbah is probably the largest private house built in Australia in the 19th century. It is only the Vice-regal houses at Melbourne, Sydney and Hobart which are larger. Booloominbah boasts four reception rooms, billiards room, business room, smoking room, five principal, seven secondary bedrooms, two dressing rooms, boudoir, four bathrooms, lavatory, night and day nurseries, together with reception and stair halls on a considerable scale. As well there are two secondary staircases. The size and complexity of Booloominbah, offices for upper and lower servants, the male domain, numerous staircases (there are three) so that staff and family could pass unnoticed, private and public rooms as well as technological advances like mechanical bells, gas lighting, running water, plate glass and so on, owe their origin to the great country houses of England and the influence of texts like Robert Kerr's The English Gentleman's House, first published in 1864. The house is elaborately finished with the extensive use of stained glass. Booloominbah contains more stained glass than any other house designed by Hunt, including 'Kirkham' and indicates a particular aesthetic of Frederick and Sarah White. Booloominbah sits in a landscape of an English country estate, including two drives, a gate and inner gate, a dam and a deer park. The location of the second drive is marked by a section of remnant hedge. The deer park and house are surrounded by a collation of mature trees including Bunya pine (Araucaria bidwillii), Atlas cedar (Cedrus atlantica) and Chir/Himalayan pine (Pinus roxburghii).
Image	source: The Booloominbah Collection www.booloominbah.com.au

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[2] NSW Office of Environment and Heritage – State Heritage Inventory www.heritage.nsw.gov.au Accessed 01/11/2011.

Name	**Merton**
Location	4883 Jerrys Plains Road, Denman NSW
Construction Date	1825 Commander William Ogilvie
	1859-1880 Reginald White
Heritage Listing(s)	Muswellbrook Local Environmental Plan 2009 Hunter Regional Environmental Plan 1989 (Heritage) State Heritage Register (Listing number 00159) National Trust of Australia (ID 2139 & 2140) Register of the National Estate
Description[3]	The complex (of very early settler's cottage, late 19th century Victorian Filigree homestead complete with gardens and terrace and early 20th century ballroom) is surviving evidence of progress made by two very important Hunter Valley settlers. The early cottage is the oldest surviving in the area. The complex occupies a prominent site overlooking the town of Denman, in a remarkable setting (National Trust classification). Merton was purchased by Reginald White in 1859 - c1880. He built the second brick house, which was extended at various times, particularly in 1910 for the visit of the Prince of Wales. Recent timber/metal deck skillion-roofed extensions to side. Verandah frieze modifications. Some painted brickwork (REP 1989). Extensive demolition and restoration works in the past 10 years. Surviving outbuildings include horse stud, residence, centre of early village settlement.
Image	source: Muswellbrook Heritage Study Inventory, www.muswellbrook.nsw.gov.au

[3] Muswellbrook Heritage Study Inventory 1996.

Name	**Saumarez Homestead**
Location	230 Saumarez Road, Armidale NSW
Construction Date	1888-1906
Heritage Listing(s)	Armidale Dumaresq Local Environmental Plan 2008 State Heritage Register (Listing number 01505) National Trust of Australia (ID 657) Register of the National Estate
Description[4]	The structure is a large two-storey brick residence. The elevations are a symmetrical. There are gabled projections on the north- east and west elevations with two storied verandahs between. The house consists of two sections; a family accommodation wing to the north and a service wing to the south. The latter is built around a courtyard. The family wing contains on the ground floor two large rooms- drawing room and dining room and five smaller rooms used as an office, bedrooms and sitting rooms. It also contains a wash room and bathroom. These front rooms open onto a central hall, while the back rooms open onto a crosshall. An elaborate Edwardian staircase opposite bedroom leads to the first floor. The first floor plan largely reflects the floor below and contains eight bedrooms, bathroom, a separate lavatory, a linen room and en suite off the main bedroom. On the Southern side of the house is the two-storey service wing containing pantry, kitchen, scullery, laundry, and staff dining room and boot room on the ground floor. On the first floor is the present caretaker's accommodation consisting of two bedrooms, sitting room, bathroom, a small kitchen and verandah. Under the pantry and servants stair is a cellar with exterior access. On the east side of the central service courtyard is a single storey wing containing a store and small kitchen. The main outbuilding complex is situated on the slope to the south of the house. It contains a number of white painted timber structures with iron roofs. These are set amongst grassed paddocks and are interspersed with fences, yards, drains, and troughs. Copses and a number of individual trees (principally pines and elms). There are a number of structures, which lie to the west outside the trust's boundary. These include a machine shed, cottage and vehicle shed. Another concentration of outbuildings is situated on the south side of Saumarez creek, 2 kilometers outside the Trust's property. This consists of the woolshed and shearer's accommodation. A gardener's cottage (unoccupied) is located east of the Trust's boundary.
Image	source: NSW Heritage Branch, May 2011 www.heritage.nsw.gov.au

[4] NSW Office of Environment and Heritage – State Heritage Inventory www.heritage.nsw.gov.au Accessed 01/11/2011.

Name	**Camelot (formerly Kirkham)**
Location	Kirkham Lane, Narellan NSW
Construction Date	1816 Stable
	1881 House
Heritage Listing(s)	Camden Local Environmental Plan 2010 State Heritage Register (Listing number 00385) National Trust of Australia (ID 6921 -6923) Register of the National Estate
Description[5]	Camelot is a complex consisting of a cottage, "rural seat", stables and a smoke house. The stables are a remnant related to the earlier homestead built by Surveyor-General John Oxley. The original homestead itself has been demolished. After James White purchased the property a two-storey brick cottage, attributed to John Horbury Hunt, was constructed by 1881. The cottage consists of two bedrooms, over three rooms on the ground floor. A two-storey kitchen block, with verandah, was added later. In 1888 White employed Hunt to design him a "rural seat". It was constructed on the site of the old Oxley Mill, reusing stone in the basement kitchen and service areas. The roof line is exceedingly complex, with numerous shapes and gables, "including a faceted wing, a curved Hipped bay and a collection of tall chimney stacks". This collection is augmented by multiple chimneys, including an industrial sized kitchen stack unique to Camelot. A smaller coned tower was added by the Faithfull Anderson family after they purchased the property in 1900. Internally, a small vestibule opens into a large entrance hall, leading to the dining room and faceted drawing room - both with verandahs. Opposite, the morning room features a faceted bay, again unique to Hunt's other designs. The rear of the ground floor is single storey, with a lantern roof, under which is the ballroom, complete with musicians' alcove. Another usual feature of Camelot is the main staircase. The landing projects beyond the external wall and forms the base of a semicircular tower, terminating in a candle-snuffer roof, complete with finial. New stables were also constructed, located between Camelot and the cottage. These are the largest designed by Hunt. The stables feature a "majestic church-like roof" and a timber planked floor, to allow for more efficient cleaning. The beehive smokehouse located nearby was probably Hunts work also.
Image	source: Photograph noted: "Camelot", (Horbury Hunt mansion of Mrs White, owner of the racehorse "Carbine", Camden State Library of NSW

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[5] NSW Office of Environment and Heritage – State Heritage Inventory www.heritage.nsw.gov.au Accessed 01/11/2011.

Name	**Belltrees**
Location	Grundy Road, Scone NSW
Construction Date	1907
Heritage Listing(s)	Scone Local Environmental Plan 1986 Hunter Regional Environmental Plan 1989 (Heritage) National Trust of Australia (ID 5043) Register of the National Estate
Description[6]	Property was acquired in 1831 by H C Semphill, the manager of Segenhoe. In 1844 he sold it to W C Wentworth. In 1848 Belltrees was leased by James White whose father, also James, had come to Australia as manager for the Australian Agriculture Company in 1852 James and his two brothers bought the property and it has been in the same family since then. Examples of their period. House and garden are very interesting. The house was built 1907 and is a fine example of an Edwardian country mansion. Constructed in brick. It is surrounded by cast iron verandahs on both floors. The imposing staircase leding up from the hall shows the influence of Art Nouveau design and much of the furniture is Edwardian. The shearing shed was designed by J Horbury Hunt.
Image	source: National Library of Australia, http://nla.gov.au/nla.pic-an25030048

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[6] Australian Heritage Database www.environment.gov.au Accessed 13/10/2011.

Name	**Martindale Homestead (Barador Stud)**
Location	1090 Martindale Road, Denman NSW
Construction Date	c1863
Heritage Listing(s)	Muswellbrook LEP 2009 Hunter Regional Environmental Plan 1989 (Heritage) National Trust of Australia (ID 2137)
Description[7]	The Victorian filigree Martindale is one of the most significance properties in the Hunter, having been owned and developed by the eminent Bettington family of the early colony and then in the mid 19th century, passing into the hands of the Hunter's best known family, the Whites, where it remained for almost a century. Aesthetically it is representative of type. Socially the homestead is of regional significance to the extensive White and Bettington family descendants. Scientifically is another of those former vast estates significant to the region for its potential to reveal information which could contribute to an understanding of the lifestyles of eminent, successful pastoralists from the earliest days of settlement in the Hunter Valley and of the change in lifestyle of major Muswellbrook area pastoralists over the last century.
Image	source: National Library of Australia, http://nla.gov.au/nla.pic-an25030048

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[7] Muswellbrook Heritage Study Inventory 1996.

Name	**Segenhoe**
Location	Segenhoe Road, Scone NSW
Construction Date	unknown
Heritage Listing(s)	Scone LEP 1986 Hunter Regional Environmental Plan 1989 (Heritage) National Trust of Australia (ID 5041) Register of the National Estate
Description[8]	Purchased in 1871 by James White for his brother Francis. Segenhoe has many historic associations with the Scone district and early exploration of New South Wales. Architecturally interesting and well presented early Colonial homestead. Important as an early settlement site. Single storey, stone Colonial Georgian building, L-shaped plan, with hipped roof and timbered verandah to both wings. Village like group of outbuildings, of stone; stables were once barracks. Bull nosed iron verandah dates from about 1900. Original was supported on simple stone Doric columns with stone flagging; all has since been sold. Six panelled doors; French windows with panelled reveals. Much elegant original joinery.
Image		source: Griffiths, Nest G., *Some Northern Homes of N.S.W.*, The Shepherd Press, Sydney, 1954.

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[8] Australian Heritage Database www.environment.gov.au Accessed 13/10/2011.

Name	**Timor**
Location	Crawnley Road, Timor NSW
Construction Date	1880-1915
Heritage Listing(s)	Murrurundi Local Environmental Plan 1993
Description[9]	The old homestead building is rare as a 'big house' in the region because of its timber structure. Generally, 'big houses' in the Hunter Valley are of masonry construction. There appear to be no others in the region like it. The 'squirearchical' social structure of the region (gentry + selectors/tenants) has been identified in Regional Histories as more persistent in this region than anywhere else in the State.
	The old homestead building was built in the 1880s and is a timber frame building with horizontal infill boarding locally cut from local timber, with a corrugated iron roof and stone fireplaces with brick chimneys, and six-pane sash windows. Adjacent to the homestead is a cottage (known as the Settler's Cottage) similarly built, although also with some slab walling, in 1889, and a large timber framed, corrugated iron building known as the Bull Stable with a smaller shed of a similar structure nearby. Another building located at some distance from the homestead group is known as the Corn Shed. It is built of logs, and dated to the 1860s and appears to be an integral element of the homestead group.
	In 1915 a new homestead was built to a design by Joseland & Gilling in the Federation Arts & Crafts style on another part of the property. Part of the old homestead was demolished for building materials at this time. The new homestead is located some distance from the old homestead group, and is not part of the listed group.
Image	No image available.	source:

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[9] NSW Office of Environment and Heritage – State Heritage Inventory www.heritage.nsw.gov.au. Accessed 01/11/2011.

Name	**Anambah Homestead Complex**
Location	Anambah Road, Gosforth NSW
Construction Date	1889-1906
Heritage Listing(s)	Maitland Local Environmental Plan 1993 State Heritage Register (Listing number 00275) National Trust of Australia (ID 3687 and 3776) Anambah Gardens – Register of the National Estate
Description[10]	Built 1889 for grazier J.K. Mackay by J.W. Pender. Anambah Homestead is a large two storey Victorian grazier's mansion of sandstock brick & hipped slate roof with two storey cast-iron verandahs on three sides, punctuated by two elaborately stuccoed bays. At the rear is a courtyard enclosed on 3 sides by the main house, kitchen wing and servants' rooms & on the 4th side by the later (1906) billiard room, also to Pender's design.

The house is in a good state of preservation internally & features polished cedar joinery throughout including the staircase and large folding doors are filled with small stained-glass panels depicting birds & butterflies. There are also two large stained glass windows on the stair landing. The plasterwork to arches & ceiling cornices is also in good condition & quite elaborate. There are 2 pressed metal ceilings in upstairs bedrooms replacing earlier plaster ceilings & a pressed metal ceiling & dado in the billiard room. There are 10 fireplaces of pink, black, grey or white marble. All feature different tiles to hearths & grates. The brass, porcelain-tipped picture rails & several of the large brass curtain rods are still in position. The main entrance hallway & verandahs feature floors of encaustic tiles in geometric patterns. Electric servants bell-pushes are still in position in most main rooms, although the original bell-board has disappeared & some of the gas brackets are still intact from the time when the house had its own gas generating plant. The drawing room & dining rooms still have their original carpets although in somewhat worn condition. Externally the house is in good, if run-down, condition with original cast-iron lace all intact.

Stables:
2 storey, sandstock brick stable block includes grooms quarters & hay loft over buggy room, harness room & horse boxes with original wood-blocked floors.
Barn:
A typical rude timber farm building of the period, with slab sides & iron roof.
Garage & Dairy:
Weatherboard structures important only as part of the homestead group.
Outhouses:
Well constructed of sandstock brick. One for servants & one for family. Built over deep brick-arched pits. The family one is tiled to dado height & is a `2 seater'.

Image		Anambah Homestead, 1983. source: SHR www.heritage.nsw.gov.au

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[10] NSW Office of Environment and Heritage – State Heritage Inventory www.heritage.nsw.gov.au Accessed 01/11/2011.

Name	**Binnawee Homestead**
Location	111 Lesters Lane, Mudgee NSW
Construction Date	c1850-1900
Heritage Listing(s)	Mid-Western Regional Interim Local Environmental Plan 2008 State Heritage Register (Listing number 01780) Register of the National Estate
Description[11]	The Binnawee Homestead and Outbuildings are of State significance as a picturesquely diverse yet cohesive group of mid-nineteenth century rural buildings. This group is representative of the pastoral history of the State, providing evidence of the aspirations and wealth of mid-nineteenth century graziers, while being rare in its intactness. The homestead building is a fine and rare example of an intact mid 19th century, Georgian two-storey house, while the working outbuildings include stables, shearing shed and working man's cottage and are constructed in a variety of materials, including brick, clay rubble, slab and reinforced concrete. Facing south-east with front and rear elevations of five bays, the house is a compact rectangle with a deceptively asymmetrical exterior. The fenestration of the front elevation is balanced, but at the rear the windows on both the lower and upper levels are irregularly placed to accommodate the off-centre stair. Consequently, the two rooms on the south-western corner on both the ground and first floors are relatively small. Outbuildings include a kitchen block, workshop/dairy, stables, workman's cottage, shearing shed and a well.
Image	Binnawee Homestead source: SHR www.heritage.nsw.gov.au

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[11] NSW Office of Environment and Heritage – State Heritage Inventory www.heritage.nsw.gov.au Accessed 01/11/2011.

Name	**Murray Downs Homestead**
Location	Moulamein Highway, Wakool NSW
Construction Date	1866-1891
Heritage Listing(s)	Wakool Local Environmental Plan 1992 State Heritage Register (Listing number 01438)
Description[12]	The homestead and its surrounding precinct have historical significance as a record of rural life and industry and their evolution over the last 160 years. The aesthetic significance of the precinct is limited. While the main buildings and surrounds are fine examples of their times, they are not exceptional or innovative or rare. The Murray Downs homestead and surrounds are highly valued by the local Community. The Wakool Council has listed the item in its LEP and DCP as an 'historic precinct'. The homestead is open to the public for inspection and it is apparent that it is highly valued by the local community and travelers to the region. The precinct is representative of aristocratic pastoral practices of the 19th century and as such is a fine example of its type. In the region it represents an endangered aspect of our cultural environment. The first homestead on Murray Downs was a pine log and mud iron roofed hut lined with hessian and paper. The date of construction was unknown. It was demolished as recently as 1917. The present homestead was commenced in 1866 by the Officers, who built the middle portion. Bricks were brought from Echuca by barge. A comprehensive complex of outbuildings, including sheds and stables for carriage and stable horses, wagons and buggies, a blacksmith's shop and harness room were erected. At this time the garden was also established. From 1888 to 1891 Messrs Campbell and Felton altered and added to the homestead. The two storey portion and roof tower was built as a lookout for approaching Aborigines as well as the beautifully proportioned dining room. The present brick kitchen was built in 1884.
Image	Murray Downs Homestead source: SHR www.heritage.nsw.gov.au

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[12] NSW Office of Environment and Heritage – State Heritage Inventory www.heritage.nsw.gov.au Accessed 01/11/2011.

Name	**Ohio Homestead**
Location	Ohio Road, Walcha NSW
Construction Date	1836-1839
Heritage Listing(s)	Walcha Local Environmental Plan 2000 State Heritage Register (Listing number 00463) National Trust of Australia (ID 5898) Register of the National Estate
Description[13]	The homestead is the oldest major station building in New England, standing basically in its original form. The building and its occupants have had considerable historical significance in the district. It has a simple beauty of style, a rugged construction and a superb position. Two storey pastoral homestead built during 1840s by Abraham Nivison. Stands on a low hill facing east to Ohio Creek. Constructed of uncoursed stone and rubble with interior surfaces of lath and plaster and exterior of stucco. Large hipped roof of iron over original shingles with dormer windows for first floor/attic rooms. Fine timber joinery to verandah; four panel door with sidelights; French windows; simple cedar staircase to attic.
Image	No image available. source:

[13] Australian Heritage Database www.environment.gov.au Accessed 13/10/2011.

Name	**Bengalla Homestead**
Location	Bengalla Road, Muswellbrook
Construction Date	from 1877
Heritage Listing(s)	Hunter Regional Environmental Plan 1989 (Heritage) National Trust of Australia Register of the National Estate
Description[14]	The Bengalla Homestead complex, which includes the house, outbuildings, garden, tennis court, graveyard, machinery and surrounding grazing land is representative of a rural property and its development since the 1840s up to the present day. The existing Bengalla Homestead has been occupied by the Keys family from 1877 to 1995, and the land has been owned and farmed continuously by four generations of the family from 1854 until 1995. The Keys family were a prominent local family and integral to the early development of the grazing and cattle export industry in Australia. The Bengalla Homestead complex has made significant contributions to the Upper Hunter's development of sophisticated farming techniques. The Bengalla Homestead and garden is representative of the evolution of the Colonial Georgian and late Victorian style. The garden is representative of a colonial homestead garden with the long avenue approach to the house, terminating in a circular carriageway. The introduction of features such as the gazebo, the fernery and sundial are typical of later Victorian gardens. The Bengalla Homestead complex is a prominent and representative element in a pastoral landscape, with a homestead surrounded by mature trees extending along an avenue defining the driveway, surrounded by scattered outbuildings and water tanks, situated on a natural rise in the landform.
Image	source: Bengalla Mining Company Pty Ltd, *European Heritage Management Plan*, 2008.

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[14] Bengalla Mining Company Pty Ltd, *European Heritage Management Plan*, 2008.

Appendix H

Landscape

Photo Records