TOCAL
CONSERVATION AND MANAGEMENT PLAN
Volume 1: Report

Prepared by
Eric Martin and Associates
Geoffrey Britton
Dr Brian Walsh

For
CB Alexander Foundation
NSW Department of Primary Industries within
NSW Department of Trade, Investment and Regional
Infrastructure and Services

EMA
ERIC MARTIN AND ASSOCIATES
ARCHITECTS
10/68 Jardine Street
KINGSTON ACT 2604
PH: 02 6260 6395
Fax: 02 6260 6413
Email: emaa@emaa.com.au

FINAL
1001
ISSUE 6
30 October 2014
This page is intentionally blank.
TABLE OF CONTENTS

EXECUTIVE SUMMARY ______________________________________________________ I

1.0 INTRODUCTION ______________________________________________________ 1

1.1 Background ______________________________________________________ 1
1.2 Brief _________________________________________________________ 1
1.3 Authorship ____________________________________________________ 1
1.4 Methodology & Structure of Conservation and Management Plan (CMP) ___ 2
1.5 Details, Definitions and Abbreviations _______________________________ 2
1.6 Location ______________________________________________________ 4
1.7 Current Status _________________________________________________ 7
1.8 Acknowledgement ______________________________________________ 7
1.9 Limitations ____________________________________________________ 8

2.0 DOCUMENTARY EVIDENCE__________________________________________ 9

2.1 Introduction ____________________________________________________ 9
2.2 Indigenous/European Contact ____________________________________ 10
2.3 European Settlement of Tocal ____________________________________ 11
2.4 Pastoralism/agriculture __________________________________________ 11
2.5 Tocal College _________________________________________________ 12
2.6 Landscape and Environment _____________________________________ 12
2.7 Subdivision and Homestead Chronology ____________________________ 15
2.8 Review of Documentary Evidence _________________________________ 18
2.9 Other Comments ______________________________________________ 64

3.0 PHYSICAL EVIDENCE ______________________________________________ 70

3.1 Setting ______________________________________________________ 70
3.2 Site _________________________________________________________ 70
3.3 Tocal ________________________________________________________ 78
3.4 Tocal Homestead ______________________________________________ 79
3.5 Campus _____________________________________________________ 83
3.6 Condition and Integrity __________________________________________ 90
3.7 Contents _____________________________________________________ 90

4.0 ANALYSIS AND STATEMENT OF SIGNIFICANCE ________________________ 92

4.1 Criteria _____________________________________________________________ 92

4.2 Landscape Analysis of Site ______________________________________ 92
4.3 Analysis of Buildings __________________________________________ 108
4.4 Associations __________________________________________________ 112
4.5 Social ______________________________________________________ 113
4.6 Comparative Analysis __________________________________________ 118
4.7 Australian Historic Themes _____________________________________ 124
4.8 Analysis against Criteria ________________________________________ 149
4.9 Statement of Significance _______________________________________ 152
4.10 Grading of Significance _________________________________________ 155

5.0 OPPORTUNITIES AND CONSTRAINTS _________________________________ 166

5.1 Australian Heritage Council Act 2003 (AHC Act) and Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) _________________________ 166
5.2 NSW Heritage Council ................................................................. 166
5.3 National Trust of Australia (ACT) ............................................. 166
5.4 Australian Institute of Architects .............................................. 166
5.5 DOCOMOMO Australia National Register .................................. 166
5.6 Burra Charter ........................................................................... 166
5.7 Arising from the Statement of Significance .................................. 167
5.8 Local Government ..................................................................... 168
5.9 Building Controls ....................................................................... 169
5.10 Moral Rights ............................................................................. 169
5.11 Disability Access ....................................................................... 170
5.12 Sustainability ........................................................................... 170
5.13 NSW Department of Primary Industries ..................................... 170
5.14 CB Alexander Foundation ........................................................ 170
5.15 Maintenance ............................................................................ 171
5.16 Flora and Fauna ........................................................................ 171
5.17 National Parks and Wildlife Service (NPWS) ......................... 171

6.0 CONSERVATION POLICY .............................................................. 172
6.1 Introduction ............................................................................... 172
6.2 Overall Conservation Objective .................................................. 172
6.3 Features Intrinsic to Significance ............................................... 173
6.4 Conservation Planning Practice .................................................. 173
6.5 Retention of Cultural Significance .............................................. 174
6.6 Use ............................................................................................ 177
6.7 Managing Change to Tocal Homestead Buildings .................... 177
6.8 Managing Change to Campus Buildings ..................................... 180
6.9 Conservation of the Site/Landscape ............................................ 182
6.10 Archaeology ............................................................................. 199
6.11 Interpretation ............................................................................ 201
6.12 Aboriginal ................................................................................ 202

7.0 MANAGEMENT ................................................................................ 204
7.1 General ...................................................................................... 204
7.2 Objectives ................................................................................ 204
7.3 Management Structure .............................................................. 204
7.4 Heritage Registers ..................................................................... 205
7.5 Updating of CMP ...................................................................... 205
7.6 Procedures for Work ................................................................. 206
7.7 Buildings .................................................................................. 207
7.8 Interpretation (refer also Section 6.1) ........................................... 210
7.9 Conservation Work/Recommendations ....................................... 210
7.10 Safety ......................................................................................... 212
7.11 Tocal Homestead Grounds Maintenance .................................. 212
7.12 Recording ................................................................................ 213
7.13 Visitor Access .......................................................................... 213
7.14 Neighbours .............................................................................. 214
7.15 Security ................................................................................... 214
### Volume 1: Conservation and Management Plan

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.16</td>
<td>Further Research</td>
<td>214</td>
</tr>
<tr>
<td>7.17</td>
<td>Training in Conservation</td>
<td>214</td>
</tr>
<tr>
<td>7.18</td>
<td>Friends of Tocal</td>
<td>214</td>
</tr>
<tr>
<td>7.19</td>
<td>Environmentally Sustainable Design for College</td>
<td>215</td>
</tr>
<tr>
<td>7.20</td>
<td>Fire Management</td>
<td>220</td>
</tr>
<tr>
<td>7.21</td>
<td>Plaques</td>
<td>220</td>
</tr>
<tr>
<td>8.0</td>
<td>DO'S AND DON'TS</td>
<td>221</td>
</tr>
<tr>
<td>8.1</td>
<td>General</td>
<td>221</td>
</tr>
<tr>
<td>8.2</td>
<td>Setting</td>
<td>222</td>
</tr>
<tr>
<td>8.3</td>
<td>Building Exteriors</td>
<td>223</td>
</tr>
<tr>
<td>8.4</td>
<td>Interiors</td>
<td>225</td>
</tr>
<tr>
<td>9.0</td>
<td>RISK ASSESSMENT</td>
<td>226</td>
</tr>
<tr>
<td>9.1</td>
<td>Introduction</td>
<td>226</td>
</tr>
<tr>
<td>9.2</td>
<td>Framework</td>
<td>226</td>
</tr>
<tr>
<td>9.3</td>
<td>Risk Assessment and Recommendations</td>
<td>227</td>
</tr>
<tr>
<td>10.0</td>
<td>PRIMARY REFERENCES</td>
<td>230</td>
</tr>
<tr>
<td>10.1</td>
<td>Principle Sources</td>
<td>230</td>
</tr>
<tr>
<td>10.2</td>
<td>References for Section 4.7</td>
<td>231</td>
</tr>
</tbody>
</table>

### VOLUME 2: ATTACHMENTS

### VOLUME 3: INVENTORY SHEETS

---

**NOTE:** Cover photographs are by G Britton (top two photographs) and Cox Architecture (lowest image).
EXECUTIVE SUMMARY

Background

Tocal has been recognised as a significant site with Tocal Homestead included on Heritage Registers for several decades and more recently the Campus has been placed on Heritage Registers. There has been extensive collation of information on the history and development of Tocal, which has uncovered a wealth of information but there has not been a comprehensive assessment of the heritage value for the whole site. As a consequence this Conservation and Management Plan was commissioned to consolidate the existing information into an overall assessment and report on the whole property.

Tocal is a property in the Lower Hunter Valley that is owned by the CB Alexander Foundation but occupied and managed by the New South Wales Government with some parts managed by the Foundation. It operates as an agricultural college and as a base for government services to agriculture in the region.

Statement of Significance

- Site

Tocal comprises a rural estate and collection of farm structures, equipment, and employee and employer residences that are remarkable for their extent and integrity over the whole period of European settlement at Tocal, from 1822 to the present day.

It is equally remarkable that the Tocal has never been subdivided since first settlement, nor has it been subject to any development dissonant with its essential character as a rural estate. Management has consistently respected and nurtured Tocal since it was granted in 1822, resulting in a landscape whose distinctiveness and integrity is extremely rare and unparalleled in Australia's national heritage.

Furthermore, the history of Tocal as a commercial farm and of the people who lived and worked there has been well documented from the wide range of sources that are available because of the high public profile the estate has held for the most of its European history. (This profile initially arose from the initiatives and controversies of its first settler, then from the national reputation of its stud stock, and from 1965 as a well-known education institution and innovative farm.)

The heritage items of the Tocal Homestead and Tocal are of considerable representative significance, providing extensive evidence of the changing character of workplaces, work practices, lifestyles, farm and livestock operations, conservation and land care that have occurred in agriculture and pastoralism beginning in the convict era and continuing through to the 21st century.

Tocal constitutes a remarkable national exemplar of land care, conservation and land management initiatives, and of consistent, environmentally sensitive farm planning and management spanning 45 years.

In summary, Tocal demonstrates a strong association with the establishment of colonial agriculture and pastoralism outside the Cumberland Plain, and with the operation and transformation of agricultural and pastoral practices, processes, work places and lifestyles spanning three centuries. The integrity and distinctiveness of Tocal, its structures, equipment and landscape is rare and unique. It is therefore of considerable national significance.

- Indigenous

There is a strong and long association with the Wonnarua people and evidence of axe grinding grooves, scarred trees, fish traps and artefacts plus the word “Tocal” meaning “plenty” in Koori
Tocal holds social, cultural and spiritual association for their descendants and is a potential archaeological site with an opportunity to learn more about them.

- **Tocal Homestead**

  Tocal Homestead is an outstanding nineteenth century farm complex with a fine two storey Georgian homestead and a collection of stone, brick and timber outbuildings.

  The group includes some of the most complete and innovative nineteenth century farm buildings including the Bull Barn and Blacket Barn. Other rare structures include the barracks, brick underground grain silos, pump house with horse circle and sand yard. Rare details include the power generation equipment and lift.

  Tocal has also associational values with Blacket for his outstanding design of the Barn and the infamous Fred Ward the bushranger known as “Thunderbolt”. The supervisor's cottage, known as Thunderbolt’s cottage, is of considerable significance due to its design, with the house, staff quarters and stables as part of the one building but with separate access. Also of considerable significance is the two storey townhouse type of accommodation known as the convict barracks. Both these types of accommodation for farm workers are very rare, if not unique.

  The overlay of earlier evidence of a natural landscape of rainforest, wetlands and lagoons and aboriginal occupation of Koori grinding grooves is of aesthetic and historic importance. The rainforest contains an endangered plant community of remnant rainforest.

  The cultural landscape has historical and aesthetic appeal as a collection of buildings on the hill, its pastoral setting which retains the original land grant in active agriculture.

  The Homestead flanked by the fig trees presents a fine image of the property.

  The collection of timber buildings is extensive and greater than most other nineteenth century historic farms. This provides insight into farming and construction techniques of the period.

  The contribution of Tocal and its owners to agricultural development and education has continued throughout its entire life. This includes the work of Webber, Wilson, Charles and Frank Reynolds, Alexander and the current College. The contribution has extended to crops, equipment and agricultural societies and development and management of breeding stock.

- **College**

  Tocal College - C.B. Alexander Campus represents the historical shift in institutional architecture from one dominated by international modernist trends to one that was more locally based in its ideology.

  The architecture of Tocal College applies the design characteristics of the Late Twentieth Century Sydney Regional or Sydney School on an institutional scale. Expressive structural use of robust and enduring materials seamlessly integrated within its landscape setting was a ground-breaking approach to institutional design. The application of these design principles, previously only domestically applied, was to be influential in the history of Australian architecture. These principles established a new architectural approach which rivalled the prevailing institutional architecture which was based in international modernism. The locally based approach through choice of vernacular materials and forms, (such as the language of the Tocal barn) and the environmentally sensitive response to location is credited with being a truly Australian architecture.

  The architects of the College, Philip Cox and Ian Mackay, are highly regarded in the architectural profession and the College was an important accomplishment early in their respective careers.
In 1965 Tocal College received the Australian Institute of Architects highest honour, the Sulman Medal, and today is held in very high esteem by the architectural profession for its cultural value as a seminal work of architecture that played a significant role in the direction of Australian architectural practice in the latter half of the twentieth century.

Tocal College is an outstanding example of the Sydney School style of architecture as applied on an institutional scale.

Tocal College is historically significant for its association with Tocal Homestead and Tocal Farm which is one of the oldest colonial properties in the Hunter Region and played a significant role in the history of agriculture in New South Wales. Tocal College - C.B. Alexander Campus continues to play a part in the agricultural history of the state by providing agricultural education.

The movable collection was designed to complement the design of the College and contributes to its integrity. The tapestry is a significant art work by renowned Australian textile artist Margaret Grafton and is integral to the aesthetic significance of the chapel interior.

- **Agricultural Education and Training**

  There is a strong attachment to Tocal on the part of the contemporary community resulting from its continuing role over many decades as an important agricultural teaching and training resource within the State of NSW, its acclaim as a longstanding viable agricultural enterprise and its widely acknowledged heritage significance as an early, intact centre of pastoralism in Australia.

  Tocal is one of the few remaining institutes providing live in, practical, farm-based training in agriculture.

- **Social**

  Tocal contributes greatly to community life through the publicly available swimming pool and availability of its other facilities.

  It is held in high regard by the local community for its land/farm management practices and by the rural community statewide through its students, ex-students and field days.

  It maintains an international reputation with regular contact with overseas organisations and other visitors.

**Conservation Policies**

- **Overall Conservation Objective**

  The overall conservation objective presented in the following policies is to ensure that Tocal is conserved as:

  - a place of agricultural advancement in methodology, education, training and practice;
  - a heritage listed Tocal Homestead open to the public;
  - a heritage listed college;
  - a viable asset of the NSW Government;
  - a place that contributes to the rural community of the area and the state; and
  - a place with cultural plantings and significant hard and soft landscape features.

An overview of this is that preservation of existing fabric at Tocal Homestead is of high importance, that critical elements of the College are preserved but otherwise there is flexibility to change and that the whole property remain as one overall business enterprise.
• **Conservation Policies**

A summary of the policies to achieve this is:

- Review and update of existing heritage documents to ensure consistency with the CMP and compatibility with each other.
- Work to be undertaken with the best conservation practice implemented.
- Prepare detailed CMPs for individual buildings in the Tocal Homestead Precinct with priority to the Homestead, Thunderbolt’s Cottage and stable, the Campus (including individual buildings) or where work is proposed.
- Conserve the fabric of Tocal Homestead relating to all heritage values of the precinct.
- Conserve the essential design elements and details of the College buildings.
- Maintain Tocal buildings and landscape consistent with the heritage value.
- Retain the current Tocal boundaries and best practice, farm management.
- Retain a practically based agricultural College at Tocal.
- Change can occur to Tocal and the Campus to meet ongoing and operational needs but there are some controls required to protect the significant elements.
- Landscape management includes conserving remnant indigenous vegetation, and rare species.
- Retain principle views to/from and around Tocal including liaison with local government planning controls to respect those values.
- Complete the assessment of the Aboriginal sites and ensure all are registered on the AIHMS.
- Involve aboriginal people in the making of decisions affecting the ongoing management of their heritage place and values.
- Archaeologically sensitive sites need to be preserved and when opportunities arise further study is encouraged.
- Additional interpretation of the significance of the site should be actioned.
- Appropriate management of all aspects of the site needs to be maintained (existing is considered to work satisfactorily.)

**Recommendations**

There are a range of recommendations associated with conserving Tocal.

The buildings and facilities are generally in good/fair condition but require ongoing maintenance.

The following work needs to occur:

- Repair to the Homestead fence between entry gate and loose box A.
- Conservation of Thunderbolt’s Cottage and stables.
- Repair timber WC near Thunderbolt’s Cottage.
- Repair Glendarra Hayshed.
• Repair/stabilize Glendarra Dairy.
• Investigate and re-point stone bridge.
• Remove growth around stone steps north of homestead.
• Install more energy efficient hot water to student bathrooms.
• Repoint sandstone and brickwork of Stone Barn.
• Remove electrical pole outside tea room and relocate light.
• Replace gutter to North side of Tea Room.
• Replace damaged glazing to Kitchen link.
• Repair slate roof of kitchen link.
• Remove rubbish and demolish structure in Fowl Shed area.
• Repair gate to Bull Barn.
• Re-stabilise bed logs to Bull Barn.
• Complete refurbishment and occupation of White Cottage.
• Repair damaged fences and gates.
• Repair Stallion Yard gate and exposed parts of fence.
• Develop an interpretive plan for whole of the site and individual precincts.
• Determine location of the end of drain from the Homestead.
• Upgrade toilets to student accommodation.
• Undertake energy audit and access audit of campus.

In the whole site the following is recommended:
• Fence off areas beneath the red cedar trees and clear weeds to increase the chance of seed germination.
• Control rabbits, rats and possums within legislative requirements.
• Manage the exotic species so that the remnant rainforest areas are not threatened.
• Develop a Disability Access Plan for access to Tocal Homestead.
• Prepare a Cleaning Manual for Tocal Homestead, particularly the Homestead.
• Prepare a detailed inventory of loose items at Tocal Homestead (both the Homestead and outbuildings) and College. Prepare a collections policy.
• At some stage the whole of the Homestead should be available for public access. (This will require appropriate on-site accommodation for the site manager).
• Dungog Shire needs to be made aware of the significance of Tocal and consider the landuse around Tocal and put in place planning controls that restrict unsympathetic development.
• Prepare a nomination of Tocal for the National Heritage List based on the key aspects of:

  Tocal Homestead  - representative 19th century farm
  - convict assignment on private property.
Farm - Agricultural pastoral pastoralism and education.
College - Architecture of Sydney School.

- Prepare a complete and consistent asset register of the whole property with all buildings and sites individually identified. The details in Volume 3 provide an initial list from which to work.
- Prepare specific CMP’s for Tocal Homestead and Thunderbolt’s Cottage.
1.0 INTRODUCTION

1.1 Background
Tocal has been recognised as a significant site with Tocal Homestead included on Heritage Registers for several decades and more recently the Campus has been placed on Heritage Registers. There has been extensive collation of information on the history and development of Tocal, which has uncovered a wealth of information but there has not been a comprehensive assessment of the heritage value for the whole site. As a consequence this Conservation and Management Plan was commissioned to consolidate the existing information into an overall assessment and report on the whole property.

Tocal is a property in the Lower Hunter Valley that is owned by the CB Alexander Foundation but occupied and managed by the New South Wales Government with some parts managed by the Foundation. It operates as an agricultural college and as a base for government services to agriculture in the region.

1.2 Brief
A summary of the brief is outlined below with a full copy in Attachment 1 in Volume 2.

1.2.1 Site
The site includes the whole campus including the main college (including service facilities, swimming pool, Glendarra and Dairy), the Homestead precinct, farms on the whole property plus the property and setting (including any history or archaeological evidence.

1.2.2 Methodology
The Conservation and Management Plan (CMP) will adopt accepted practices as outlined by Australia ICOMOS and will include:

- Introduction
- Documentary Evidence
- Physical Evidence
- Assessment & Statement of Significance
- Opportunities & Constraints
- Conservation Policies
- Management

1.2.3 Report
The project is a very comprehensive one and given its size it will not delve into every detail of every structure.

The aim is to provide a workable and easily used reference to guide the future of Tocal.

It will refer to other reports, books for details and will include a number of attachments. The current series of books on Tocal provide an enormous amount of useful material.

1.3 Authorship
The report has been a collaborative effort with the key authors being:
1.4 Methodology & Structure of Conservation and Management Plan (CMP)

The methodology is outlined in the brief. Given the wealth of information the structure of the CMP is:

- **Volume 1**: The main document with only summaries of documentary and physical evidence but including the analysis, all policies and management proposals.
- **Volume 2**: Attachments to the main report
- **Volume 3**: Inventory Sheets

1.5 Details, Definitions and Abbreviations

1.5.1 Details and Definitions

Set out below are the definitions/titles to be used for the Conservation and Management Plan.

**Tocal** is taken from the local indigenous Koori dialect meaning “plenty”. It is defined as a suburb within the Maitland Local Government area by the NSW Geographical Names Board.

Although some historical names have been included in the documentary evidence the names that apply to the CMP are:

- **TOCAL AGRICULTURAL CENTRE, TOCAL OR FARM**: The whole property owned by CB Alexander Foundation except Bona Vista (on Crown Land).
- **TOCAL HOMESTEAD OR TOCAL HOMESTEAD PRECINCT**: The precinct of the original buildings around “The Homestead”.
- **THE HOMESTEAD**: The main Homestead building.
- **CAMPUS**: College buildings, Glendarra, maintenance facilities, former houses at the College.
- **GLENDEARRA**: Property east of Tocal Road, except dairy.
- **REMAINING ITEMS**: The rest are individual items or small groups of items within Tocal. Generally nineteenth century names are used where known.
- **OCCUPIED AND MANAGED BY**: DEPARTMENT OF PRIMARY INDUSTRIES (all except below)
  - FOUNDATION - Tocal Homestead, Numeralla (Cottage and Chicken Sheds)

---

• **TOCAL FIELD DAYS** - Tocal Field Days Association Inc

• **AUTHORITIES** - Hunter Central Rivers Catchment Management Authority (HCRCMA)
  - Mid Coast Livestock Health & Pest Authority
  - Weather Station

**CB ALEXANDER FOUNDATION**

The CB Alexander Foundation Act 1969 No 61 was proclaimed to constitute the CB Alexander Foundation so the NSW Government could take over the former CB Alexander Agricultural College. (A full copy of the Act is contained in Attachment 2 in Volume 2)

The objects of the Act shall be:

(a) to promote and advance, either alone or in conjunction with the Minister, agricultural education at the C.B. Alexander Agricultural College or at any other agricultural college or agricultural institution,

(b) to advise and assist, as far as is practicable, the Minister in the operation and maintenance of the C.B. Alexander Agricultural College,

(c) to take or accept any gift, subsidy or endowment, whether subject to any special trust or not, for all or any of the objects of the Foundation and to carry out any special trust to which such gift, subsidy or endowment may be subject according to the terms thereof,

(d) to effect improvements to the C.B. Alexander Agricultural College or other agricultural colleges or agricultural institutions,

(e) to grant scholarships or financial assistance to students attending the C.B. Alexander Agricultural College,

(f) to support with or without grant of financial aid and whether or not initiated by the Foundation any scheme or activity which in the opinion of the Foundation is capable of assisting in the advancement of agricultural education in the State of New South Wales, and

(g) to do such supplemental, incidental and consequential acts as may be necessary or expedient for the exercise or discharge of its powers, duties and functions under this Act.²

---

### 1.5.2 Abbreviations

**CMP**

Conservation and Management Plan

---

² C.B. Alexander Foundation Incorporation Act 1969 No 61, current version for 15 July 2001 to date (accessed 29 August 2011 at 08:18)
1.6 Location

Tocal is located some 15 km North of Maitland in Hunter Valley of New South Wales (refer Figure 1).

![Figure 1: Location of Tocal]


The property is 2200ha and crosses the border of Maitland City Council and Dungog Shire. It includes the Tocal Homestead, Campus, Glendarra and Bona Vista (refer Figure 2).

Note: A minor piece of land at the entry to Tocal Campus was sold to Maitland City Council in 2011.
Figure 2: Tocal Map

Source: Gijsbers, B, Tocal Agricultural Centre, Business and Resource Management Plan, September 2010, p20
Figure 3: Tocal Map

Source: Gillespie, PD, Brower, D, Tocal Property Plan, 2007, p 23
1.7 Current Status

The current heritage status of the components of Tocal is:

<table>
<thead>
<tr>
<th>Component</th>
<th>Heritage Listings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tocal Homestead</td>
<td>New South Wales State Heritage Register Listing No 00147, 2 April 1999, Gazette 27 p1546</td>
</tr>
<tr>
<td></td>
<td>Heritage Act - Permanent Conservation Order – former</td>
</tr>
<tr>
<td></td>
<td>Listing No 001472, 6 November 1981, Gazette 170</td>
</tr>
<tr>
<td></td>
<td>Hunter Regional Environment Plan, 1989 Gazette 170</td>
</tr>
<tr>
<td></td>
<td>p9343</td>
</tr>
<tr>
<td></td>
<td>Local Environment Plan 6 April 1990</td>
</tr>
<tr>
<td></td>
<td>Dungog Local Environment Plan 2006, No 1540100</td>
</tr>
<tr>
<td></td>
<td>National Trust of Australia (NSW), No R4729</td>
</tr>
<tr>
<td>CB Alexander College</td>
<td>DOCOMOMO International Selection.</td>
</tr>
<tr>
<td>Campus</td>
<td>DOCOMOMO Australia National Register.</td>
</tr>
<tr>
<td></td>
<td>New South Wales State Heritage Register Database</td>
</tr>
<tr>
<td></td>
<td>Listing No 01908 gazetted 17 April 2013, Gazette No 48</td>
</tr>
<tr>
<td></td>
<td>Page 983 (excludes moveable collection).</td>
</tr>
<tr>
<td></td>
<td>NSW State Government Section 170 Register, No 3040083.</td>
</tr>
<tr>
<td></td>
<td>The Australian Institute of Architects Register of Significant</td>
</tr>
<tr>
<td></td>
<td>20th Century Architecture New South Wales (number 4700063) and National List.</td>
</tr>
<tr>
<td>Bona Vista</td>
<td>NSW State Government Section 170 Register, No 3040082, Gazette No 107, 03 Nov 89.</td>
</tr>
<tr>
<td></td>
<td>p 9347</td>
</tr>
<tr>
<td></td>
<td>Hunter Regional Environment Plan, (REP) 1989, Item 4102.</td>
</tr>
<tr>
<td></td>
<td>Dungog LEP 2006, No 1540096.</td>
</tr>
<tr>
<td></td>
<td>National Trust of Australia (NSW) No R4720.</td>
</tr>
</tbody>
</table>

Full details of the heritage listings are included in Attachment 3 of Volume 2 and State Heritage Register curtilage is provided in Figure 3.

1.8 Acknowledgement

The driving force behind the report has been Dr Cameron Archer, who has provided an enormous amount of support, interest, material, input and access to information.

Staff at Tocal and the Tocal community contributed to the report; their support and interest is appreciated.

---

Philip Cox and Ian McKay Architects for the campus have provided particular information on the Campus.

David Brouwer and Jo Hathway provided valuable information for the history.

The Wonnarua people who assisted in the background of indigenous interest in Tocal.

Cover images are by Geoffrey Britton (photographs) and Cox Rayner Architects, Brisbane.

1.9 Limitations

By its very nature and size the report relies on an extensive list of information which is referenced but not included. Basic details of all components of the site are included but further details on various components are in the key references or will be subject to further research and assessment.

Bona Vista is mentioned in this report but as it is not historically part of Tocal. Some basic details are included in the inventory sheets and some comment is made on its relationship to Tocal. However it is not considered in detail nor the significance of the site assessed as it is separately titled and listed. A separate CMP should be prepared for Bona Vista.
2.0 DOCUMENTARY EVIDENCE

2.1 Introduction

There have been a number of publications providing a wide range of details in the history of Tocal. These are detailed in the primary references at the end of this volume. Summary chronology is provided below and a brief overview of key phases in the following sections. There are more details of the history used in the analysis of the Australian historic themes in section 4.7 which relies on evidence from the references.

Aboriginal people have inhabited the east coast for at least 17,000 years and probably earlier;

1822 James Webber granted land at Tocal;
1822-44 Assigned convicts living and working at Tocal;
1834 Tocal surveyed by Edward Knapp prior to its sale;
1834 Tocal sold to Caleb and Felix Wilson and its convicts transferred to them;
1835 Fire at Tocal destroyed several buildings;
1841 Tocal Homestead designed by William Moir and completed in 1845;¹⁰
1843 Tocal leased to Charles Reynolds (lease continued between Reynolds family and Wilson family to 1907);
1907 Tocal sold to Charles’ son, Frank Reynolds;
1926 Tocal sold to Jean Alexander who took up residence with three siblings, Robert, Isabella and Charles;
1947 CB Alexander died, the last of the Alexander family at Tocal;
1963 Ownership of Tocal passed to the Presbyterian Church; 1963 College designed by Philip Cox and Ian McKay;
1964 Construction of the College commenced;
1965 The CB Alexander Presbyterian Agricultural College, Tocal, opened;
1965 The campus buildings won the Blacket and Sulman awards for architectural excellence;
1965 A detailed farm plan prepared to guide paddock subdivision, land conservation and development;
1970 CB Alexander Foundation established and College transferred by NSW Government;
1972 First female students enrolled at the College;
1980 Inaugural intake of Dairy Apprentices at the College;
1980 Rehabilitation of Bona Vista lagoon precinct began;
1981 Distance education commenced at the College;
1984 Tocal Field Days began;
1985 The management of Tocal Homestead passed to the CB Alexander Foundation;
1987 Tocal Homestead opened to visitors;
1989 Tocal began to fence off riparian zones, the first farm in the Paterson Valley to do so;
1992 Friends of Tocal formed.
1994 College courses accredited and Rural traineeships commenced;

¹⁰ Sydney Morning Herald, Thursday 11 March 1841
1995  Certificate in Landcare commenced;
1996  National Rural Business Management Program delivered by the College;
1996  Regeneration of the Webbers Creek rainforest began;
1997  Rehabilitation of the Quarry Creek wetlands was undertaken;
1998  The College adopted the National Agricultural Training Packages;
1999  The specialised Certificate III in Agriculture (Horse Breeding) commenced;
2000  Diploma in Landcare and Natural Resources commenced;
2002  Tocal Visitor Centre opened;
2006  The education facility at Tocal became the CB Alexander Campus of Tocal College.
2007  Tocal prepared a Property Vegetation Plan (PVP) under the *Native Vegetation Act* for
      a portion of Dam Paddock. It included a Permanent Conservation Order for an area of
      local, one of the first in NSW.

### 2.2 Indigenous/European Contact

The Gringai clan of the Wonnarua Aboriginal people are thought to be the traditional owners
of the 'Tocal land although this is not completely certain.\(^\text{11}\) The Paterson River forms one
boundary of Tocal and the river also probably formed the dividing line between the
territories of the Wonnarua and Worimi people.

The name 'Tocal' is an Aboriginal word meaning 'plenty' or 'bountiful', reflecting the
abundance of food and materials provided by Tocal's rainforest, wetlands, woodlands and
grasslands.\(^\text{12}\)

There were four phases of European/indigenous contact in the Paterson River Valley, each
with an increasing impact on Aboriginal life and culture.\(^\text{13}\) The first phase involved
minimal contact as Europeans explored the Hunter Valley, a notable example of which
is the 1801 survey of the Paterson River by Ensign Barrallier.\(^\text{14}\)

In the second phase, beginning in 1804, gangs of convict timber-cutters from the penal
settlement at Newcastle operated along the Paterson River and established a camp at
Old Banks near 'Tocal. The third phase involved settlement of a few Europeans on
small farms on the river near 'Tocal from 1812.\(^\text{15}\)

The fourth phase involved large-scale alienation of land in the Paterson Valley from 1822
as settlers were granted up to several thousand acres each. By 1825 most of the prime
alluvial land along the lower reaches of the Paterson River has been granted to European
immigrants. This scale of settlement drastically reduced the hunting areas of the Wonnarua
and Worimi and further exposed them to European diseases against which they had little
or no immunity.\(^\text{16}\)

\(^{11}\) Laffan, Jennifer and Cameron Archer, *Aboriginal Land Use at Tocal—The Wonnarua Story*. Paterson: NSW
      Agriculture, 2004

\(^{12}\) Archer, AC and BP Walsh, "The Name Tocal". *Tocal History Notes* XV (2005): pps3-4

\(^{13}\) Walsh, Brian. “Heartbreak and Hope, Deference and Defiance on the Yimmang; Tocal's convicts 1822-1840". Ph.D.

\(^{14}\) Grimes, C. "Hunter's River from the Bason to Paterson's River", 11 December 1801. *Historical Records of Australia*,
      ser.1 Vol.: 3: 413-415.


2.3 European Settlement of Tocal

Tocal’s first land grantee, James Phillips Webber, arrived in the Colony in January 1822 and was one of the first to take up land in the Lower Hunter Valley when it was opened to wide scale settlement at the end of 1821. This followed the decision to close the penal settlement at Newcastle and transfer it to Port Macquarie.

It was a condition of settlement that Webber support one convict for every 100 acres granted. In January 1822 he agreed to support 15 convicts and applied for 1,500 acres. James Webber took possession of the Tocal land in March 1822 with his first four convicts. Within a few months, however, Webber amended his request to 20 convicts and his initial grant was set at 2,000 acres. Webber purchased Crown land adjoining his grant, and by 1828 Tocal comprised 3,300 acres.  

Tocal's frontage to the navigable, tidal section of the Paterson River is a key to understanding why Webber chose to settle there. It gave him direct maritime access to Sydney markets via the nearby deep-water port of Morpeth.  

Caleb and Felix Wilson purchased Tocal from James Webber in 1834. In 1838 the Wilsons added 820 acres to Tocal's western boundary by purchase of Crown land. Felix Wilson purchased another 240 acres of Crown land on the southern boundary in 1861, bringing the size of Tocal during the colonial era to 4,360 acres.

2.4 Pastoralism/agriculture

There have been three phases of pastoral activity on Tocal since its first European settlement, each with its own distinctive pattern of land use and activities.

In the first phase, under James Webber's ownership from 1822 to 1834, Tocal's convicts – nearly 150 in total over the period – cleared the land and produced tobacco, wheat, oats, barley and maize. They ran up to 600 cattle and 3,000 sheep, produced milk, butter and cheese, tended Tocal's vineyard and assisted in wine making. At the time Webber was acknowledged as one of the pioneers of the wine industry in the colony, a contribution that is largely unrecognised today.  

In 1834 Webber sold the estate to Caleb and Felix Wilson. Caleb died in 1838 and Tocal Homestead was constructed in 1841 as the country residence for Felix, a Sydney businessman and banker. Over the next few decades Tocal underwent a considerable transformation, driven by new ownership, the unsuitability of some of Webber's original enterprises to the high rainfall environment, and changing market prospects. For example, wheat and tobacco production were phased out and sheep numbers reduced.  

In 1843 Felix Wilson leased Tocal to Charles Reynolds. The lease between the Wilson and Reynolds families continued in an unbroken span until Frank Reynolds purchased Tocal in 1907, the long-term tenancy protecting the estate from major changes or subdivision during this period.

In the estate's second phase of land use, Charles Reynolds converted Tocal into a specialist stud breeding business. Tocal's river and creek flats that were previously used to produce cash crops were now used to grow fodder for the stud animals. Under Reynolds' management Tocal gained national renown for stud Hereford and Devon cattle and Thoroughbred horses. Using high quality imported and colonial Woodstock, Tocal stallions sired Melbourne Cup and other high profile race winners.  

In 1926 the third phase of land use began when Tocal was sold to the Alexander family. Although some stud Herefords were retained, the estate changed from a stud enterprise to a  

---

commercial beef farm. In 1963 the Presbyterian Church became the beneficiary of the deceased estate of CB Alexander and consequently became the owner of the Tocal property. Today, commercial beef production remains one of Tocal’s principal enterprises, along with large-scale dairy and poultry production.

### 2.5 Tocal College

In 1964 Tocal’s new owners, the Presbyterian Church, began construction of the CB Alexander Presbyterian Agricultural College. It opened in 1965 as a residential, post-secondary institution to provide practical farm-based training in agriculture for boys. The Campus is situated on the hilltop south of the historic homestead. Final cost was £368,281.7.9.

In 1965 the buildings won the Blacket Award for a Building of Outstanding Merit in rural Australia presented by the Royal Australian Institute of Architects. In the same year, architects Philip Cox and Ian McKay won the Sir John Sulman Architectural Prize for Outstanding Merit for the Tocal Campus buildings. In 2004 the building was nominated as the “Building of the Decade” for the 1960s and the College received the award for Enduring Architecture from the NSW Chapter, Australian Institute of Architects in 2014.

In 1970 the operation of the College was transferred to the NSW Government and renamed the CB Alexander Agricultural College. At the same time, ownership of the Tocal lands was transferred to be held in trust by the CB Alexander Foundation, a not-for-profit statutory authority that is also responsible for the operation of Tocal Homestead. Female students were enrolled at the College for the first time in 1972.

The College became the CB Alexander Campus of Tocal College in 2006 (with Murrumbidgee Rural Studies Centre at Yanco becoming the other campus of the College). Tocal College is a nationally registered training organisation that provides accredited full-time, part-time and external training in agriculture and natural resource management to youth and adults across Australia.

The college has gradually expanded over the years to meet changing needs. The growth of the college buildings is illustrated in Figure 4.

### 2.6 Landscape and Environment

The principal elements of Tocal’s pre-European landscape are wetlands, rainforest, open woodlands, grasslands and paperbark forest. All are still evident today despite extensive modification of some elements by European occupation, agricultural and pastoral activities. In recent years some of these modifications have been reversed. Parts of Tocal’s wetlands have been restored and Tocal’s remnant rainforest, situated in close proximity to Tocal Homestead, has been expanded through regeneration.

Evidence of the impact of early colonial agriculture on Tocal’s landscape includes extensive clearing (which now shows varying degrees of regrowth), and the drainage of some of the wetlands, although large areas of wetland remain.

Today most of the Tocal property outside the Homestead precinct is a rural landscape formed by agricultural and pastoral activities since 1822. This landscape comprises a mixture of heavily timbered country, eucalypt regrowth, native/naturalised pasture and improved pasture.

---

23 Archer, C & Brouwer, D, *The development of the Tocal Campus Buildings, Tocal Agricultural College, 1998, Maitland*
24 Archer, C & Brouwer, D, *The development of the Tocal Campus Buildings, Tocal Agricultural College, 1998, Maitland*
Tocal's natural vegetation contrasts with the 19th century European landscape around the lagoon. Poplars, willows and other planted species dominate the lagoon and flats around Tocal Homestead, their presence demonstrating European interaction with the environment for aesthetics and amenity.
Figure 4: Construction Dates – Main Campus

Source: Brouwer, D, Tocal College, CB Alexander Campus, its development and history, 2011, pps42-46
2.7 Subdivision and Homestead Chronology

The following figures provide further details of subdivision of the area and homestead chronology.

Figure 5: Subdivision Lines

Source: Geoffrey Britton, July 2011
Homestead Grounds Chronology: Phase 1 1820s

Layout with Stone Barn based on that shown on 1835 Matland to Paterson 'Line of Communication' plan & Webber homestead and eastern grounds based on 1834 Knapp survey where the layout shown on the survey notes is used directly without any reconciliation with current photographic layout.

1830s stone barn - a rare surviving major structure of the early farm layout that provides a basic reference point for some comparison between previous and current site features.

James Webber's 1826 homestead - apparently destroyed by fire after Knapp's 1834 survey and ruins demolished although archaeological evidence may well remain. The roof form is interpreted from the Knapp survey notes.

Enclosed front garden for the homestead and probably with a basic orthogonal geometric layout.

Enclusing, curved front fence separating the immediate homestead garden from the front vineyard.

Fences delineating paddocks and other farm functional areas.

Fmr pre-existing tree in this area?

Farm fencing as shown on survey notes though the actual layout on site may have been different.

Knapp's survey notes describe 'Vines' (p. 27), 'Vinery' (p. 20) and otherwise 'garden' (pp. 12 and 19) in this general location to the east of the 1820s homestead and then running off to the north towards Webber's (then Punby) Creek. The long, straight path running on axis from the homestead is shown (on p. 19 of the notes) running down to Tocal Lagoon.

NB: The parallel dotted lines are only a graphic indication for lines of vines as the original survey does not show these.

Figure 6: Homestead Grounds Chronology Phase 1 – 1920s

Source: Geoffrey Britton, July 2011
Homestead Grounds Chronology: Phase 2 1840s - 1880s
It is likely that the Wilson’s country mansion of 1841 would have had a pleasure grounds layout consistent with the two storey verandahed homestead and reflecting the contemporary character of paths meandering through lawns with ornamental bedding enfaming views of the house and picturesque prospects to distant scenery. The fig trees and the former Norfolk Island Pine were probably introduced as part of a later stylistic revamp of the grounds and possibly retained some of the earlier paths and bedding. The layout below is almost entirely conjectural but is based on early photographic evidence from the Reynolds Collection as well as contemporaneous pleasure grounds layout and to some extent physical evidence.

Figure 7: Homestead Grounds Chronology Phase 2 – 1930s-1980s
Source: Geoffrey Britton, July 2011
2.8 Review of Documentary Evidence

The purpose of this review of documentary material is to determine, as much as possible, what the place was like in its earlier phases and then, by comparing these characteristics with current evidence, establish a basic site development chronology that then helps to inform the assessment of significance. To do this selected key archival records are analysed below and obvious site developments are noted.

2.8.1 Archival Plans & Pictorial Material

- 1828 Plan, Henry Dangar

![Figure 8: 1828 Plan, Henry Dangar](http://www.patersonriver.com.au/maps/dangar1828.htm)

Henry Dangar's plan of 1828 (refer Figure 8) appears to be the first graphic documentation of JP Webber's land at Tocal. The map shows the Paterson River and numerous tributaries, a complex lagoon system associated with the river, basic topographic relief, an indication of the settler's road passing to the west of the river as well as various homesteads and points of settlement. The whole area is shown with a 1 square mile grid applied to it forming the basis of land grants.

Of particular interest for Tocal are the boundaries and alignments it shares with neighbouring estates such as Bona Vista to the north and Duninald to the east and the designated glebe or church lands to the south (occupied by the Reverend George Augustus Middleton during the years 1821-1827). Significantly, these land boundaries are still partly evident in the present landscape.

In 1828 Tocal was known as 'Tucal' and Webber's Creek as 'Pumby Brook'. Further to the north, and next to Gostwick,27 is the late Captain George Frankland's estate 'The Vineyard' indicating his intention to make an enterprise of grape growing.28 The Dangar plan’s graphic symbols also confirm that there was a

---

27 Common spelling is Gostwyck.
homestead at Tocal, prior to the present 1841 building, and that the settler's road traversed the property to the west of the Homestead.

- **1831 Plan, GB White**

![Figure 9: 1831 Plan, GB White](http://www.patersonriver.com.au/maps/gbwhite1831.htm)

In 1831 George Boyle White produced a detailed plan of the area to the south of Webber’s grant that documented the glebe area as well as many other features pertinent to Tocal (refer Figure 9). Among other things the plan shows the extent of the church reserve, some of the earlier (1810s) small lot farms along the Paterson River, areas of remnant ‘brush’, various lagoons, the settler’s road and, related to the latter especially, basic topographic character of the area.

Again the important early boundary line between the glebe and Webber’s grant is carefully noted and this feature is partly visible in the present landscape along with evidence of the settler’s road traversing the elevated slopes to the west, lagoons beside the Paterson River and a fenceline indicating the northern boundary of John Swan’s 1812 land ‘Lemon Grove’.

---

29 The alignment of the settler’s road on Dangar’s plan appears to be indicative only while that shown on GB White’s 1831 plan may be more accurate.
• **1834 Edward Knapp Survey Plan**

![Diagram of Webber's Property at Tocal](image)

**Figure 10: 1834 Edward Knapp Survey Plan**  
*Source: State Archives*

A detailed survey of several Paterson Valley properties, including Tocal, was undertaken by Edward Knapp in 1834 (refer Figure 10) and represents one of the most important records of the original Tocal farm. The survey remains in the form of Knapp's notebook annotations and sketches over many pages rather than one composite drawing.

Among the numerous farm buildings documented on the survey are Webber’s 1820s homestead and its relationship to associated outbuildings. Other valuable notes include the following important estate features:

- ‘Vines’ (pages 27 and 20) (also labelled ‘garden’ on page 19) noted to the east and northeast of the Homestead – presumably across the eastern slopes beyond the existing homestead picket fence 30;

- A stone wall north of the top of the curvilinear entry drive from the present Tocal Road (pages 20 and 27) 31;

- A ditch (and, hence, likely hand-dug by convicts) off the (northern) end of Tocal Lagoon (page 20) 32;

- Evidence of early bridges across ‘Pumby Creek’ (now Webber’s Creek) and a tributary (pages 12, 13 and 21);

---

30 Unlike the western vineyard no trenches appear to have been dug for this eastern vine area as no sequence of regular remnant furrows was evident (as is clearly the case for the large western vineyard).

31 A rubble stone wall was found in this vicinity in early 2011.

32 No site investigation was undertaken to confirm the survival of this feature though it may have been covered during the Reynolds’ tenure in order to raise the level of the lagoon and provide additional water for stock.
Numerous bearing references to Webber’s house (pages 11, 12, 13, 15, 17 and 18);

Bearings to two cottages near the Paterson River (p. 16);

References to many earlier fence alignments (pages 1, 2, 8, 10, 13, 15, 17, 19, 20, 21, 25, 26 and 27);

Early access roads appear on pages 2 (coinciding with a current farm road linking the homestead area with the college campus), 7, 9, 10 (at Paterson River wharf), 19, 20, 21 and 27; (including the settler’s road?)

References to ‘garden’ meaning cultivated paddocks including orchards or vines (pp.12, 19) and a large area of corn noted on the northern side of Webber’s Creek (p. 11);

Page 26 also documents a ‘farm square’ behind the existing stone barn (in the vicinity of ‘Thunderbolt’s cottage’) with ‘Pumby Creek’ behind the ‘square’;

Various references to ‘brush’ along Webber’s Creek (pp. 12, 13, 14) indicating the earlier subtropical rainforest;

Records of other locally indigenous vegetation such as ‘tea tree’ (p. 2)(a group of which appears to remain around the existing college playing field), ironbark (pp. 4, 7 and 25), ‘apple tree’ (Angophora?) (p. 5), ‘oak’ (p.22) and gum (p. 7);

A fenced enclosure marked “paddock” on p. 2 is shown to include part of Quarry Creek and traverse other wetland features. It also coincides with an area that appears to have many parallel lines (suggesting a possible vineyard) and also lies close to a road that may coincide with the old Settler’s road;

Another paddock outline is shown on p. 25, beyond Tyeli Lagoon, that may also relate to a former vineyard area – if not the same area as that on p. 2:

A small ‘pond’ remains where Knapp recorded one along Webber’s Creek (p. 14 station 18). The land is outside the Tocal property and the pond is near a current cottage west of Dunnings Hill and north of the railway line;

Use of the names ‘Tocal Lagoon’ (pp, 17, 18, 19, 20 and 27) and ‘Tyeli Lagoon’ (pp. 21 and 25) by Knapp to describe the two main lagoons.

The survey sketches and notes convey a remarkable amount of fencing for an early estate assuming the paddock divisions shown are delineated with, presumably post and rail, timber fences.

**1835 Plan of Proposed Line of Communication between the Township of Maitland and the Village of Paterson**

Along with the Knapp Survey this 1835 plan (refer Figure 11) provides much useful information about the area while principally indicating the alignment of a new road linking Maitland and the fledgling village of Paterson. The eventual road as built represented the precursor of the present Tocal Road.
Figure 11: 1835 Plan of Proposed Line of Communication between the Township of Maitland and the Village of Paterson

Source: Tocal College Archives c/- State Archives
The road is shown coming from the south, crossing and by-passing the old settler's road, then closely following the Paterson River from Tocal onwards. Features influencing the alignment of the new road are noted such as Tocal Lagoon, 'Pumpkinground Creek' (Webber's Creek) and marshy land (wetlands) parallel to the river near Bona Vista.

Also of note is a (presumably proposed) bridge over 'Pumpkinground Creek' near its confluence with the Paterson River. The plan indicates homesteads at Bona Vista (J. Phillips), Duninald (W. Dun), Clarendon (Mrs SM Ward) and two buildings at Tocal (JP Webber). The latter structures are shown close together and in parallel. Presumably one is Webber’s 1820s homestead and the other is likely the substantial 1830 stone barn noted on Knapp’s survey sketches. This appears to be conspicuous as no other estate is shown with two structures in this way even though it is likely that the other estate homesteads would have been part of a group with associated outbuildings (messuages) 33.

The key notes to this 1835 plan indicate differences where the proposed new road traverses open ground or through thickets of ‘brush’. It also shows the existing settler’s road as a ‘high cleared road’ around the west of Tocal as well as ‘bush tracks’.

- **1855 Bona Vista Subdivision Plan by GB White**

![Image of 1855 Bona Vista Subdivision Plan by GB White](image)

Figure 12: 1855 Bona Vista Subdivision Plan by GB White

Source: Dr Brian Walsh

White’s 1855 plan of Bona Vista for the purpose of setting out a proposed subdivision of the estate also provides much valuable information about extant landscape features and structures at this time (refer Figure 12). Apart from the detailed layout of the ‘Government Township of Paterson’ and the proposed extension of the village to the south (within the original grant area to James Phillips), the plan shows the entire estate divided into allotments of varying sizes.

As was the case with Tocal the plan shows that the Tocal Road divided the estate from its original frontage with the Paterson River. It also shows several lagoons and a complex drainage system along with a detailed arrangement of fences. Within the

---

33 For example refer to the following plan of 1855 for Bona Vista where several groups of buildings are shown.
paddocks defined by these fences there are several groups of buildings and, in the
case of the south-easterly group, confirmation that the existing entry drive closely
follows much of that shown on this plan – at least the section along the southern grant
boundary.

The graphic indicating enclosed paddocks implies that a considerable amount of
timber fencing (probably post and multi-rail) had been installed throughout the estate
by the mid-19th century. An annotation on the plan specifically notes that the southern
grant boundary fence – shared with Tocal - is an ‘old fence’ suggesting that much
fencing was begun in the 1820s using convict labour.

Of relevance to an understanding of the earlier indigenous vegetation types in the
local area, another note on the plan (in the northwestern corner of the Bona Vista
grant) interestingly records that ‘Cabbage Tree brush’ was present along creeks in the
upper catchment system for Webber’s Creek.

- 1926 Auction Plan

At a watershed phase in the ownership of the augmented Tocal estate, the 1926
auction plan (refer Figure 13) shows the property divided into three groups of
allotments: the largest central lot of 1085 acres containing the homestead core and
various lots of similar size to the west (204 to 578 acres) and to the east (mostly
under 100 acres).

Since the 19th century plans of the estate a further divisive feature has been added
across the property – the North Coast Railway line from about 1910 – that effectively
halved allotment 8 (‘Homestead Block’) on the auction plan. A graphic is shown along
the railway easement suggesting a possible platform within Tocal otherwise the
nearest station is noted as Paterson. For a station to have been considered and, at
least on paper, designated for Tocal in the early 20th century indicates the prominence
the estate had at that time.
Copious notes at the right of the plan describe each of the designated blocks with those for the ‘Homestead Block’ mentioning the various outbuildings, services and facilities that existed at that time. Block 9, across the Tocal Road, is described as “a capital block for dairying” with “extensive river frontage” and being “splendidly grassed”.

A five-room cottage is also noted as having been “recently erected”. A block (number 10) north of Webber’s Creek, and including the steep hill north of the railway line, is enthusiastically described as having “some of the best land on the estate” with “excellent cultivation” and “superior soil”.

2.8.2 Tocal Photography

- Late 19th century-1920s Photographs

The substantial Reynolds photographic collection represents one of the most important archival resources of the Tocal estate and appears to span several decades that bridge the 19th and 20th centuries. The images record earlier buildings and plantings as well as periods of flooding, farm management practices and changing taste and social customs.

The photographs from this collection are mostly undated so ordering them chronologically is potentially problematic. Notwithstanding this, an attempt is made to do so where clear evidence suggests this and, as a consequence, catalogued reference numbers do not run consecutively. Some of the most obvious means of ordering images in this collection are relative to the tennis court, the ornamental garden that predated it and a former Norfolk Island Pine (Araucaria heterophylla) that was a landmark feature of the Homestead’s front pleasure grounds.

In the publication Guide to Tocal, Jo Hathaway indicates that the tennis court was introduced sometime during the Reynolds’ occupancy and ownership of the property (1844 to 1926). Tennis courts began to appear in Australia from the 1870s, sometimes replacing croquet lawns. Photographs of the tennis court at Tocal are assumed to be from the early 20th century so that images of this area prior to the tennis court may be either from the latter part of the 19th century or into the 1900s. The 1940 aerial photography (during the Alexander period of ownership) suggests that the court had gone by then.

34 Jo Hathaway, Guide to Tocal, All About Tocal Series No. 4, NSW Agriculture, 2003
The former pine in front of the Homestead was a mature tree of some several decades’ growth that was clearly planted in the 19th century and predated the tennis court (Figures 18 & 19). Other images show an ornamental garden of considerable fecundity in front, and to the north, of the Homestead that was associated with at least two separate pathways and featured many shrubs and small trees in an arrangement typical of mid-19th century estate pleasure grounds (Figure 14 to Figure 17). The solitary pine appears to have been an imposing structural element within the front garden with the flanking fig trees as framing elements (and, perhaps, for privacy).

Figure 14: Former pine in front of Homestead
Source:

Figure 15: View to Homestead showing former pine tree
Source:

On the basis of the photographic evidence, the pine appears to have been to the south of the main house axis and not centrally placed suggesting that another pine (lost by the time these photographs were taken) was originally planted to form a symmetrical composition to the principal homestead elevation.
Figure 17 and Figure 18 are clearly taken at the same time when the Paterson Valley had experienced severe flooding. Despite the first image showing Tocal Lagoon in flood, Figure 17 to Figure 19 appear to be about the same year as distinctive plant forms and outlines seem much the same between the two views. (Figure 18 and Figure 19 are a continuation of the same view on the same day.) It is too difficult to place Figure 20, Figure 21 and Figure 22 (the latter two are from the same day) within a more detailed chronology though Figure 15 appears to show the front garden in a more developed form than the others and Figure 14 (showing the pine being removed) is clearly towards the latter part of the pre-tennis court period.

A selection of the Reynolds Collection images are briefly reviewed below and pertinent features noted that relate to the grounds and other aspects of the cultural landscape.

![Figure 16: Unidentified Gentlemen, date unknown c1900 (P99 RC 109)](image)

This image (refer Figure 16) may be one of the earliest in the collection as it shows the two men standing within the front grounds within which there are formed beds and a considerable number of ornamental plantings – some having reached several metres in height - with the southern edge of the Banyan just visible to the left. The homestead perimeter fence (a traditional timber picket type but modified with a canted top rail to prevent stock injury) and Pumby Brush are also visible behind the figures.
Both images above (refer Figure 17 and Figure 18), while not joining as a panorama, are from the same day and show the Paterson Valley in flood where Tocal Lagoon is
swollen past the fringing willows along its edges and has joined with Webber’s Creek to form an extensive lake up to the ridge at Bona Vista.

Features of note include a narrow entry drive (with cut edges) to the Homestead (Figure 17), the homestead perimeter fence (with its distinctive hybrid picket and canted top rail form) (Figure 17 and Figure 18), the southern side of the present large Port Jackson Fig Tree (*Ficus rubiginosa*) (Figure 17), the southern side of the present Banyan (Figure 18), a perimeter path (with neat, cut edges) and ornamental plantings to the front grounds (Figure 18), timber post and three-rail fences enclose the main entry drive from Tocal Road (Figure 17 and Figure 18), there are no trees or other plantings flanking the main entry at Tocal Road (Figure 18), dense vegetation encloses Webber’s Creek with a solitary tall emergent tree (eucalypt?) before the channel from Tocal Lagoon (Figure 17), various structures and mature trees at neighbouring Duninald (Figure 20) and the scenic profile of Hungry Hill (Figure 17).

Both images establish that views were possible from the Tocal Homestead ridge to both the contemporary neighbouring estate cores of Bona Vista and Duninald if not through much of the 19th century then at least the latter part and into the 20th century.

---

**Figure 19: View from Homestead across the Paterson River (P99 RC 106)**

*Source: Darcie Reynolds Collection, Tocal College Archives*
These images (refer Figure 19 and Figure 20) form a panorama and both clearly show the front homestead timber fence and some of the ornamental plantings to the front grounds with the perimeter pathway, the Banyan (in a compact form) to the left, willows edging Tocal Lagoon and buildings and mature trees at Duninald across the Paterson River.

Figure 21 above is a detail of part of the front homestead grounds featuring the Norfolk Island Pine which, by this stage, has reached some several decades’ growth.
The image also seems to provide a possible reason for its eventual demise, as the upper trunk appears to show evidence of extensive structural damage just above the first whorls of large branches. Lining the perimeter path some of the ornamental shrubs have reached about two metres in height. In the distance to the right a robust four-rail timber fence is shown running down the ridge to the lagoon.

Figure 22: Looking west to Homestead across Tocal Lagoon (P99 RC 125)

Source: Darcie Reynolds Collection, Tocal College Archives

Figure 22 offers a contrast to the previous ones as it shows the homestead group from the other (eastern) side of Tocal Lagoon in which the water level appears to be quite low and part of the lagoon is choked with vegetation (aquatic weeds?). In the foreground, and on the western side of the lagoon, there is a dense thicket of vegetation (not willows?) up to several metres high as well as a three-rail fence separating the front paddock from the lagoon. At the top of the ridge, in the distance, the Homestead sits as the dominant building flanked by the various fig trees with the pine the most dominant of the trees.

The photograph clearly shows the impressive extent of the broadly sweeping ornamental front fence to the Homestead signalling that this is indeed a significant property. At the far right side a solitary columnar conifer is evident – probably the existing Roman Cypress (*Cupressus sempervirens*) marking the carriage drive to the front of the Homestead – and, still in its earlier more compact form, the Banyan appears as the most developed of the front fig trees although a Moreton Bay Fig Tree to the right (the one currently north of the Loose Boxes A) may be as old or even older than the Banyan. This northern Moreton Bay Fig Tree appears to be noticeably larger than the two fig trees of the same species to the south (near the Curtis sisters’ graves) suggesting a possible different date of origin.

Other pertinent observations that can be derived from this image include a dark band of vegetation visible behind the front picket fence, and between the Banyan and the low, compact form of the Port Jackson Fig Tree, possibly indicating a hedge of the present *Tecomaria capensis* near the lunging ring fence; the distinctive pyramidal form of the present large Norfolk Island Hibiscus (*Lagunaria patersonia*) appears to be visible (in the middle of a group of trees to the left of the Homestead) where it is already a substantial tree and indicating that it is certainly a 19th century planting; the present fig trees near the Curtis sisters’ graves appear to be relatively small and
possibly of a similar age to the Port Jackson Fig Tree; and there are numerous smaller trees visible in the photograph that are now missing.

Figure 23: Fig trees can be seen behind the Blacksmith Shed (P99 RC 131)
Source: Darcie Reynolds Collection, Tocal College Archives

Dating Figure 23 is difficult but it may have been prior to the construction of the tennis court as the two fig trees behind the blacksmith shed and lunging ring appear to be at an earlier stage than the following photography. Despite this difficulty the photograph provides excellent information about the detailing of the various timber structures and indicates the utilitarian nature of the area to the rear of the Homestead.

Figure 24: View of tennis court and landscape beyond (P99 RC 003).
Source: Darcie Reynolds Collection, Tocal College Archives

Figure 24 is the first of many images that clearly dates to when the front garden was removed, the area levelled and the tennis court constructed. The view is to the east over the Tocal Lagoon towards the ridge of the present dairy precinct and, apart from a heifer on the tennis court, it shows the old picket fence enclosing the homestead garden with shrubs (roses?) retained from the previous garden on the inside.
Subsequent photos of the tennis court progressively show less of these plants until finally, none remain. The tennis court is shown enclosed by a high, netted fence with a mid-rail and top-rail.

![Banyan Tree in front of Homestead](image)

**Figure 25: Banyan Tree in front of Homestead**
*Source: Darcie Reynolds Collection, Tocal College Archives*

Figure 25 was taken (possibly from the entry drive) on the northern side of the Banyan looking to the south. This image shows the massive tree still in a compact form though suggesting at least some several decades’ growth. The tennis court fence is visible to the right and the fine homestead perimeter picket fence is to the left. The trunk of a sapling tree (gum?) is at the extreme left while the landscape beyond appears largely cleared.

![Early view to the Barracks](image)

**Figure 26: Early view to the Barracks (P99 RC 008)**
*Source: Darcie Reynolds Collection, Tocal College Archives*

Figure 26 provides a rare early view to the barracks building at the southern end of the homestead group; this image includes a slab hut with external kitchen next to the...
barracks. Post and rail fencing is shown to the north of the barracks and to the east of the outbuilding along with several shrubs or small trees. There appears to be evidence of continuing clearing of woodland vegetation on the land to the south beyond the lagoons.

![Figure 27: View along Tocal Road toward Main Entry Drive (P99 RC 014)](source: Darcie Reynolds Collection, Tocal College Archives)

The above photograph (refer Figure 26) appears to have been taken from Tocal Road – with its unsealed surface and traditional post and two-rail fencing on either side. The Homestead is visible in the middle distance with its enclosing picket fence as is the tennis court fence between the Banyan and pair of Moreton Bay figs to the south. The existing large Norfolk Island Hibiscus is also visible next to the two fig trees as is the canopy of the Port Jackson fig (currently next to the milk room).

A band of lower vegetation (probably the existing *Tecomaria capensis* hedge) appears behind the picket fence obscuring the lower levels of the Homestead and kitchen block. Vegetation in the foreground to the left appears to show a thicket of Willows (probably *Salix babylonica*). On the northern side of the entry drive, and in lower land closer to the homestead ridge, there appears to be remnant ‘brush’ vegetation.

---

It is possible that this small structure predated the barracks as one of the three ‘men’s huts’ shown on the 1834 Knapp survey notes.
This photograph provides an excellent panoramic view across Tocal from the more elevated land to the southwest (possibly the northern part of the present Quarry Paddock). The homestead ‘village’ atop its distinctive rise has the long ridge of Hungry Hill as its scenic backdrop and a relatively dry floodplain - Tyeli Lagoon is hardly visible – surrounding it. A line of sheoaks (*Casuarina* sp.) along Quarry Creek forms a link between the main lagoons and remnant rainforest is evident along Webber’s Creek, particularly the large fig tree behind ‘Thunderbolt’s cottage’.

Numerous small outbuildings are clearly visible above the steep bank on the western side of the homestead group and substantial gabled structures are behind the barracks building. In the distance to the left of Tocal is the main Bona Vista ridge with its aggregation of farm buildings and, also in the distance, either side of the Tocal buildings are structures of the two other neighbouring estates, Clarendon (above ‘Thunderbolt’s cottage’ and the brick stables) and Duninald (above the former hayshed, now the Visitor Centre).

It is difficult to see whether the former Norfolk Island Pine is still present in the photograph in order to provide an approximate date (despite the enlargement of Figure 22) though the fig trees surrounding the Homestead do appear to be taller relative to the previous photographs.

Of particular note are the regular furrows over the paddock beyond the post and rail fence to the left of the photograph indicating the remnant trenching of Webber’s, then Charles Reynolds’, main vineyard. No track is evident across the vineyard site though a large darker toned area may indicate a spring that provided the impetus for constructing the present dam in this location.
Figure 29: Panorama showing the profile of structures along the ridge line (P99 RC 029)

Source: Darcie Reynolds Collection, Tocal College Archives

With the projecting northern spur of View Paddock in the background this photograph (refer Figure 29) provides a clear profile of the structures and plantings across the Tocal Homestead ridgeline. Of note are the two timber post and multi-rail fences running down the ridge to Tocal Lagoon in the foreground. In the distance, to the left, another fence is shown running from near the barracks (behind the former hayshed) down to the lagoon and in the immediate foreground a two-rail fence also links the Tocal Road fence with the lagoon.

All of these fences appear to be at least several decades old so that the image clearly establishes that a radial system of fenced paddocks existed at Tocal in the 19th century. While the front paddock had a fence separating it from the water (refer to Figure 22 above) most of the other paddocks appear to have had direct access to the edges of the lagoon.

The view confirms the presence of the tennis court, the substantial maturing of the homestead fig trees as well as the rising canopy of the Webber’s Creek fig tree behind the stone barn’s roof ridge and a line of willows along the lagoon fronting the Homestead. Interestingly, one or more remnant gums are shown to the left near the water’s edge. An old eucalypt (Forest Red Gum \([Eucalyptus tereticornis]\)) presently remains in this location.
Although this view from the front gate at Tocal Road confirms much of the previous information (refer Figure 30) it does indicate the existence and location of the former windmill down the slope to the north of the Homestead. It also shows that, at this time (1910s?), the front gate had a more basic post and rail component, unlike the picketed, ornamental ensemble that presently exists. A dense thicket of willows is evident at the northern end of Tocal Lagoon.

This very helpful image (refer Figure 31) reveals some of what existed to the immediate north of the Homestead and bordering the paling-edged lunging ring. What is now an overgrown mass of hedging (Tecomaria capensis) is where there was an
earlier garden walk and probably to the outside toilet that was retained after the tennis court was constructed. The tree behind the shrubbery, in the middle, is the present Port Jackson Fig Tree.

Figure 32: View from Cottage across Tocal Road (P99 RC 082)
Source: Darcie Reynolds Collection, Tocal College Archives

Figure 33: View from Cottage across Tocal Road (P99 RC 91)
Source: Darcie Reynolds Collection, Tocal College Archives

These two images (refer Figure 32 and Figure 33) form a panorama from Tocal Road in the vicinity of the present cottage opposite the same group of trees in the foreground. The main road is shown as a much slower and quieter road than at present. The view is particularly useful in reinforcing the fine scenic context for Tocal with the successive ‘enfilade’ of ranges behind as a backdrop. The same view, with the homestead group enclosed by Dunnings Hill and the Mount Johnston ranges beyond, remains just as impressive today.
The Reynolds Collection contains many photographs of the Homestead and its immediate surrounds. Figure 34 above, possibly with the tennis court built by this stage, shows a narrow spade-edged carriage drive leading to the front verandah as well as ornamental bedding all around it. The present steps off the northeast corner of the verandah are not evident. The tall tree at the end of the drive appears to have been subsequently removed.

This excellent view of the front steps and verandah in Figure 35 provides a detailed profile of the brick edging drain around the ornamental bedding layout. There appears to have been a combination of bricks forming a narrow drain and sawtooth bricks edging the front beds.
This rare view of the back of the homestead area (refer Figure 36) looks out to the north across the present ‘Valley Garden’ and features 19th century fencing and several gates. The inflorescence of a large succulent (Agave or Furcraea sp.) and other plantings are visible beyond the fence.

Beyond the difficulty of dating this image at Figure 37 above (c1920s) it provides an excellent, though unusual, view of the Homestead from an elevated vantage point from the immediate northeast – possibly within the tennis court. It clearly shows the double curved front bedding arrangement though with a different brick edging detail to
an earlier photograph (refer Figure 35). Here the edging is a simple raised brick stretcher type replacing the previous sawtooth brick edge.

The image also clearly shows the existing Norfolk Island Hibiscus behind the Homestead along with lattice verandah panels and several climbing plants.

Figure 38: View to the Barracks from the courtyard between the stone barn and Thunderbolt’s Cottage (P99 RC 133)

Source: Darcie Reynolds Collection, Tocal College Archives

Figure 39: View to the Barracks from the courtyard between the stone barn and Thunderbolt’s Cottage (P99 RC 135)

Source: Darcie Reynolds Collection, Tocal College Archives

These two photographs (refer Figure 38 and Figure 39) form a panoramic view to the barracks building from the courtyard between the stone barn and ‘Thunderbolt’s
cottage’. It is immediately apparent that, over a hundred years ago, there were many more fences than at present. Sturdy multi-rail fences run across the view in numerous places and additional outbuildings are also apparent such as those associated with the former granary and boiling vat site and those with the barracks. The earlier pigsties and slaughterhouse are also visible. An impressive feature of Figure 38 is the seven-rail gate.

![Figure 38: Seven-rail gate.](image)

Figure 38: View from the tennis court to the Homestead (P99 RC 140)

Source: Darcie Reynolds Collection, Tocal College Archives

Taken from within the tennis court looking back to the Homestead, the view (refer Figure 40) includes excellent details of the tennis court fence construction; a wide board timber fence between the lunging ring and back of the Homestead at the end of a path along the northern verandah; the scalloped ornamental bedding at the front of the verandah; another timber and pipe structure along the southern side of the Homestead; Norfolk Island Hibiscus behind the southern verandah; and an unknown tree at the extreme left.

Projecting foliage from the Banyan is visible to the right and its fruit has littered the tennis court floor.
With the dramatic clouds conveying a slightly menacing mood this superb picturesque view of Tocal (refer Figure 41) conveniently records important details of the Homestead precinct that are now missing. Chief among these are the various outbuildings around the barracks building as well as several to the east of the bull barn. Of the former, the small structure to the northeast of the barracks is shown to have a very different alignment in relation to the barracks (unlike the larger structure in parallel behind the barracks) suggesting a construction date earlier than the barracks. This observation lends weight to the possibility that the small structure near the barracks was one of the men’s huts noted on the 1834 survey of Edward Knapp.

The image was taken after the tennis court was built as its fence is visible behind the homestead picket fence and in front of the Banyan. Radiating paddock fences are shown running from the ridgetop buildings down to the partially enclosing Tocal Lagoon.
Two photographs from the Kidd Collection at Tocal (refer Figure 41 and Figure 42) also provide further details about the status of the property in the earlier part of the 20th century. The first (refer Figure 42) is a view from the southern spur of Dunnings Hill, directly to the north of the Homestead, looking back across the estate to the south. A cutting for the railway lies just below the photographer’s position and beyond this Webber’s Creek and a tributary are evident. Associated with these watercourses are vestiges of the former riparian rainforest with, in several places, occasional taller trees indicating something of the height of the former closed forest. To the right a dense line of sheoaks indicates the course of Quarry Creek and little standing water is evident across this whole precinct suggesting that the western lagoons may have been drained or a very dry period.

The Kidd cottage is shown to the west of the barracks and associated outbuildings as well as another structure further to the southwest (across Tyeli Lagoon). Nearer the Homestead, other earlier structures are shown including the pigsties, slaughterhouse and those associated with the granary and boiling down vats. The very large fig tree near Webber’s Creek is also visible screening ‘Thunderbolt’s cottage’.

Figure 42: View from the southern spur of Dunnings Hill

Source: Kidd Collection, Tocal College Archives

Figure 43: A view from the eastern side of Tocal Lagoon back to the Homestead

Source: Kidd Collection, Tocal College Archives
The second Kidd photograph (refer Figure 43) is a view from the eastern side of Tocal Lagoon looking back to the Homestead where the upper windows have sun hoods, the verandah columns have been painted white and the tennis court appears to have been removed and a white flagpole has been placed within the front grounds. The fig trees surrounding the Homestead are now asserting their dominant form and beginning to dwarf the Homestead. To the far right of the image the former windmill is just visible down the northern side of the homestead ridge.

![Figure 44: 1940 Aerial Photograph (section of larger photograph shown in Figure 60)](image)

Source: Geosciences Australia per Dr Brian Walsh

Although 1938 aerial photography is available it only covers the most northerly parts of the present Tocal property area. It is likely, however, that the 1940 photograph (refer Figure 44) varies little from the earlier photograph such that the 1940 imagery represents one of the most valuable records of the property during the 20th century. Ostensibly a snapshot of the estate during the Alexander period of ownership, given the Alexander’s ‘minimal’ approach to farm expansion and capital works beyond the Homestead and barn, the photograph probably also records valuable evidence of the estate from well into the Reynolds period and, possibly, even aspects of the Webber period.

Beginning at the entry gates at Tocal Road, the earlier gate ensemble is shown to be much closer to the actual Tocal Road easement than at present and the darker tones either side of the entry drive indicate banks falling away to lower ground either side. While the gate ensemble is highlighted as a white-painted feature there is no sign of plantings indicating they are not yet introduced or too small to register in the photograph.

Parallel bands are shown either side of the main entry drive indicating the heavy timber fencing enclosing the drive. The channel off Tocal Lagoon is clearly shown as straight and narrow providing some accord with the ‘ditch’ described by Knapp in 1834. The remainder of the channel connecting the lagoon with Webber’s Creek is densely vegetated as it is presently. To the east of this channel, the paddock enclosed by Tocal Road and the creek is characterised by curious tonal patterns of an orthogonal nature suggesting the straight lines of some earlier form of ground preparation.
Tocal Lagoon is shown as mostly dry with only a restricted pool of standing water to the middle section though there is dense vegetation to the western edge and in the northwest corner and two trees remain at the edge of the lagoon below the former hayshed where the existing old gum remains today.

As the main entry drive winds around the right-angled section to negotiate the homestead ridge, there are two well-established orchards to the north. Given the size of the trees by 1940 is it possible that these were begun at least a decade earlier and so may represent an endeavour of the Alexanders. Both areas are fenced with the lower orchard on the flood-livable terrace below a broadly curvilinear fence that may relate to the recently discovered sandstone walling in this area.

At the top of the main entry drive a final gate is shown close to the point where the narrow carriage drive (shown here as a relatively underused access) joins the main farm outbuilding access. (The present gate is further to the east of this point.) The gate is shown near the existing old Roman Cypress next to the fig tree group and may explain the later planting of another cypress (not apparent in this image) opposite to make a symmetrical entry at this gateway. It is further conjectured that this second cypress was introduced after 1940 at the same time as the cypress group at the main estate entry at Tocal Road was planted.

While some plantings are shown along the western fence edge of the farm access there is no evidence of any plantings in the area currently known as the ‘Valley Garden’ though fencing encloses small areas in this vicinity up to the brick stables block and one of the present fences descending to Webber’s Creek retains the older alignment.

The aerial photograph provides an excellent record of the fencing layout used for the first half of the 20th century and, likely, from at least the latter half of the 19th century. Some of the fence alignments may be much earlier as, for example, the broadly curving fencelines south of the pigsties and near the slaughterhouse bear a resemblance to a curved fenceline shown on p. 26 of Knapp’s 1834 survey fieldnotes.

In the vicinity of the farm group of bull barn to feed shed to loose boxes B and the attached store there is an intensification of fencing into various small enclosures of mostly rectangles contrasted with a notably long paddock extending out to Tocal Lagoon to the east where there remains a distinctive curved eastern fence edge. There is no orchard within the northwestern corner of this paddock (as at present).

Long fences are shown radiating off the southern line of the Homestead cattle yards and, while one of the present fences maintains one of these alignments, traces of others are only just discernable on the current aerial photography. Unlike the present, but consistent with the Reynolds Collection photographs, there is much more fencing shown in the farm area between ‘Thunderbolt’s cottage’ and the slaughterhouse where smaller enclosures supported the earlier farm management practices.

One of these smaller enclosures is around the back of the barracks building where the rear outbuildings are not evident but the small hut to the northeast remains intact. A large structure to the west of the barracks is shown with no obvious fenced enclosure.

The 1940 photography graphically shows the large old fig tree behind ‘Thunderbolt’s cottage’ to be clearly in a different category to those around the Homestead. The diameter of its canopy is easily twice that of the other fig trees (and almost remains the case) confirming that it likely predates the others by many decades.

Beyond the homestead ridge the photography provides considerable information about features of the former Tocal estate. An important component of Tocal’s colonial
phase was the considerable investment in grape growing and wine production and, while obvious evidence of the early vineyard to the east of Webber’s 1820s cottage has gone, there remain areas to the west of the Homestead that appear to testify to this enterprise.\textsuperscript{37}

A substantial area of closely spaced parallel lines is evident in the 1940 photography both to the west and east of the 1911 railway line down to Quarry Creek. These are presumed to be trenching for grapevines.\textsuperscript{38} The western part begins on elevated land just to the east of the ridge defining View Paddock and extends through Line Paddock then past the railway cuttings (where the trenching pattern has been removed) into Oak Paddock all with a north-south orientation. (Two dams have also since been built over the trenches.) Further to the east, another large section of trenching occurs (and this is also still evident in the present paddocks) with parallel lines in an oblique (northeast-southwest) alignment up to Quarry Creek.

Beyond the Homestead precinct other outbuildings relating to Tocal are evident on the 1940 photography including a small group of buildings to the southwest of the homestead group and across Tyeli Lagoon; a cottage (presumably Pethebridge’s) immediately east of Tocal Road within the present Tocal dairy farm; and another house (site of Clarke’s) with outbuildings sited near the river banks next to the Paterson River and just to the north of the original southern grant boundary. Unlike the latter building, the first two cottages show no obvious signs of access to them suggesting they were disused by 1940.

As with Tocal Lagoon, almost all of the remaining floodplain wetlands within the Tocal estate are dry indicating either drought conditions or effective drainage strategies to maximise land for agriculture – the latter being one of James Webber’s early policies. Despite the lack of standing water, many features of the former ancient drainage patterns across the floodplain are discernible.

A large wetland complex is shown across the flats between Webber’s Creek and into the Bona Vista grant and, although part of this area has been over-planted with the present block of woodlot trees, much of the old wetland outline is still visible. The 1940 imagery also shows an earlier fence arrangement in this area and some of this layout is just discernible on the present aerial photography. To the south of the Bona Vista grant boundary, and along the western edge of the old wetland complex, is a long channel that appears to be an earlier attempt to drain the wetlands into a tributary of Webber’s Creek. The railway line impinges on the western extremity of this channel.

Indigenous vegetation within the Tocal estate is shown to be substantially cleared at 1940 with evidence of further clearing (presumably by ringbarking) in the area south of Tyeli Lagoon in the vicinity of the present campus. Generally the river, main creeks and some tributaries retain dense vegetation along the banks with some larger blocks of uncleared woodland and forest mainly further west. Occasionally small clumps of trees or individual trees can be reconciled with the same vegetation on the current aerial photography indicating that many of the older trees remaining within the property have come from, at least, the 19\textsuperscript{th} century.

The northern ‘spine’ of the current View Paddock contains a long ridge where the eastern side falls steeply into the current ‘Springer Paddock’. In 1940 this steep east-facing area was dotted with a fine-grained vegetation pattern that appears to be the present Hunter Valley Dry Rainforest type regenerating into its current much more dense coverage. Just to the southwest of this area (and also within the present ‘View

\textsuperscript{37} These areas of consistently parallel lines may also coincide with the fenced areas shown on the Knapp survey notes on pages 2 and 25.

\textsuperscript{38} Tobacco production is known to have been undertaken at Tocal and trenching for tobacco plants may be another option for this evidence.
Paddock’) is a small dam that may date to the earlier 20th century or even 19th century.

The 1940 photograph clearly shows fencelines that indicate the original grant boundaries between Tocal and Bona Vista as well as Tocal and the former Glebe to the south.

![Figure 45: Undated (c1950?) Oblique Aerial Photograph](image)

Although undated, this fine oblique aerial photograph of the Homestead precinct (refer Figure 45) shows similar details to the 1940 aerial photography. Included in the far right side is the upper orchard in a form that closely resembles that recorded in 1940. The view also confirms the homestead ridge fencing layout including fencing to form the long eastern paddock from the eastern edge of the fig trees to Tocal Lagoon. At the extreme left side is the barracks building along with the small separate hut to its northeast.
Figure 46: 1958 Aerial Photograph

Source: Tocal Property Plan, 2007
This photograph (Figure 46) appears to record the demise of the old hut to the northeast of the barracks as well as the northern orchards, the cottage to the southwest of the Homestead (across Tyeli Lagoon), the Pethebridge house and the house at the Clarke site near the Paterson River. It does, however, appear to show that the Roman Cypresses have been established at the front entry gates with Tocal Road and, possibly, the single cypress opposite the existing older one to the north of the Homestead.

Shortly after the completion of the initial campus development, a series of photographs were taken by Peter Wille (refer Figure 47 to Figure 49 following) where the long-established rural landscape character was shown to have been retained through the careful retention of mature woodland trees, the deliberate policy of keeping the buildings to a low height with an emphasis on long horizontal lines and the restricted combination of colours and materials to those with the capacity to blend with the landscape. The buildings also incorporated references to traditional gabled roof forms.

The campus layout is based on an elongated grid where three spines of buildings form a northerly courtyard addressing the Homestead on the next ridge across Tocal Lagoon. A key focus of the campus composition is the chapel spire that rises to a spectacular height forming a familiar reference point within the local landscape.

While the choice of low-slung elevations, close-knit layout and earthy materials would have likely helped the college campus settle into even a completely cleared rural landscape, it is the retained clumps of mature woodland trees and subsequent regeneration that has enabled the campus to achieve a successful visual integration within the Tocal landscape.

Figure 47: 1960s View of College and Chapel from North West
Source: Tocal College Archives
Figure 48: 1960s View from College Toward Homestead

Source: Tocal College Archives

Figure 49: 1960s View of Chapel from North

Source: Tocal College Archives
Figure 50 shows the front gate ensemble off Tocal Road where, unlike the present gate arrangement, the three fence bays (double gates and one fixed panel) are located about midway along the flanking picket fencing. The present gates and fixed bay are located at the end of the picket fencing.

Of the three bays shown in the image the southern one has no gate but a large post at the side of a cattle grid; the middle bay has the gate leaf between two large posts (with acorn finials) that is now placed at the southern bay of the current ensemble; and a fixed fence panel with three rails at the northern end. The present northern end panel has four rails supporting the pickets as the levels fall away steeply at this point.

Roman Cypresses (*Cupressus sempervirens*) are shown enclosing the gate ensemble and most (if not all) of those shown on the southern side are now missing. The stage of maturity of these trees suggests about one to two decades’ of growth.
Figure 51: 1967 Aerial Photograph
Source: Tocal Property Plan, p19
By 1967 the two orchards to the north of the Homestead have gone but another orchard just to the southeast of the Homestead has been established within the long paddock that reached to the lagoon (refer Figure 51). The ‘Valley Garden’ is also shown to be cultivated by this date while the cypress group at the front entry appears to indicate six to seven individual trees. Further along the entry drive three more columnar trees are visible near the crossing with the channel from Tocal Lagoon.

Probably one of the most substantial features recorded by this photography is the recent development of the college campus off Tocal Road. The planning for the campus is clearly evident and the entry road differs to that used presently. In this case the college entry is a straight length of road bending to meet the main road at about the location of the present cottage at Tocal Road. The present entry drive continues further to the south and meets Tocal Road opposite the entry drive to Glendarra.

An important site planning concept appears to be inscribed in this photograph as it shows that the front axial entry drive (lining up with the landmark chapel spire) was to have broad flanks of open landscape either side and not be encumbered with car parking or other structures. Provision is made for car parking off to the west further up to the hill but with the whole car park angled to direct all pedestrians leaving the car park towards the southwestern corner of the campus. A playing field is also shown further to the northwest where the western side is enclosed by retained woodland vegetation – much of which still remains.

Figure 52: c1967 Opening of LC Clements Bridge, Webber’s Creek

Source: Tocal College Archives

Figure 52 confirms the presence of dense (rainforest?) vegetation near the mouth of Webber’s Creek and the Roman Cypresses at the Tocal entry gates beyond. The earlier timber bridge is to the left of the new concrete structure and, in the distance, the former hayshed (now Tocal Visitor Centre) is visible.

As Webber’s Creek was crossed in this vicinity numerous times since the mid-1830s it is not known to what extent archaeological evidence remains.

39 The 1834 Knapp survey notes describe a ‘teatree’ in this location and other similar species may remain here.
Figure 53: 1974 Aerial Photograph

Source: Tocal Property Plan, 2007
The 1974 photograph (refer Figure 53) shows that a dam has been built into the remnant western vineyard and an access track through it. The recent orchard to the southeast of the fig trees at the Tocal Homestead also appears to have been cultivated indicating some measure of abandonment. Access to the college campus remains as originally built with a short drive off Tocal Road directly to the front of the complex.

Figure 54: 1976 Oblique Aerial Photograph

Although the colours of Figure 54 render the water as a disconcerting red, the image provides a valuable record of the Homestead precinct where the most recent orchard has all but failed – though planting lines are visible from the earlier orchard to the north – and the ‘Valley Garden’ also appears to be languishing. Old fence alignments are still apparent – with or without the fences. The pigsties have been removed and at least one of the cypresses at the Tocal road entry has gone.

A vague outline of a track appears to the bottom of the western bank from near the large remnant fig tree and extending almost to Tyeli Lagoon.
Figure 55: 1984 Aerial Photograph

Source: Tocal Property Plan, 2007
The most significant differences recorded on the 1984 photography (refer Figure 55) concern access arrangements where the original college entry has been brought back further to the south opposite the Glendarra entry off Tocal Road though it is unclear whether the latter entry drive has been realigned (as at present) near its junction at the main road.

![Figure 56: 1989 Oblique Aerial Photography](image)

This oblique view (refer Figure 56) captures a detailed part of the Homestead precinct from the east and confirms the demise of the c1950s orchard near the front fig trees (apart from one deciduous fruit tree) as well as, in relation to the long eastern paddock, the removal of most of the northern fence from the same fig trees down to Tocal Lagoon. Grassed paths are shown within the taller pasture grass achieved through ‘differential mowing’.

2.1.3 Bona Vista Documentary and Photographic Evidence

- **Lease over 100 acres of Bona Vista Land, 1848**

In her book on Tocal, Judy White describes a meeting at the Wellington Inn hotel on 25th August, 1848 that resulted in a nine year lease being agreed on 100 acres of Bona Vista land for a Paterson racecourse. The area for the course was vaguely identified as being between the “Bona Vista cottage and grounds” (west), the “Government line of road” (east) and fences to the north and south.

Shirley Threlfo conjectures that the northern fence was near the present William Street, Paterson and the southern fence was near the boundary with Tocal with the finishing line conveniently located near the Paterson Hotel. It is unlikely that much evidence of this racecourse would survive.

• Maitland Mercury Articles (Source: Paterson Museum News No. 1)

Two articles from the Maitland Mercury (21 November, 1885 and c1886) mention vegetable gardens planted and maintained by a group of Chinese between Tocal and Paterson near the Paterson Punt. The enterprise prospered enough for the gardens to expand involving a small workforce and, after the drought of 1885, the installation of various pumping devices to enable water from the river to be used to water the plants.

A further article (October, 1903) mentions the vegetable farm at about six acres as well as damage to a cottage from a storm at that time. All three accounts are noted in a publication of the Paterson Historical Society.\(^{42}\)

• 1891 Plan of Paterson River Bridge Precinct

![Figure 57: Plan of the Paterson River Bridge Precinct, 1891](source)

A detail of a 1891 plan from the Paterson Historical Society Collection (refer Figure 57) indicates the location of a “Chinaman’s hut” on the western side of the Tocal Road and approximately half way between the Paterson River bridge and the former punt crossing. The occupier is shown as Tong Hang with the owner of the land as F Reynolds. The hut site would be just to the north of where there was, until recently, an early 20th century house facing the present bridge.

Land to the south of the Chinese vegetable farm is shown to be owned and occupied by H Harris and where the land use is described as “Cultivation and Fruit Trees”.

The earliest available photography of the present Bona Vista Homestead (refer Figure 58) from the early 20th century during the ownership of the Smith family (1903-1974) and also represents the only early photograph available for this archival review. Taken from the northeast of the 1870s Bona Vista Homestead the view encompasses the ridge with the main estate buildings, part of the largest lagoon in the foreground and numerous layers of receding ridges that reinforce the scenic nature of the former estate.

Bona Vista Homestead sits on the highest part of the ridge with a substantial garden within the immediate grounds, the present old fig tree to the south and various other 19th century tree plantings providing enclosure to the Homestead. Several species of pine (\textit{Pinus} spp.) appear to have used in the vicinity of the Homestead including two older ones to the southeast, and downslope, of the Homestead. Some willows (\textit{Salix} sp.) are visible at the edges of the lagoon.

Further north along the ridge from the Homestead another structure (dairy?) is shown and, comparing this with the 1855 plan, this may have been part of a small group of outbuildings that were effectively removed for the railway suggesting the photograph was taken before 1910. Throughout the scene, fences are shown dividing the largely bare undulating paddocks and, of these fences, most are timber post and strained wire with few remaining as the earlier post and multi-rail type.

- **1940 Aerial Photography**

The available 1940 aerial photography (refer Figure 44) begins just to the east of the Bona Vista Homestead and, consequently, misses the large eastern lagoon as well as the edge of the former estate at the Paterson River. However details of the present homestead group and the earlier dairy building to the north are clearly visible.

A pattern of earlier fences suggest that a rectangular area enclosed the homestead group comprising about half a dozen outbuildings. The entry drive arrived via the southern grant boundary with two kinks and continued past the immediate back end of the Homestead before proceeding to the dairy group further to the north. Apart from the large shed to the west very few, if any, of the other outbuildings shown in the 1940 photography appears to remain. Also,
apart from the mature fig tree to the south of the Homestead, very few earlier plantings appear to have survived. The whole eastern address from the Homestead is largely cleared.

The 1940 photography shows a possible white-painted (picket?) fence close, and parallel, to the eastern verandah that has now gone but the alignment remains through a later, and more transparent, replacement fence. Further to the east an irregularly shaped paddock is enclosed on its western side by a fence that runs approximately north-south. The current fence alignment is quite different (obliquely orientated) and is now strongly reinforced with recent plantings that are tending to block important traditional visual connexions from the Homestead to the lagoon and river corridor.

Also to the immediate eastern side of the Homestead an old area of fine, parallel lines running along the contours is just visible and, like those at Tocal, may be an indication of an early vineyard or, possibly, a tobacco plantation.

The dairy complex shown on the 1940 imagery has now gone with its site lying about 80m to the east of the present dairy building. A fence to the immediate south of the old dairy group is shown extending to the west then curving very broadly to then run parallel with the railway line. Although now replaced with a different system of fencing, the older alignment is just discernible on the current aerial photography.

Reconciling the 1940 imagery with the 1855 subdivision plan of GB White reveals that, by 1940, there appear to be few traces of the two other groups of outbuildings shown on the latter plan.

To the west of the Bona Vista Homestead is the present Dunnings Hill cottage and its hallmark fig tree but with a complex system of fenced enclosures unlike the present arrangement. In 1940 the current main north-south boundary fence is shown with numerous small outbuildings within various small enclosures almost all of which surround the cottage. A little further to the northwest, and isolated from the cottage, is another small enclosure (pigsties?) with several small structures. A small dam lies to the southwest of the cottage (and this remains presently) but, curiously, there is no indication of an access drive to the farm group.

- **1958 Aerial Photography (Refer Figure 46: 1958 Aerial Photograph)**

By 1958 the main entry drive to Bona Vista is shown in the process of being rerouted from the earlier broad corner between the two straight sections, to an abrupt bend at this junction. The old 1820s grant boundaries remain very clearly discernible as well as the later subdivision lines where the early estate core has been absorbed into the present Tocal property area.

- **1967 Aerial Photography (Refer Figure 51)**

The 1967 photography (refer Figure 51) confirms the new entry drive alignment to the Homestead although a trace of the earlier alignment is still visible. The large fig tree dominates the immediate Homestead site with very few other trees evident. A complex pattern of cultivated paddocks is shown on the riverside of the railway line.

To the northwest of the homestead group are two small outbuildings near clumps of remnant vegetation and to the immediate south of the railway line. These structures may relate to the early group of buildings in this location shown on GB White’s 1855 subdivision plan for Bona Vista.
2.1.3 Glendarra Photography

Figure 59: Glendarra, undated photograph

Source: Reynolds Collection, Tocal College Archives

The caption to this undated (early 20th century?) image (refer Figure 59) describes the earlier Glendarra (shown) as being built in 1882 and destroyed by fire in December 1944. Viewed from within the tennis court the image shows the important northern and eastern elevations of the Homestead with a part of the tennis court fence to the extreme right and a fine picketed fence and gate to the left.

Remnant indigenous trees are shown behind the house that appear to survive to the present and a substantial shrub to the extreme right behind the tennis court fence is in the vicinity of the present old Bougainvillea. The southern side of the court has been cut noticeably into the natural grade.

The tennis court fence bears some resemblance to that at Tocal and, since the same family owned both properties for a time, it is possible that the same contractor built both – possibly in the early 20th century.

- 1940 Aerial Photography (Refer Figure 44)

The 1940 aerial photograph provides a most valuable record of Glendarra’s farm layout and disposition of built elements prior to the 1944 fire that resulted in the destruction and replacement of the 1880s homestead. The image indicates the Homestead to have been a large, possibly rambling, aggregation of various phases of additions with a large stables?/equipment storage building further to the west, an orchard to the north of the house enclosed on two sides by a dense windbreak and with a tennis court off to the northeast corner.
A distinctive fence layout resulted from the proximity of the Homestead core being located at the short ‘promontory’ formed by the bend in the river. Evidence of many of these fencelines is still apparent in the most recent aerial photography. Likewise, groups of remnant indigenous vegetation and various plantings appear to have survived from, at least, the early 20th century. All of the banks of the Paterson River in the vicinity of Glendarra are shown to be well vegetated.

To the south of the Homestead there are several other structures including the present beef manager’s residence at the southern end. The northern-most structure is shown with a fenced enclosure and a well-developed garden. The present Glendarra dairy is not on this photograph.

![Image](image.jpg)

**Figure 60: Mrs Jenny Brown and sons at Glendarra, late 1940s**

*Source: Tocal College Archives*

This photograph of Mrs Jenny Brown, and her infant sons Robert and David, sitting near the edge of the tennis court (refer Figure 60) confirms that the type of fence construction was similar to that at Tocal: white-painted timber posts, midrail, toprail with netting and a timber tennis net post and brace. The image also shows the steep drop beyond to the Paterson River with the pervasive indigenous vegetation in the background.

- 1958 Aerial Photography (Refer)
- )

Although resolution on this photography makes enlarged detail difficult to see the 1958 aerial confirms that some of the existing vegetation around the house site has survived from, at least, the earlier half of the 20th century and some of the same paddock layout is still evident. The dairy to the southwest of the Homestead is also visible.
2.9 Other Comments

Tocal has been has expanded gradually from the 1820s and has had a series of minor changes to the property in the 20th century. These are detailed in the on the Tocal website HTTP://www.Tocal.com/homestead/laid/laid23.htm http://www.tocal.com/homestead/history/history.htm

A range of historical plans and aerial photographs are available in the Tocal Property Plan by Peter D Gillespie and David Brouwer. Some of these are reproduced in this CMP as follows:

- Aerial photographs from 1938-2005:
  
  - Figure 44 & Figure 61
  - Figure 51
  - Figure 53
  - Figure 55

- Other plans:
  
  - **Figure 103** Pre 1750 Vegetation Survey
  - **Figure 62** Cultural Heritage Features Plan
  - **Figure 63** Report of UXOs
  - **Figure 64** Cultural Heritage Sites
  - **Figure 65** Construction Dates
Figure 61: Tocal Homestead Area, circa 1940

Source: Geosciences Australia per Dr Brian Walsh
Figure 62: Cultural Heritage Features

Source: Gillespie, PD and Brouwer D, Tocal Property Plan, 2007, NSW. p63
Figure 63: Report of UXOs

Source: Gillespie, PD and Brouwer D, Tocal Property Plan, 2007, NSW, pps112-113
APPENDIX 5
CULTURAL HERITAGE SITES

Figure 64: Cultural Heritage Sites

Source: Gillespie, PD and Brouwer D, Tocal Property Plan, 2007, NSW, p115
Figure 65: Proposed Plantings and Developments Plan prepared c1999. Not all plans/developments have occurred

Source: Cameron Archer, 2010
3.0 PHYSICAL EVIDENCE

3.1 Setting
The Tocal is in the upper Hunter within a rural area with the small town of Paterson to the North. The features of the area are Paterson River, Webbers Creek and the railway line. The area was primarily agricultural, with dairy, beef cattle and crops the main activities but the area is changing with more intensive development, expansion of Maitland and new small subdivisions around the Paterson village.

3.2 Site
The existing Tocal and Bona Vista properties extend some nine kilometres from the Paterson River in the east to the elevated, forested tracts to the west and about four kilometres from the southern boundary to the current northern edge of Bona Vista (refer Figure 2). However the real centre of the Tocal property lies closest to the eastern side where the extensive Tocal Homestead straddles a low ridge and, nearby, is the expanding agricultural college Campus, its dairy and other working farm sites as well as the other homesteads of Bona Vista and Glendarra.

Numerous cultural layers – indigenous, European and non-indigenous Australian - are inscribed across a complex landscape of floodplain, ancient river terraces, undulating slopes and rugged hills. Overlaid with these are various remnant indigenous vegetation communities and introduced plant species. The latter includes agricultural and commercial species as well as ornamental plantings.

Even within the locally indigenous vegetation communities there is considerable diversity with some subtropical and dry rainforest remnants, various eucalypt-dominated woodland and forest types and several watercourse forest types. Some areas in the vicinity of the Tocal Homestead have been the focus of vegetation reconstruction projects in the recent past, eg. rainforest along Webber’s Creek and wetlands at Tyeli Lagoon.

An important, albeit more subtle, layer embedded throughout the Tocal property is the extant evidence of Aboriginal cultural history that is manifest as stone grinding grooves (refer Figure 66) scarred trees and possible artefact scatters and fish traps. Like the vegetative history this cultural evidence testifies to a presence that likely long pre dates European involvement with the place.
Figure 66: Aboriginal grinding grooves at Tocal Homestead – one of many sites indicating long indigenous cultural involvement within the Paterson Valley

Source: Geoffrey Britton 2010

All of these elements combine to define the characteristic local landscape that now constitutes a setting for the many core sites of early European occupation within the Tocal and Bona Vista properties. Of particular interest is the Tocal Homestead where a remarkable group of structures survives along with, potentially, an equally remarkable archaeological resource.

The Homestead enjoys what is arguably one of the most impressive landscape settings of any early settlement in this region (refer Figure 67 and Figure 68). Both the 1840s mansion and the 1820s homestead before it were sited on a conspicuous rise to exploit an idyllic address to the dramatic eastern hills across from the Tocal Lagoon and Paterson River, flanked by the rainforest-clad Webber’s Creek to the north and tall eucalypt woodland to the south.

Figure 67: Illustrative of the superb landscape setting of Tocal Homestead, this view includes the western valley to the left, extended ridges off Mount Johnstone in the background and the abrupt Dunnings Hill to the immediate right of the fig tree group

Source: Geoffrey Britton 2010
Figure 68: This panorama from the appropriately named View Paddock shows off the rich pastoral landscape that formed the historical core of the Tocal property. Mount Johnstone is the high, forested range to the left.

Source: Geoffrey Britton 2010

The view back to the west is also dramatic (refer Figure 69) with a vista directly up the main valley defined by rugged hills (refer Figure 70).

Figure 69: Looking from the site of the former ‘Farm Square’ this part of Tocal Homestead reveals the fine vista along the main western valley as well as some of the more rugged hills defining it.

Source: Geoffrey Britton 2010

Figure 70: This panorama is illustrative of the pastoral landscape near the western end of the Tocal property where remnant woodland and ironbark forest fringes the pasturelands over rugged hills.

Source: Geoffrey Britton 2010

The Homestead is dominated by a group of mature fig trees with most being planted and the largest tree, behind ‘Thunderbolt’s cottage’ and next to Webber’s Creek, being a remnant of the former tract of subtropical rainforest that straddled the creek flats (refer Figure 72). One of the planted fig trees is a Banyan (Ficus macrophylla subsp. Columnaris) (refer Figure 73), endemic to Lord Howe Island, and to the south of the Homestead is an old Norfolk Island Hibiscus (Lagunaria patersonia). A hedge of Cape Honeysuckle (Tecoma capensis) remains around part of the present lunging yard near the Homestead and also appears in early 20th century photographs enclosing an earlier pathway in this location. Most other plantings at Tocal Homestead are much later.
Figure 71: Farm Map

Source: Jo Hathaway, September 2008
Webber’s Creek, Tocal Lagoon and Tyeli Lagoon – north, east and southwest of Tocal Homestead respectively – are natural water features that envelope the homestead ridge on most sides. The principal access to the Homestead is currently by way of a curvilinear drive from the Tocal Road linking Paterson and Maitland.

Across Tocal Lagoon and sited on the next tract of elevated ground to the south is the extensive campus of the Tocal Agricultural College built from the 1960s onwards. The central campus layout respects an elongated grid arrangement with the chapel and its landmark spire near the centre (refer Figure 74). An approximate ‘east-west’ axis of the complex lies along a broad ridge while an approximate ‘north-south’ axis, passing through the chapel and main entry, points in the direction of the homestead site.
Regular conceptual grid lines form a site planning basis for the college campus from its establishment and into the future.

1967 aerial photography shows the early intention for the arrival at the college campus where two large ‘lungs’ of open space flank the main entry drive along the central north-south axis. Car parking and other buildings were intended to be kept further away so that the site was approached through a mainly landscape setting.

Flanking fields of open space provide an important part of the campus setting.

Main entry drive with a vista along the axis to the college chapel as a focal point.

Figure 74: Campus Planning Principles

Source: G Britton, 2011
The site for the campus was largely cleared pastoral land though with several clumps of old eucalypts that were incorporated within the large courtyard spaces to the west and north of the chapel. Beyond these remnant gums the vegetation throughout the remainder of the campus either dates to the 1960s or, mostly, much later. Most of the smaller courtyards have little vegetation and are predominantly austere in character though the Crawford Court is exceptional in that it is well planted with a rich mixture of Australian species and, together with the fauna it attracts, provides a welcome relief within the campus.

To the northeast of Tocal Homestead is its contemporary colonial neighbour estate, Bona Vista (refer Figure 75), and, while the original 1820s homestead and its various outbuildings have gone, there remains much evidence of the early estate through its grant boundaries, natural landscape features (including the large eastern Tocal Lagoon) the remnant fig tree near the existing 1870s homestead, part of its early entry access from the Tocal Road, some internal fence alignments and, potentially, various archaeological resources. Many of these features remain as parts of the traditional setting for the Homestead.

Like the Tocal property, the railway line has divided the former Bona Vista estate since the early 20th century and, also like Tocal, the 1830s Tocal Road separated its original direct connexion to the Paterson River. The general landscape character of the former Bona Vista estate is similar to the eastern part of Tocal with largely cleared paddocks remaining and vegetation mostly concentrated in the vicinity of water features and along fencelines. Ancient drainage patterns – lagoons, creeks and tributaries - remain mostly unaltered.

To the southeast of Tocal is Glendarra, another homestead site where an earlier homestead building was lost and then replaced by the present structure. As with Tocal and Bona Vista a traditional rural landscape prevails as the basic setting for the homestead precinct. Other key features of the traditional setting include the small lagoon to the west and the Paterson River, along which the Homestead enjoys two frontages.

The siting of the Glendarra Homestead on a rise along a promontory formed by the acute bend in the river is one of its chief distinguishing attributes. A 19th century access drive links the Homestead precinct with the Tocal Road. The river banks are steep and well vegetated near Glendarra and the immediate surrounds of the Homestead have been the focus of considerable replanting – mainly locally indigenous rainforest species - in recent years. An old Bougainvillea and several large Silky Oaks (Grevillea robusta) may be remnants of the earlier garden associated with the former 1880s homestead.

To the north of the Tocal Homestead is an outstation cottage at Dunnings Hill that is distinguished in being associated with a magnificent fig tree (Ficus macrophylla) that likely predates the cottage (refer Figure 76). Similar old indigenous trees remain at Tocal Homestead and, possibly, Bona Vista that may have provided some immediate context and a reference point to site the respective original homestead messuages.
Apart from the all-pervasive topographic features that enclose and define the overall context of the Tocal property there are two other important distinguishing elements that contribute to the setting of the place. The first of these includes all of the remaining archaeological resources within the property that amount to a considerable number of sites, workings, structures and artefact deposits. Among these are the remaining sections of the early settler’s road (to the north of the ‘40 acre’ dam), the parallel trenches of early vineyards (refer Figure 77) the remains of early bridges, early sandstone walling, quarry sites, possible brick kiln sites, early fencelines, a log drain and many other such resources.

The second of the key contextual features that contributes to the setting of the Tocal property is its enduring relationship to a complex network of contemporary historic places and sites outside of the property but in its vicinity. These include the important neighbouring estate of Duninald where, unlike the other original 1820s homesteads for Tocal and Bona Vista, the original Old Duninald still stands. Other important places of direct relevance to Tocal include the nearby village of Paterson and the archaeological sites of the former wharf, the former
punt and the former neighbouring Clarendon homestead of Mrs Ward – all closely associated with the Paterson River.

There are extensive details of site features, infrastructure, natural elements, capability, Soil, erosion, flooding and World War II elements in the Tocal Property Plan by Peter D Gillespie and David Brouwer 43.

3.3 Tocal

3.3.1 The Natural Environment

The following summary comes from The Natural Environment of Tocal – A Reconnaissance Survey, by Dennis Aartsen, October 1991.

The property provides necessary habitat for a number of native species. Any major modification to this would endanger their survival.

A paddock by paddock analysis is included in the report and the one notable one is the Ridge Paddock, which includes:

- Flame Tree – (B. Acerifolius) 44
- Kurrajong Tree – (B. populneus) 45
- Scrub Bottletree – (B. Discolor) 46. This is most interesting as there is no other evidence of its occurrence south of Dungog.
- Notable stand of old paperbark (Melaleuca quinquenervia).
- Habitat of wedge tailed eagles.

Remnant red cedar and other rainforest species exist along the Paterson River, Webbers Creek and tributaries and are significant. It is suggested that areas be fenced off beneath the red cedar trees and weeds cleared to increase the chance of seed germination. There is also a need to control cedar tip moth (Hypsipyla robusta).

The considerable number of dead trees and amount of bush rock provide a valuable habitat for many animals. Potential exists for the liberation of native fauna to re-colonise former habitats.

To maintain the natural environment there needs to be a control of rabbits and a cull of macropods as the need arises.

Other feral animals include pigs.

Exotic Species threatening the remnant rainforest include:

- Wandering dew – Tradescantia albiflora
- Lantana – Lantana camara
- Balloon Vine – Cardiospermum grandiflorum
- Bamboo – Phyllostachys spp
- Tree of Heaven – Ailanthus altissima
- Kikuyu Grass – Pennisetum clandestinum

43 Gillespie, PD and Brouwer, D., Tocal Property Plan, Tocal Agricultural College, 2007, Maitland NSW
44 Brachychiton acerifolius – Illawarra flame tree, Flame kurrajong, Couramyn
45 Brachychiton populneus – Lacebark kurrajong, White-flower kurrajong, Bottle tree, Black kurrajong, Northern kurrajong
46 Brachychiton discolor – Scrub bottletree, Lacebark Tree, Pink flame tree, White kurrajong
There are a number of native birds and other species that rely on Tocal for habitat. Retention of bush will retain those habitats.

One particular species that needs additional habitat is the flying fox.

Webbers Creek is developing as a fish habitat again.

3.3.2 Individual Elements

There is a great diversity of individual elements throughout the site. These are fully detailed in Volume 3, with an inventory sheet on each item shown in Figure 78.

3.3.3 Tocal Code of Land Use Practice

This document provides a sensible and practical method of managing land use on the site which should continue.

3.4 Tocal Homestead

3.4.1 Individual Elements

There are a number of individual elements within the precinct. All of these are detailed in Volume 3, with an inventory sheet on each item shown in Figure 79.

3.4.2 Vegetation Survey

This is outlined in Figure 80.

---

47 Tocal Code of Land Use Practice, 2005, Tocal Agricultural College publication
Figure 78: Location of Elements - Whole Site

Source: EMA 2011
Figure 79: Location of Elements - Tocal Homestead

Source: EMA 2011
Figure 80: Vegetation Survey
Source: Geoffrey Britton, July 2011
3.5 Campus

3.5.1 General

The single storey tan/brown brick buildings are designed around a main levelled courtyard, open to the north which includes the Chapel. The buildings are stepped down to suit ground levels, particularly on the east.

The south wing is the EA Hunt Hall, entry area and main administration area. The west wing includes student accommodation and the east wing offices, admin, dining/kitchen, teaching spaces and library (refer Figure 81).

The bricks are brown and many of the timber framed window windows are deeply recessed.

Roofs are tan/brown concrete tiles at 21% pitch with wide eaves with exposed projecting rafters. There are generally no gutters with drainage being managed through pebble stone rubble drains within a brick pit. Where gutters exist, they are half round copper with circular copper downpipes.

Paving is a large clay paver of similar colour to walls. Brick retaining walls and screen walls are provided where required.

Timber is exposed and covered ways link many of the buildings with round timber posts on stone plinths. The ends of the rafters are painted white. All exposed timber is stained mission brown.

Internally, brickwork is exposed but other walls are plasterboard lined. Most ceilings slope with the original ones having exposed rafters and timber ceilings with some more recent ones being plasterboard and some flat ceilings.

Landscape is minimal with some shrub beds around some buildings but generally paving, grass and some trees where space permits.

Special interiors are:

- The EA Hunt Hall with exposed timber trusses and brackets similar to what Blacket\(^\text{48}\) used for his barn at Tocal Homestead.
- The Tocal Chapel with its timber supported spire and high central post and complex web of trusses.
- The dining room with exposed trusses, large open fire and stepped floor of brick pavers.

The above design principals also apply to the cottages (former deputy principal and principal’s residence and adjacent flat), manager’s cottage on entry road, former stables (with some galvanised cattle yards adjacent) and the swimming pool.

Road paving closer to the Campus consists of exposed aggregate bitumen paving and some gravel areas while most of the later roads are bitumen. Adjacent parking areas have stained timber low level barriers.

\(^{48}\) Edmund Thomas Blacket (1817-1883)
Figure 81: Campus

Source: EMA 2011
3.5.2 Other Campus Buildings

These are mainly service facilities south west of the main section of the Campus (refer Figure 82) and include:

- **Bruce Urquhart Skills Training Centre**
  Large steel columns and open web trussed building with gabled beige Colorbond®
  roof. The top metre of the walls is clad in Colorbond metal and is open under. A
  skillion roofed section exists on part of the south side (east end).
  A galvanised steel framed fence lined with plywood forms the horse training
  area which has a dirt floor.
  A galvanised steel yard and race is on the south side.

- **Service Sheds**
  These are steel framed gabled roofed maintenance sheds with dark brown
  Colorbond® cladding.
  Doors include dark brown Colorbond® roller shutters and painted single doors.
  Windows are clear anodised aluminium.
  This also applies to a toilet block.
  The three later buildings are similar but are beige coloured with one including
  large Colorbond® and grid mesh doors.
  A similar small dangerous goods store is also within the precinct.

- **Tank**
  A circular galvanised metal tank with conical lid is in the area between the
  cottages and service sheds.

- **Farm Sheds**
  A collection of three corrugated galvanised iron sheds with steel frame and
  gabled roof. All are opened on one side although one has a section walled off
  with a galvanised steel roller shutter.
  Also in the area are two galvanised silos, container and waste bin enclosure.

- **Cattle Yards**
  Timber and steel cattle yards, crush and race located near the farm sheds.

3.5.3 Dairy Area (refer Figure 83)

- **Former Dairy**
  Tan brick with gabled terracotta brown glazed tiled roof. Some exposed beams
  and party flat sheet lined
  Timber framed windows at high level. Half round copper gutters and
  rectangular DP’s.
  Yards are steel framed (railway iron posts, pipe and tube rails) and include a
  crush and race.
- Dairy
  Series of steel framed, Colorbond, metal clad gable roofed buildings with aluminium framed windows.
  Buildings include Dairy, Feed Pump Shed, two Equipment and Store Sheds which are open on 1 side and one open Shed.
  Yards are timber posts with wire and rails, generally but are pipe framed around cattle yards.

- Dairy Training Centre
  New terracotta tiles and wall battens.
  The building was refurbished as a lecture/assembly space in 2010.

3.5.4 Glendarra Area (Refer Figure 84)

- Glendarra
  Designed by P. Freeman with NSW Public Works.
  Tan brick with brown glazed terracotta tiled gable roof.
  Sections of roof projects above the rest and provides some high level windows.
  Windows and doors are timber framed. Rafters are exposed and eaves are lined with timber boards and ends of rafters are painted white.

- Glendarra (Motel)
 Designed by NSW Agriculture.
  Tan brick with brown glazed terracotta tiled gable roof. Timber framed verandah to inside of U shaped building layout which steps down the hill.
  Timber framed windows and covered entry to conference room.
  Rafters are expressed and painted white at ends and eaves are lined with timber boards.

- Hunter Central Rivers Catchment Management Authority
  Designed by Phillip Cox and Partners (Pat Gagel Project Architect). West end extension by Eric Martin & Associates.
  Tan brick building with skillion brown glazed tiled roof and timber framed windows.
  Verandah and shade to north.
Figure 82: Other Campus Buildings Map

Source: EMA 2011
Figure 83: Dairy Area Map

Source: EMA 2011
Figure 84: Glendarra Area Map

Source: EMA 2011
3.6 Condition and Integrity
These are detailed in the Inventory Sheets contained in Volume 3.

An extensive collection of photographs are included in Attachment 4 of Volume 2.

There are earlier photographs of Tocal Homestead in the previous CMPs. The college also retains an extensive photographic collection which assists in understanding condition and integrity.

3.7 Contents
The contents have not been assessed but include all items at Tocal Homestead and a range of plaques, chairs, tapestry, and other objects on the campus many of which were part of the initial design.

An inventory record of jewellery and furniture exists but not of other objects. There is no collections policy or assessment of the Collection.
4.0 ANALYSIS AND STATEMENT OF SIGNIFICANCE

4.1 Criteria

To establish the significance of Tocal it is necessary to analyse the information from the preceding sections. The analysis is against the criteria for the NSW Heritage Register as the place is located in NSW.

The criteria that are currently applicable for the NSW Heritage Register are those specified in Part 3A of the NSW Heritage Act (as amended in 1998): The State Heritage Register is established for listing of items of environmental heritage which are of state heritage significance.

To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet one or more of the following criteria:

a) an item is important in the course, or pattern, of NSW’s cultural or natural history;
b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history;
c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;
d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;
e) an item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history;
f) an item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history;
g) an item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural environments.

An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register.

There is an assessment of the campus included in the NSW Heritage Office Citation included in Volume 2 Attachment 3.

4.2 Landscape Analysis of Site

4.2.1 Vestiges of Pre-European History

Beyond the extensive and diverse manifestations of settlement and agricultural development over almost two centuries there remains a strong sense of the older, underlying landscape characterised by the enclosing topographic features (that give the study area its special scenic distinction), the multifarious drainage features including the river, creeks and ubiquitous wetlands and the varied surviving vegetation types.

---

50 environmental heritage means those places, buildings, works, relics, moveable objects, and precincts, of state or local heritage significance (section 4, Heritage Act, 1977).
51 state heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific cultural, social, archaeological, architectural, natural or aesthetic value of the item (section 4A(1), Heritage Act, 1977).
52 Guidelines for the application of these criteria may be published by the NSW Heritage Office.
Figure 85: Old remnant woodland trees (Forest Red Gum) between Tocal Homestead and the college

Source: G Britton, 2010

Of the latter features, two of the homesteads and a cottage are sited in close proximity to old fig trees. At least in the case of Tocal the very large Ficus macrophylla behind Thunderbolt's cottage appears to be a remnant of the subtropical rainforest that covered tracts around Webber's Creek. It is also possible that the large fig trees near the Bona Vista Homestead and the Dunning's Hill cottage are remnant trees and not planted.

Figure 86: Massive buttresses of the giant Moreton Bay Fig Tree behind Tocal Homestead have enveloped the conglomerate rock escarpment beside it

Source: G Britton, 2010
The 1828 plan of Henry Dangar clearly shows a complex system of lagoons and wetlands either side of the Paterson River downstream from Duninald. Although similar features at Bona Vista and Tocal are not shown on this plan, Swan’s Lagoon is shown and its basic outline is still recognisable in the current aerial photography.

Between the ancient timelines indicated by the contextual landscape features and the relatively recent European phase there is the important and lengthy phase of Aboriginal cultural occupation where key evidence remains both across the Tocal property and neighbouring areas. However this cultural legacy is outside the ambit of the present study and deserves a more comprehensive investigation.

All of these components of the characteristic landscape have been described in other studies and reports and, consequently, are not elaborated further in this discussion except to note that their contribution to the value of the overall Tocal property is substantial.

### 4.2.2 Pre-Webber European Period

Before Webber took up his grant in 1822 two other occupation patterns were established that have left evidence that is still appreciable in the present landscape and impinge on the current overall Tocal property area.

The first of these is the Glebe reserved for church and school use and taken up by Rev. George Middleton in 1821. Although the area was only used by Middleton until 1827 and revoked in 1833 it shared two important boundaries – one to the north forming the original Tocal grant’s southern boundary and the one to the south through the northern part of Swan’s Lagoon. Both boundaries fall within the present Tocal study area and existing fence alignments continue to interpret them.

An even earlier grant was that of 1812 to John Swan which is clearly shown on GB White’s 1831 plan just beyond the present Tocal property’s southeastern boundary (coinciding with the northern boundary of Swan’s land). A fence from the Paterson River to Tocal Road presently indicates this early boundary. While the land that represents Swan’s former grant lies beyond the present study area it remains as characteristic rural landscape and forms an important part of the immediate traditional setting to the Tocal property. However the lagoon named after Swan extends well into the present study area.

Other evidence of the period prior to the larger 1822 land grants in the area includes the archaeological resource such as the house site, near the Paterson River, of Middleton’s friend Ralph Mills Clarke. The site is shown on the 1831 plan and is near the present Cliff Paddock and corresponds to the later Bungalow site (Reynolds).

### 4.2.3 Tocal Estate

- **Webber Period (1822-1834)**

With a sudden influx of manpower, mainly convict, from 1822 the number and extent of European cultural landscape features at Tocal dramatically increased. Apart from the remarkable stock of surviving early structures and archaeological evidence of others there also remain many features that were likely built using convict labour. These include vineyard trenching, drainage structures, stone retaining walls, bridge abutments, silos as well as the extensive clearing of earlier site vegetation that established an enduring characteristic of the traditional rural landscape. Most of these remaining features have more detailed descriptions in the inventory of individual items of significance.

---

53 Foremost among these is the broad series of documents published by the CB Alexander Foundation, Tocal about the current Tocal property in which topics as varied as biophysical aspects through to history and agricultural management are covered.

Other evidence arising from the Webber period includes the choice and siting of the homestead complex across the present distinctive ridge with prospects to the Paterson River to the east and the long scenic valley to the west. The present 1841 mansion is likely built very near the site of Webber’s original Tocal Homestead and therefore interprets the early intention to exploit the superior scenic qualities of the location.

The site of the Homestead and core farm group also demonstrates an intention to exploit its close proximity to river transport facilities and link with the early settler’s road while remaining within the confines of higher ground away from the constant threat of extensive flooding.

Linked to this surviving evidence is the basic layout that can be correlated to the 1834 Knapp survey notes representing and reflecting something of the structure and functional organization of the early farm. This layout is manifest through the disposition of built elements, fence alignments, lines of access, creek crossings (and inferred links to the Paterson River wharf site and village of Paterson), outlying features such as the western vineyard, cottages and archaeological sites for quarrying and brickmaking and the grant boundaries as the limits of farm activities.

No obvious physical evidence appears to remain of the early vineyard at the front (east) of the Homestead (noted on Knapp’s survey) but trenched rows at the western vineyard site near View, Line and Oak Paddocks are still very much apparent. Evidence of colonial vineyards in Australia is now rare and to have a substantial area, with obvious ground manipulation in very regular rows, is both special and important.

Other NSW sites with similar good evidence of vineyard construction from about the 1810s/1820s include Gregory Blaxland’s former Brush Farm estate (where terraces remain on steeper slopes within adjacent Brush Farm Park) and the former vineyard site of John Jamieson’s Regentville where terraces were formed using river pebbles.

Terracing or regular trenching is also evident at Robert Townson’s Varroville grant from 1809, the Macarthurs’ Camden Park and The Hermitage at The Oaks (although from about the 1840s) and there remains some surviving evidence of an early vineyard on an easterly slope adjacent Cox’s Cottage at Mulgoa.

Closer to Tocal, and ironically linked to it, is Captain George Jackson Frankland’s property ‘The Vineyard’ further to the north along the Paterson River. As the eponymous estate suggests Frankland apparently had the intention of planting out vineyards though it is not known to what extent this had happened before his early death in 1826. A desktop review of the remnant estate – renamed ‘Mowbray’ by Frankland’s son – indicates that some regular, parallel lines do appear either side of the homestead access road and the scale of spacing does not seem to tally with that produced by normal tractor cultivation. It is possible that these impressions are the remains of 1820s vineyard trenching but this would need to be investigated further.

The Knapp survey notes provide evidence of a network of farm tracks and access roads at Tocal though the archaeological potential from these and others may be high. Knapp’s notes indicate a bridge crossing where the present dressed sandstone abutments remain, another crossing over the nearby tributary to the northeast and a third crossing further to the north over the same tributary.
Connecting the former two crossings in the context of the topographic constraints of the Tocal homestead ridge it is plausible to reconstruct an access that linked the Homestead and core farm outbuildings with the Paterson River wharfage via these creek crossings and a track along the western edge of the homestead ridgeline until a point to the south where the slope could be negotiated comfortably.

Other farm access roads or tracks are noted such as one just to the east of the Tocal college playing field and currently used as an access between the college and the Homestead (though no such road is apparent in the 1940 photography). The Knapp survey page (p. 2) that recorded the latter track also notes another track or road further west beyond the outer paddock. This road may coincide with the old settler’s road noted in the same area on GB White’s 1831 plan.

Further archaeological evidence may be worth investigating at the former wharf site on the western side of the Paterson River at the grant boundary for Tocal and Bona Vista. Potential resources may include evidence of the wharf structure and access tracks linked to it that are noted on Knapp’s survey (p. 10).

The Knapp survey suggests various other sites of potential archaeological interest such as the recently uncovered stone walling that relates to that shown on Knapp’s survey pages 20 and 27, the two hut sites noted on page 16 within the present dairy area and the many other features noted on various pages concerning the farm complex behind the Homestead.
The 1834 survey notes also indicate that Webber’s homestead had a verandah addressing the scenic prospects to the east with a small curving (picket fence?) enclosure to the immediate front and a path, on axis with the house, running down the slope towards the lagoon flanked by the front vineyard on either side (refer Figure 85 above). Current aerial photography contains interesting orthogonal tonal contrasts that suggest that, beyond the present homestead picket fence, some archaeological evidence of the earlier homestead grounds layout may remain.

Other evidence that may remain from this early estate period may include marked trees or stumps noted on Knapp’s survey notes. Examples include the ‘Teatree’ on p. 2, the stump on pp. 1 and 10, ‘ironbarks’ on pp. 4, 5, 7 and 25 and various others.

Along with neighbouring tracts the present Tocal property area still provides discernible evidence of the colonial land subdivision boundaries based on Dangar’s 1828 one mile square grid where fencelines, clearings and tracks maintain this important early organisational layout of the land partitioning and allocations.

- **Wilson/Reynolds Period (1834-1926)**

Up until the mid-1830s the principal access to Tocal appears to have been from the settler’s road and the (presumed) track linking the Homestead with the Paterson River via the north and northeast making use of the bridges noted by Edward Knapp. The present access from the east may have been constructed shortly after the new line-of-communication between Maitland and Paterson had been completed and after the property was sold to the Wilsons. The current eastern road should therefore be regarded as an early form of access and may have been constructed or formalised to coincide with the completion of the 1841 mansion.

Figure 88: Although the entry road may have been built up in the past, it is likely that the alignment of the access linking Tocal Road and the Homestead remains from the 19th century

Source: G Britton 2010

It is clear from Edward Knapp’s documentation of the site that the original Homestead had grounds that were set out to include a garden (meaning, mostly, the front vineyard) and, closer to the Homestead and within the curved enclosure, a possible flower or ornamental garden. With the construction of Felix Wilson’s 1841 country mansion it is likely that much of Webber’s earlier gardens would have been replaced by a more extensive ornamental garden befitting the scale and presumed importance of the new house.
The photographic collection of the Reynolds family contains fleeting suggestions of an earlier pleasure grounds layout and composition though it is not known whether these were the remnants of a scheme undertaken at the time the present Homestead was built or a later mid-Victorian makeover. Remnants of the earlier grounds included a path just inside the existing broad sweep of picket fence and another path to the immediate east of the present lunging ring along with various rich plantings defining and enclosing the paths and adjacent spaces. The latter path remains and some of the plants associated with it – particularly the *Tecomaria capensis* hedging (refer Figure 7).

The later tennis court bench effectively removed the last vestiges of the earlier shrubberies at the front of the Homestead yet perhaps one of the most important structural elements of an earlier landscape design still very conspicuously survives – the dominant group of mature fig trees. It is not known when these trees were planted, and the group also appears to have had other landmark plantings associated with it (such as the former Norfolk Island Pine), but the early 20th century photography records the fig trees already with at least several decades’ growth (refer Figure 76).

Appearing in the 19th century, the oldest surviving planted trees around the Tocal Homestead include three species of fig tree and Norfolk Island Hibiscus. Two plantings of Norfolk Island Hibiscus are located to the south of the Homestead with the one closest to the Homestead being an old tree. Of the fig trees, the following species are represented:

- Moreton Bay Fig Tree *Ficus macrophylla* Desf. Ex Pers.
- Banyan *Ficus macrophylla* subsp. *columnaris* (C.Moore) P.S.Green.
- Port Jackson Fig Tree *Ficus rubiginosa* Desf. Ex Vent.

*Ficus macrophylla* is listed as being available in the 1851 plant catalogue of the Darling Nursery (established by Thomas Shepherd in 1827) and all four of the published Camden Park plant catalogues (1843, 1845, 1850 and 1857) of William Macarthur.

*Ficus rubiginosa* is listed in the 1828 “Catalogue of plants cultivated in the Botanic Garden, Sydney” compiled by Charles Fraser, the 1851 Darling Nursery catalogue and 1851 catalogue of Michael Guilfoyle at Double Bay (all under the earlier name *Ficus australis*).

*Ficus macrophylla* subsp. *columnaris* is not readily detected in early plant catalogues though may have been sold under plain *Ficus macrophylla*. The Purchase Nursery at Parramatta included ‘Ficus Banyan’ (presumably *Ficus macrophylla* subsp. *columnaris*) in its 1871 catalogue suggesting that the Lord Howe Island endemic was clearly differentiated by Thomas Purchase at least.

The Norfolk Island Hibiscus (current botanical name is *Lagunaria patersonia*) was also available commercially in NSW from the 1840s through 1850s (listed in all Macarthur catalogues) as well as appearing in John Baptist’s 1861 catalogue (Bourke Street nursery) and the 1871 Purchase Nursery catalogue where it was listed as ‘Fugosia Pattersonii’.

Another plant currently conspicuous near the Homestead is the climbing *Tecomaria capensis* (known as *Bignonia capensis* in the 19th century) that forms a long, dense mass next to the lunging ring. It may have been introduced to the site in the 19th century or, at least, early 20th century. It was commercially available from at least 1843 (listed in all Macarthur catalogues) and remained a popular hedging plant through the second half

---

56 It is assumed that the Moreton Bay and Port Jackson fig trees are not, in these cases, locally occurring remnants although it remains to establish conclusively that they were actually planted. The very large Moreton Bay Fig Tree behind ‘Thunderbolt’s cottage’ appears to be a rainforest remnant that likely predated the arrival of Europeans in the Paterson Valley.
of the 19th century till well into the 20th century. Its use at Tocal suggests that it was intended as a hedge enclosing a part of one of the pleasure grounds walks rather than the fully enclosed tunnel that it has become over time. Other plantings may also survive from the pre-1926 period such as the *Agapanthus orientalis* under the northern fig trees and the Roman Cypress (*Cupressus sempervirens*) at the northern end of the long picket fence.

Towards the end of the Reynolds family’s long period of occupation of Tocal a tennis court was constructed in front of the Homestead and all obvious evidence of the earlier layout was removed. However the court was constructed along the north-south contours so that the western ‘cut section’ – which probably obliterated any remaining evidence under – was likely used to provide material for the eastern ‘fill section’. Theoretically, it is possible that some evidence of the former grounds layout may remain as an archaeological resource under this fill.

The original fabric of the unusual hybrid picket fence that sweeps around the front of the Homestead has, by now, likely been largely replaced though it still maintains the extent, alignment and detailing of the original which appears in photography from the early 20th century (refer Figure 88). The original fence was undoubtedly built in the 19th century.

![Figure 89: The extensive picket fence forms an important edge to the Homestead grounds](image)

*Source: G Britton 2010*

The fence is a vital component of the Homestead setting as it not only fulfils the functions of preventing stock from wandering into the grounds and minimising damage to valuable stud stock from sharp picket edges, its long line and detailing announces that the Homestead is the important centre and culmination of a large estate and is easily distinguished from all other, lesser, dwellings within the property (refer Figure 90).

![Figure 90: Even from a distance the broad arc of the picket fence neatly encircles the Homestead grounds and reinforces the Homestead group as the definitive focus of a large and prosperous property](image)

*Source: G Britton 2010*
Other timber fencing – mainly post and multi-rail - within the former Tocal estate may date to this earlier period and, where fencing has since been replaced through reconstruction, it appears that much of the earlier hardware, such as long hinges and gudgeon pins, has been retained (refer Figure 91). Occasional elements such as the hollow log (presumably ironbark?) near the Tyeli Lagoon wetlands, indicating an earlier crossing point, may also date to this period.

Figure 91: One of the many traditional gates and fences within the property with intact metalware
Source: G Britton 2010

One of many enduring legacies of this, and the previous, period is the Tocal homestead group – including the dominant fig trees - straddling its distinctive ridgeline beyond the lagoon. It remains, as originally intended, an impressive focal point within an equally impressive scenic rural landscape.

- **Alexander/Curtis Period (1926-1985)**

Relatively soon after the tennis court was formed by the later Reynolds family it was removed after the Alexander siblings assumed ownership of the Tocal estate. The area was filled and grassed over with a flagpole placed in the front space. There is little evidence of any other substantial changes around the Homestead until the post-war period when, probably at the instigation of the Curtis sisters, various grounds endeavours came and then waned.

Chief among these mainly horticultural projects was the transformation of the area northwest of the Homestead into an ornamental garden – now known as the ‘Valley Garden’ – the introduction of another orchard near the Homestead, this time to the southeast of the Homestead, and the introduction of cypresses at the front gate off Tocal Road (refer Figure 92) as well as the addition of another cypress to compliment an existing one near the turnoff to the upper homestead drive.
Figure 92: The 1950s cypresses reinforce the main Tocal entry gates

Source: G Britton 2010

Apart from the surviving group of cypresses at Tocal Road all of these plantings have eventually died out although more recent community-oriented projects have sought to revive these areas with new plantings based on those of the Curtis sisters.

Of the remaining trees at the front gate ensemble the two basic forms of Roman Cypress - the fastigiate and ‘horizontal’ forms - have been used (refer Figure 93). Collectively, the plantings announce the main arrival point at the early, former estate entry and provide a useful address to the main road.

Figure 93: The cypress group comprises remnants of the original 1950s plantings of Roman Cypress (Cupressus sempervirens)

Source: G Britton 2010
Following their deaths in 1985 both Curtis sister were interred at Tocal such that their grave enclosure near the Homestead now marks another, more recent, culturally significant site within the Homestead precinct (refer Figure 94).

Figure 94: The graves site for longstanding Tocal residents Myrtle Eliza and Marguerita Curtis who both died in 1985 aged in their 90s

Source: G Britton 2010

Fence alignments shown in 1940 aerial appear to accord more with those shown in the Reynolds collection photography and suggest that fence alignments were not greatly altered during the Alexander/Curtis period of ownership.

- World War II

The most significant events at Tocal during the first half of the 1940s related to the brief military phase of activity where various small structures were built (refer Figure 95) and many rounds of ammunition fired off within the property.

Figure 95: Part of the workings associated with the 1940s OPITs structure in the western part of the Tocal property

Source: G Britton 2010
Ordinance from this period continues to be found within the western part of the property and adjoining areas and former Army structures, such as the concrete OPITS bunker, have previously been investigated and their cultural value described.\(^{57}\)

- **Tocal Agricultural Centre Period (1965-Present)**

With the Tocal property under the direction of the (then) Department of Agriculture and with substantial subsequent additions to the property, emphases moved away from the more specialised beef management and tended towards a more integrated, mixed farms of the present where specific agricultural uses are matched to particular, appropriate site environments and compliment the broad program offered through the Tocal College, CB Alexander campus.

Beyond the Tocal Homestead precinct, fence alignments were adjusted and modified as required as variations are evident between the 1940 and current aerial photography. Stocking levels were largely kept to reasonable limits such that paddock capacities remain viable. In the case of the remnant 19\(^{th}\) century trenching patterns within Line and Oak Paddocks, cultivation of these areas was limited which saved much of this crucial evidence.

The most substantial changes to the property began early in this period with the construction of the initial college campus and its subsequent expansion over various phases. Associated with the main campus complex was the development of the many outlying components such as the playing field, the 40 acre dam, the wide-span undercover horse teaching facilities to the south, upgraded dairy facilities and new access tracks. All of this development introduced further changes to the overall rural landscape though without, in most cases, dominating or unduly detracting from it.

Changes to the rural landscape that are far more visible have come through the addition of plantations and woodlots of varying scale. The earliest of these is the large block of poplars in the Sheep South Paddock between Tocal and Bona Vista (refer Figure 96 and Figure 97). For the first time since these estates were cleared in the early 19\(^{th}\) century a sizable area of vegetation was introduced within the open landscape.

---

**Figure 96:** Panoramic view from Dunnings Hill with Tocal Homestead to the left and Numeralla to the right. The broad line of deciduous trees to the extreme left is the tree lot of poplars between Tocal and Bona Vista

Source: G Britton 2010

\(^{57}\) Brouwer, D *The Paterson at War*, Paterson, CB Alexander Foundation, 2009

Peter Gillespie and David Brouwer, *Tocal Property Plan*, NSW Department of Primary Industries, 2007 pp. 62-65
Figure 97: Even in their deciduous state the poplar tree lot in the floodplain to the left still forms an incongruous element within the otherwise consistent open rural and indigenous landscape

Source: G Britton 2010

However, with the choice of exotic, deciduous trees en masse within this traditional rural context and some long, straight edges, the woodlot offers a considerable contrast through much of the year. While some may describe the woodlot as a desirable visual contrast, it is nevertheless a largely inharmonious visual element within the broader landscape context. Its sheer scale, outline and location strongly suggest a visually intrusive introduction in this case.

Other plantations have been introduced more recently that also have straight lines (mainly for ease of fencing to protect the vulnerable plantings from stock) though of a much smaller scale that the poplar woodlot. In these latter cases the vegetation is of locally indigenous species rather than exotic species and the purpose is to assist ecosystem reconstruction rather than commercial tree harvesting. Additional plantations are intended for the future and there is an opportunity to plan and implement these to complement the scenic context of the estate landscape and avoid visually discordant interventions.

Apart from wetland reconstruction another revegetation project undertaken in recent years has been the removal and control of weed infestations along Webber’s Creek and the assisted reconstruction of subtropical rainforest that is now known as the Pumby Brush project. This worthwhile endeavour recognised the importance of lowland rainforest as a now uncommon and vulnerable vegetation type.

Based on known archival evidence, willows and poplars have also been reintroduced to Tocal Lagoon as part of a concern to maintain a more relevant setting for the Homestead. Willows were certainly a popular – virtually de rigueur - addition to many lake and river edges during the 19th century (and confirmed in the Reynolds Collection photographs) although the use of poplars is perhaps less clear in this case (refer Figure 98) Lombardy Poplar (Populus nigra var. italica) is known to have been available in NSW through several nurseries (under Populus dilatata) from the 1850s. Its use at Tocal, based on archival evidence, is less clear and, in any case, it is a relatively short-lived species that probably does not warrant the effort to perpetuate it.
In closer proximity to the Homestead, two other recent projects involve the reconstruction of the ‘Valley Garden’ and the Curtis orchard by volunteers. The first of these – effectively the conjectural reconstruction of the ornamental garden to the north of the brick stables block - is relatively benign exercise without much impact on the immediate homestead setting (though without any early archival justification apart from the known post-war use of the site).

However the reconstruction of the post-war orchard to the southeast of the Homestead imposes a later use that conflicts with the long open paddock that is known to have been the case though the first half of the 20th century and probably going back well into the 19th century. Reconstruction of the earlier (at least interwar) orchards north of the Homestead would have a stronger justification based on archival evidence.

The Tocal College campus, comprising low-slung buildings of muted materials, was built based on a concept of visual integration within the broader rural landscape and it largely achieves this objective with the exception of the chapel spire. This bold structure was designed to be a landmark reference point within the local landscape and to this end it is also successful. The spire remains an impressive focal point when entering the campus from Tocal Road and is also notably visible from along Tocal Road and a broader local area.

4.2.4 Bona Vista

- Phillips Period

As with Tocal, the present Bona Vista Homestead replaces the original homestead in a similar location indicating that the first homestead and its associated farm group also exploited the present elevated ridge with scenic addresses east to the large lagoon and the Paterson River. With its relatively close proximity to Tocal, the Bona Vista homestead ridge also shares the same impressive scenic context of enclosing, forested hills and ridges.

Current aerial photography also reveals that, at least, the original 1 mile grant width for Bona Vista (like Tocal) is still clearly discernible through fencelines, roads and clearings. The early entry drive (noted on the 1855 subdivision plan) linking the homestead ridge with the wharf site (shown on Knapp’s 1834 survey) is also partly still evident where it coincided with the southern grant boundary off the present Tocal Road. On the basis of

Figure 98: Remnant willows and poplars as part of a past reconstruction of the exotic 19th century landscape character at Tocal Lagoon

Source: G Britton 2010
both the 1834 and 1855 plans it appears that the section of Tocal Road between Bona Vista’s southern grant boundary and the former punt site may possibly interpret an early road in the same location shown on these plans.

Substantial components of both the major Bona Vista estate subdivision phases – the 1840 town section adjoining Paterson village and that of 1855 – are also clearly visible on both the actual landscape and the current aerial photography by way of fencelines, tracks and roads.

The 1855 subdivision plan indicates an earlier network of fences across the former estate and, at least in some areas north of the railway line, evidence of some of these appear to remain where current fences maintain the same alignments. Other evidence of this early period may remain as archaeological resources – especially centred on the known groups of former farm buildings shown on the 1855 plan where some may have included specialised tobacco manufacturing structures and machinery 58.

The remnant Bona Vista estate maintains its close 1820s relationships with former neighbouring colonial estates such as Tocal and Duninald to the south and southeast respectively, Clarendon (archaeological site) across the river to the east and Cintra to the north. The grant outline of Clarendon is still visible in current aerial photography though that of Cintra is now only partly discernible.

• **Bowker Period**

After transfer of the remnant Bona Vista estate to Richard Bowker in 1867 the only substantial changes to the cultural landscape known from this period was the replacement of the original homestead with the present building in about 1876. It is not known whether any landscape components likely to have been introduced at the time of the new homestead have survived. On the basis of comparisons with the 1940 aerial photography few plantings and features seem to have survived from this time alone let alone a much earlier phase.

• **Smith Period**

With Bowker’s death in 1903 the remnant Bona Vista estate was sold at auction and conveyed to Moses Smith in 1904. From this time until sold to the Crown for the Department of Agriculture the most substantial known change affecting the cultural landscape was the 1910 construction of the North Coast Railway the alignment of which appears to coincide with – and possibly account for the demise of - two of the outbuilding groups noted on the 1855 subdivision plan.

Mid-20th century aerial photography indicates changes to the early entry drive from the present Tocal Road where, over several decades from 1938, the section of drive linking the southern boundary with the Homestead is modified until by the 1960s it finally reaches the alignment that presently remains.

• **Government Period**

From 1974 when the remnant Bona Vista estate was managed as part of the greater Tocal property only minimal changes have been introduced and have included a replacement dairy building and other minor structures to support current farming and teaching emphases. Perhaps one of the most noticeable changes since the 1970s is the extent of additional vegetation. Lines of eucalypts have been planted and encouraged near the Homestead, along the entry drive as well as along fencelines beyond the Homestead to the east.

58 Threlfo (op. cit. p. 12) notes that Bona Vista was one of four tobacco manufacturers in the district by 1849 and was still producing by 1852 at least.
Some of this recent vegetation appears to be in locations that may have important archaeological potential and in other areas that has the potential to obscure or block traditional views between the Homestead and the main lagoon and beyond.

4.2.5 Glendarra

Owing to the paucity of information about the Glendarra site in the 19th and early 20th centuries it is difficult to confidently attribute existing features and layout to particular phases of site use. The approach taken is to associate site elements visible in the 1940 aerial photography with the former 1880s homestead before it was destroyed by fire in 1944 and then attempt to differentiate other site elements into phases following the replacement of the Homestead with the present building and following the property's acquisition in the 1960s.

- **Former Homestead Period**

From GB White’s 1831 plan of the church reserve it is clear that the land on which the first Glendarra Homestead was built and land around the small lagoons had been used for cultivation. This was also the case for land along the western side of the river up to Clarke’s hut. Further to the west the plan indicates that the land was best used for grazing only.

The 1940 aerial photography confirms this general pattern of farming with small enclosures near the Homestead and much larger paddocks for stock beyond. Use of the small enclosures for cultivation is further verified in the 1958 aerial photography where there is considerable tonal variation within these smaller areas. These basic patterns remain discernible in the current aerial photography where lines from former, and some current, fences still trace out the layout of the small enclosures.

Other features within the immediate homestead grounds that remain from the pre-1944 period include the former tennis court formation, an old Bougainvillea and various exotic and non-locally indigenous trees. Natural features also remain such as the old lagoon to the west of the Homestead and numerous woodland trees apparent on the earlier aerial photography.

The access drive from Tocal Road also remains from this period but with its old connexion direct to the main road abandoned in favour of a more recent dog-leg alignment.

- **Present Homestead Period**

Differences between the 1940 and 1958 photography show the former large shed to the west of the Homestead has been removed by the later date and also by 1958 another structure had been added where the present dairy is located to the south of the lagoon.

Of the two groups of structures and associated plantings further to the south of the Homestead, the former cottage located near the current dairy manager’s residence remains intact with its northwestern trees and the other structure between this building and the Homestead appears to have been altered or replaced as the plate shape and orientation has changed. Plantings to the north associated with this latter structure appear mostly unchanged since the 1940 photography while vegetation to the south has been noticeably thinned.

- **Government Period**

Since the Government acquisition of the Glendarra part of the Tocal property there have been few substantial changes to the cultural landscape. The main entry drive has been

---

59 We understand that structure was part of the dairy.
modified at its connexion with Tocal Road and there have been many new plantings – particularly local rainforest species – around the Homestead in recent years.

4.3 Analysis of Buildings

4.3.1 Tocal Homestead
The analysis of individual buildings at the Homestead was undertaken in 1999 in the CMP. A comparative analysis is provided in Section 4.6.

4.3.2 Campus
The 1963 design report is available and includes details of why the site was selected, which included:
- Location on a spur which was poor agricultural land.
- Use the Paterson River and Webbers Creek valleys and hence the property.
- Relationship to Tocal Homestead (refer Figure 99).
- Group of four trees provided a backdrop.

Design issues mentioned were:
- The Chapel should form be a focal point of the design and be a prominent landmark and be visible from the entrance.
- The general planning was set out on a functional basis.
- Views from Dining Room to the Patterson River and the Webbers Creek Valley.
- The Dining Room is planned for nine bays with six initially constructed.
- Bedrooms are designed with an eastern aspect.
- Student common areas located for views.
- Designed to be a local building character with bricks reflecting sand stock bricks, extensive use of timber and exposed roof and ceiling framing and the brick paving.

The above principles are illustrated in the following plan and images (refer Figure 100 - Figure 102).

The design team included:
- Professor FS Shaw, University of NSW Structural Engineer;
- Taylor Thompson Whitting Civil Engineers;
- Norman and Addicoat Mechanical and Hydraulic Engineers;
- Thomson and Wark Quantity Surveyors.

The building contractor was Gardiner Construction Pty Ltd.
Figure 99: Regional Plan

Figure 100: Floor Plan

Figure 101: Artists Impression - Bedroom Court


Figure 102: Artist's Impression - Court

The 1999 book on the development of the campus also refers to some design issues including:

- EA Hunt Hall structure was influenced by Blacket Barn.
- The buildings to age and merge into the landscape.
- Use of local materials and tradesmen.
- Design has been durable and low maintenance.
- Landscape to reflect the Australian environment.
- The grid was nine feet (2700 mm).

The building has won the following New South Wales Institute of Architect’s Awards: Sulman Award for Outstanding Architecture in 1965; Blacket Award for Outstanding Merit in rural NSW in 1965; the ‘Building of the Decade’ for the 1960s in 2004; and the Award for Enduring Architecture in 2014.

4.4 Associations

- Wonnarua People – Traditional Owners of the land.
- James Webber – one of the first settlers in the area, a keen farmer experimenting with new crops.
- Caleb and Felix Wilson – Sydney hardware merchants and owners of Tocal for nearly 50 years.
- Charles and Frank Reynolds – Tocal Managers and significant contributors to stud cattle (Hereford) and horse breeding in Australia.
- Kidd Family – 3 generations worked at Tocal with the Reynolds.
- Edmund Blacket – Notable Australian Architect famous for his churches and major works who designed the barn in 1867.
- Charles Boyd (CB) Alexander – Grew up in Victoria, purchased Tocal at 63 and left a legacy to found the Agricultural College.
- Myrtle and Marguerita Curtis – Sisters who lived on Tocal after CB Alexander’s death and are buried at Tocal.
- Dr Samuel Stoops – Long-time friend and confidant of CB Alexander.
- Colin Dunlop – Trustee of the Alexander Estate.
- Edward Alan Hunt – Solicitor who resolved the difficult will of CB Alexander which led to the formation of Tocal College.
- Philip Cox – Notable International and Australian architect and Australian Institute of Architects Gold Medal winner, designer of College in association with Ian McKay – Notable Australian architect and award winner and site architect Andrew Shreuski who worked for Philip Cox & Ian Mckay.
- Margaret Grafton – Designer of the tapestry in the Chapel which is said to be the first Australian tapestry specially commissioned by an Architect in conjunction with a building design.
- Gardiner Construction Proprietary Limited of Newcastle including: Builder - Don McDonald; Foreman - Bob Taylor; leading hand Carpenter - Andrew Burg; and Labourer - Lloyd Chaff.
4.5 Social

4.5.1 Concept and Definitions

Social value refers to the current attachment to place by a community or cultural group.

The 1988 Guidelines to the Australia ICOMOS Burra Charter define social value as:

The qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group. 61

The most comprehensive Australian analysis of the concept to date is Chris Johnston’s work for the Australian Heritage Commission (AHC) in which she defines social value as:

…about collective attachment to places that embody meanings important to a community. 62

In relation to the ACT Heritage Register, a place has social significance when the following (Criterion d) is fulfilled:

(d) It is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations.

The NSW Heritage Register (Criterion d) has been used as the most relevant for this project.

The criterion refers to ‘community or cultural group’. In this report we use ‘community’ as short-hand to include ‘cultural group’. We have adopted a broad definition of communities and cultural groups as those that can be defined by shared culture, beliefs, ethnicity, activity or experience; or communities defined by a geographic area, for example, residents of Canberra or Australia.

4.5.2 Methodology

Assessing social significance involves researching the associations, meanings and values attributed to the place by particular communities and cultural groups. This research typically involves various forms of community consultation and social science research techniques.

The detailed methodology and results of consultation are included in the Consultation Report at Attachment 6 Volume 2 which was associated with a master planning exercise.

4.5.3 Evidence of Social Value

Set out below is an overview of the range of communities having an association with Tocal.

<table>
<thead>
<tr>
<th>Community or Cultural Group</th>
<th>Association</th>
<th>Evidence source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Community and Local Clubs</td>
<td>Living in adjacent areas</td>
<td>Community workshop</td>
</tr>
<tr>
<td></td>
<td>Use of swimming pool</td>
<td>Private responses</td>
</tr>
<tr>
<td></td>
<td>Participation in field days</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Taking visitors to Tocal Homestead</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Community or Cultural Group</th>
<th>Association</th>
<th>Evidence source</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Attending functions /meetings at Tocal</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Attendance at Tocal Chapel</td>
<td></td>
</tr>
<tr>
<td>Maitland area</td>
<td>• Participation in field days</td>
<td>Community workshop</td>
</tr>
<tr>
<td></td>
<td>• Taking visitors to Tocal Homestead</td>
<td>Private responses</td>
</tr>
<tr>
<td></td>
<td>• Attending functions /meetings at Tocal</td>
<td></td>
</tr>
<tr>
<td>NSW Rural Community</td>
<td>• Participation in field days</td>
<td>Community workshop</td>
</tr>
<tr>
<td></td>
<td>• Participation in short courses</td>
<td>Private responses</td>
</tr>
<tr>
<td></td>
<td>• Supporting student work experience</td>
<td>College Records</td>
</tr>
<tr>
<td>Staff</td>
<td>• Work at Tocal</td>
<td>Direct observation</td>
</tr>
<tr>
<td></td>
<td>• Participation in activities</td>
<td></td>
</tr>
<tr>
<td>NSW /Australian Residents</td>
<td>• Participation in field days</td>
<td>College Records</td>
</tr>
<tr>
<td></td>
<td>• Participation in distant learning</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Visitors to area to visit Homestead</td>
<td></td>
</tr>
<tr>
<td>Heritage professionals</td>
<td>• Conservation work</td>
<td>College Records</td>
</tr>
<tr>
<td></td>
<td>• Preparing citations</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Conferences</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Research</td>
<td></td>
</tr>
<tr>
<td>University of Newcastle</td>
<td>• Research</td>
<td>Community workshop</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Private response</td>
</tr>
<tr>
<td>Friends of Tocal</td>
<td>• Active as guides</td>
<td>Community workshop</td>
</tr>
<tr>
<td></td>
<td>• Conservation work</td>
<td>Private responses</td>
</tr>
<tr>
<td></td>
<td>• Tend Valley Garden</td>
<td>College Records</td>
</tr>
<tr>
<td>Students and past student</td>
<td>• Study</td>
<td>College Records</td>
</tr>
<tr>
<td></td>
<td>• Association with friends</td>
<td>Community workshop</td>
</tr>
<tr>
<td></td>
<td>• Alumni</td>
<td>Private responses</td>
</tr>
<tr>
<td></td>
<td>• Ongoing distance learning</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Graduations</td>
<td></td>
</tr>
</tbody>
</table>
4.5.4 Analysis of Evidence of Social Value

A key step in determining social significance is that the evidence of social value is analysed and assessed against the relevant local, State or National heritage criteria. The use of a framework of indicators of social significance is helpful in breaking down the likely value into more specific groupings.

Concepts in common in both criteria are that a place is highly valued by the community or cultural group for spiritual, cultural or social associations. The NSW Criteria (d) includes any associations which could include religious and educational associations. Educational associations can be considered as an aspect of special community attachment developed from long use and association. Religious associations can be considered as part of spiritual or cultural associations.

INDICATORS OF SOCIAL VALUE

The significance indicators used in this study are as follows:

**Important to the community as a landmark, marker or signature**
This indicator is about the associations and meanings that a place may have because of its role as a landmark, signature place or icon for a community, one that for a particular community marks their place in the world, physically and symbolically.

**Importance as a reference point in a community’s identity or sense of itself**
This indicator is about associations and meanings that help to create a sense of community identity, such as places that represent spiritual or traditional connections between past and present, that reflect important collective community meanings, that are associated with events having a profound effect on a community, that symbolically represent the past in the present, or that represent attitudes, beliefs or behaviours fundamental to community identity.

**Strong or special community attachment developed from long use or association**
This indicator is designed to recognise that a place that provides an essential community function can, over time, gain strong and special attachments through longevity of use or association, especially where that place serves as a community meeting place, formally or informally. Places defended at times of threat fall into this grouping.

THRESHOLDS

Threshold indicators are, in general terms, related to the relative strength of association, the length of association and the relative importance of the place to the identified community.

The evidence required to establish social significance is that the place is recognised and valued by an identifiable community or cultural group, and that their associations with the place and the social, cultural or spiritual values arising from this association are able to be documented and assessed against the criteria using agreed indicators.

It is proposed that threshold indicators for the NSW Heritage Register are where there is an enduring community or cultural group association, possibly with some discontinuity if the association is very long, the place is well known within and across the relevant community and is highly valued by that community.

4.5.5 Process

As part of the master planning exercise undertaken concurrently with the CMP consultation with the community was held on 26 and 27 August 2011 to ascertain some of the views the community hold for Tocal. The details are in Attachment 6 Volume 2 with a synthesis below.
• Attendees
Invitations were widely distributed and included press releases and an open invitation for people to participate. There were 47 attendees on 26 August and 15 on the 27th of August. There were 81 apologies. Those who participated included:

- State government ministers (The Honourable Robyn Parker MP)
- Tocal College staff
- Tocal College Advisory Council members
- Friends of Tocal
- Ex-students
- University of Newcastle
- Local residents
- Primary producers; and
- Local Government Councillors and planning staff.

4.3.6 Summary of feedback

Question 1: What images or memories come to mind when I mention the word “Tocal”?

People associate Tocal with a highly diverse range of images and memories related to its various structures, activities and land. These include the Homestead and farms, beauty, history, public education, agricultural training, strong community experience, networks, and the integrity of Tocal.

Question 2: What are some of your own positive experiences that you associate with Tocal?

Positive experiences include learning, students and staff, the community, good resource for primary producers, innovative approach, integrity, preserving CB Alexander's vision, the Homestead, and encouragement of lifelong learning.

Question 3: What features of the Tocal property, buildings and infrastructure do the community particularly value?

This question generated numerous responses covering a great many aspects of Tocal. The features valued by the community generally fall within the following themes:

- visual amenity and architecture
- Aboriginal and European history and heritage
- education
- the natural environment and conservation practices
- Tocal's working farms and its agriculture
- Tocal Field Days
  - school visits and school linkages
  - community facilities
  - Tocal's community impact and outreach.

Question 4: How should the Tocal property (its farms, buildings and infrastructure) look in 20 and 40 years' time?

The importance of continuity of design, maintenance and ongoing use of existing structures, and flexibility to adapt to change were the most frequently recurring responses to this question.

Possible changes included a Tocal railway station, access to Singleton from Webbers
Creek Road, new buildings, renewable energy installations, reduced carbon footprint, more intensive and diversified agriculture, maintenance of Tocal's working farms, increased tourism and community access, additional sporting facilities and a centralised agricultural centre where an increased number of government agencies are located.

**Question 5: How should the Tocal property be used in 20 and 40 years’ time?**

The large number of responses to this question generally fell within the following themes for usage of Tocal in the future:

- an integrated farm that supports agricultural education and practises modern, low carbon techniques and environmental stewardship
- agricultural education
- education of children and adults
- environmental and low-carbon education
- community access and usage
- public access and facilities including sport and recreation
- history, tourism and ecotourism
- research and development in agriculture.

**Question 6: What do you see as potential threats or undesirable development to the future of the Tocal property and facilities?**

Potential threats include lack of planning, inconsistent planning, loss of focus, absorption by other institutions, subdivision, a change in Tocal's leadership and direction, changes in government policy on Tocal's use, loss of community involvement, failure to reinvest in and maintain the Tocal property, failure to maintain sufficient funding for full-time students, mining and coal-seam gas, and transport infrastructure developments such as a very fast train and a coal rail.

**Question 7: What do you see as potential opportunities for the future of the Tocal property?**

Responses to this question fell within the same general themes as those identified for question 5 above, with a large number of specific possibilities identified, as shown in Attachment 3.

Examples include greater use of facilities, a focus on vocational training with innovative best practice, reducing the city-country divide, increased linkages to other education institutions such as schools and universities, increased history and heritage activities, various recreational facilities, an international e-learning centre, establishment of eco-cottages and alternative energies.

**Question 8: Who do you see as the main users of the Tocal property in the future?**

Responses included students of all ages, communities, schools, users of conference facilities, and a range of education, industry and recreational users.

**Question 9: How would you like to describe the property in a short statement?**

A working draft was provided to participants as follows:

‘More than a farm, Tocal is a productive, welcoming and accessible Australian property. Its unique environment, architecture, history and its sense of community creates a diversity of services for the region, the state, nation and planet.’
Participants indicated the statement needs to specifically include education, sustainability and excellence in agriculture.

4.5.7 Applying Indicators to Tocal

- **Important to the community as a landmark, marker or signature.**
  
  There is evidence that Tocal Homestead is valued for its historical links to the Australian rural history and its contribution to agriculture since the 1820s.
  
  The setting and presence of the Homestead are seen as a legacy to current and future generations and are deeply valued.
  
  Tocal College and Chapel are valued by the community as a landmark in architectural terms.

- **Importance as a reference point in a community’s identity or sense of self.**
  
  Tocal field days are major events and have become a reference point in promoting latest information and best practice in farm management.

- **Strong or community attachment developed from long use or Association.**
  
  Tocal has a strong support base within the community through the provision of community facilities (e.g. pool) and an active participation in local activities.
  
  The strength in the association is demonstrated through the interest and attendance at the workshop which embraced a wide diversity of local interest.
  
  The commitment of those associated with Tocal is strong and long-lasting.

4.6 Comparative Analysis

This is an analysis of the main components in comparison with other Australian examples. There is further analysis under the thematic approach in Section 4.7.

4.6.1 Tocal Homestead

The following list of comparative homestead was compiled by the NSW Heritage Branch.

It has been split into two lists; 1788-1820 and 1820-30, and it is acknowledged that the use of some of the places may no longer be used for their original use.

The list has been compiled from the following sources, and it is acknowledged that it is a ‘work-in-progress’.

- SHR items 1788-1830;
- Australian Council of National Trusts, 1979, Historic Places of Australia, Volume 2, ACNT;
- Hunter, Cynthia, 2008, Maitland architecture: 19 decades of residential design: hearths and homes, Maitland City Heritage Group, Maitland City Council;

---

• Leary, Frank & Judith, 1979, Colonial Heritage – historic buildings of NSW, Angus & Robertson;
• Lucas Clive & Joyce, Ray, 1987, Australian Country Houses: homesteads, farmsteads and rural retreats, Lansdowne Press (CL);
• Morris, C., & Britton, G., 2000, Colonial Landscapes of the Cumberland Plain and Camden…, National Trust of Australia (NSW)
• NSW Department of Environment & Planning, Historic Buildings of Richmond & Windsor;
• Previous media about claims for Cleveland House, Surry Hills’s age, v. Cadman’s Cottage in the Rocks, Experiment and Elizabeth Farms, Parramatta…
• Whitaker, A-M., 2005, Appin – the story of a Macquarie Town, Kingsclear Books;
• World Heritage Area (Convict Sites): KAVHA*, Norfolk Island (description).

In the period 1820-30 there are approximately 53 remaining (refer Attachment 5 Volume 2) and it is noted that many more houses survive from the 1830s/40s (Wollombi; Hunter Valley, Maitland, Morpeth etc).

To understand Tocal in a wider context an analysis has been made with some other substantially intact nineteenth century farms based around an early 19th century substantial Homestead. The ones selected are:

• Woolmers Homestead Complex, Longford, Tasmania (1817)
• Clarendon and Outbuildings, Nile, Tasmania (1838)
• Entally House Historic Site, Hadspen, Tasmania (1819)
• Saumarez Homestead and Outbuildings, Armidale, NSW (1888, 1906)
• Rouse Hill House including Stables and Outbuildings, Rouse Hill, NSW (1813, 1818)
• Gledswood, Catherine Field (near Liverpool), NSW (c1810)
• Belgenny Farm, Camden, NSW (c1820)
• Lanyon, Tharwa, ACT (1835, 1859, 1905)
• Denbigh, Cobbitty, NSW, (1819-40)
• Maryland, Bringelly, NSW (1815-60)
• Brownlow Hill Estate, Orangeville, NSW (1827-34, 1961)
• Glenlee, Menangle Park, NSW (1823-4, 1859).

Others within the State Heritage Inventory include:

• Bella Vista and Outbuildings, Baulkham Hills, NSW (1835-35) – cultural landscape compromised
• Elizabeth Farm and Experiment Farm, Parramatta, NSW (1790, 1820s, 1835) – no outbuildings
• Hillas Farm and Outbuildings, Mulwaree, NSW – details unknown
• Oldbury Farm, Moss Vale, NSW (1828) – details unknown
• Glenfield Farm, Casula, NSW (c1817-25) – only 4 buildings remain and cultural landscape compromised
• Throsby Park, Moss Vale, NSW (1820-28) – cultural landscape compromised.
Woolmers has an early 19th century large single storey brick homestead with a fine collection of outbuildings including pump house, barn, store, stables and gardener’s cottage. It also retains a well-kept garden in its original design. Woolmers is now reduced to the Homestead Collection for tourism and functions with the rest of the farm separated and operating as a productive farm.

Clarendon has an outstanding three level 1821 stone homestead with a collection of outbuildings including store, stables, brick barn, hop kiln, brick coach house, cottage, service wings. It also has a fine reconstructed garden. Clarendon is now reduced to the Homestead Collection for tourism and functions with the rest of the farm separated and operating as a productive farm.

Entally is a fine single storey painted brick colonial house and outbuildings enhanced by fine landscaping. Outbuildings include stone stables, brick coach house, cottage, chapel, glasshouse and brick lodge. No farm is associated with it.

Saumarez has a full range of rural building types from slabs structures to a two storey brick Victorian homestead. The gardens are well landscaped and informal. Outbuildings include cottage, staff quarters, slab outbuildings, woolshed, shearsers’ quarters, dairy, slaughterhouse and barns. It is owned by the National Trust and the farm still operates as a separate entity.

Rouse Hill is a pre-1822 large two storey stone house with early cow sheds, bath house, stables and summerhouse. An intact colonial garden is a fine example of early garden. The site has been reduced through urban expansion and the setting compromised.

Gledswood is a large stuccoed rubble house with stone kitchen wing and adjacent barn and other outbuildings. The 1830s house was extensively renovated in the 1870s. The fine garden is of mid Victorian design. The site has been reduced through urban expansion and the setting compromised.

Belgenny Farm has the early cottage and a large collection of outbuildings including barn, stables, dairy, hall, woolshed, slaughterhouse and other sheds. The farm still operates for agricultural purposes.

Lanyon is an 1833 single storey rubble homestead with stuccoed wall in a fine garden. Many early stone outbuildings exist including barn, stables, kitchen block, cottages, timber framed dairy, machine shed, and garage and horse stalls. The farm still operates for agricultural purposes.

Denbigh is based around an 1826 homestead with a collection of farm buildings, all of which is still used as an operating farm. It has some archaeological potential for both early European farming practices and aboriginal occupation.

Maryland is based around an 1826 homestead with a collection of farm buildings, all of which is still used as an operating farm. There are some modern buildings within the group.

Brownlow Hill Estate is an 1834 homestead with some later additions including the establishment of a series of tenant farms in the 1960s. Few 19th century farm buildings remain.

Glenlee has a 1820s homestead with some later alterations and a collection of farm buildings. Mainly used now as an olive farm in new facilities.
All the examples are primarily used as museums today and do not retain an active pastoral use of all buildings. Those that have remained operating farms have needed to change or add new facilities to meet current requirements. All have their significance based on being 19th century farms. Unfortunately, the setting of some has been diminished by adjacent urban growth although retaining a substantial rural atmosphere. This includes Rouse Hill, Belgenny Farm and Gledswood. Others have had the original land grants reduced so that all that remains is a token of their original farm context. This is the case with Clarendon, Entally, Woolmers, Saumarez, Rouse Hill, Gledswood and Belgenny. Saumarez, Belgenny and Lanyon retain a reasonable amount of rural land which is still leased and operated as a farm except for the area immediately adjacent to the homestead.

Tocal retains its original land grant although now integrated with the full pastoral operation of the College.

The nineteenth century cultural landscape viewed from the homestead is substantially intact at Tocal except for the 1911 railway and the College and some additional houses within the viewshed. Others have similar attributes except those close to urban growth.

Most of the examples retain very few timber structures except for Saumarez and Tocal. Tocal also retains some innovative and rare buildings such as the Blacket Barn, bull barn and brick underground grain silos.

The retention of smaller elements is an integral part of the operation of the farms and this is well represented in most examples. This includes fences, gates, troughs, and tank stands.

Tocal is one of the few known examples which retain evidence of Koori use of the land pre settlement by the grinding grooves. Lanyon has a canoe tree and Denbigh has some potential sites.

It has strong evidence as a site for private convict assignment.

The mix of landscape elements is greater at Tocal from natural rain forests and lagoons to cultural landscape associated with pastoral development and more intensive homestead gardens. There are better homestead gardens than Tocal including Woolmers, Entally, Saumarez, Clarendon, Gledswood, Lanyon and Maryland.

The contribution to pastoral development and education is greater at Tocal than the others over its full history. Tocal had thoroughbred horses and stud cattle for nearly a century. Of the others Belgenny contributed to sheep/wool development but the others are less notable.

The association with key state/national personalities is reasonably equal with all places although in agricultural terms Tocal is well placed if participation and contribution to rural organisations is considered.

The homesteads vary but most are early 19th century examples except Saumarez and the overlay at Gledswood. All are fine examples although quite different and with different qualities. There are many more fine individual buildings of a similar age to Tocal Homestead, but this analysis concentrates on the collection, rather than just the Homestead.

The comparative analysis is interesting but the areas in which Tocal stands out are:

- Retention of the cultural landscape
- Overlay over earlier evidence of natural landscape and Aboriginal occupation
• Continuity of use as a productive farm since 1820  
• Retention of original grant and farm size  
• Wide collection of 19th century timber farm buildings  
• Innovation in farm building type and design  
• Completeness of 19th century farm elements  
• Site of private convict assignment  
• Contribution to pastoral development and education by farm operation and personalities.

4.6.2 Campus

The qualities of the existing Campus indicated in the current citations are its design and representativeness of the 1960s Sydney regional style.  

The regional styles were most often found in houses and other buildings of domestic scale and were greatly influenced by the qualities of the sites on which they were built: sloping, rocky, well treed and with views. The architects exploited the textual and tactile qualities of traditional so-called natural materials, common bricks, tiled roofs, rough sawn unpainted timber.

Other examples that are more than a single house are:
- Wybalena Grove, Cook, ACT, Michael Dysart, 1974.

Tocal has had a number of extensions but they have retained the essential characteristics of the original buildings and have been sympathetically executed to retain integrity within the site. The main buildings - Chapel, Hall, and Dining Room - remain unchanged.

There is no other large-scale example of the style characteristics demonstrated by Tocal. These characteristics are:
- Asymmetrical massing;  
- Tiled skillion roof;  
- Clerestory window;  
- Timber post and beam construction;  
- Exposed rafters;  
- Exposed roof beams;  
- Boarded stud walls; and  
- Stained or oiled timber.

The importance of Tocal is also demonstrated by:
- Its inclusion in Apperley; the granting of Australian Institute of Architects Awards (Sulman, Blacket);  
- Its inclusion on current Heritage Registers (Australian Institute of Architects, National and New South Wales, New South Wales Heritage);  
- Being work of important award-winning architects Philip Cox and Ian McKay (also referenced in Apperley as key architects of the style.)

---

65 Apperley et al, 1989, I p240-243
There are a number of objects which were part of the initial design and are significant including the chapel tapestry, sundial, plaques and original furniture.

4.6.3 Agricultural Education

Tocal has been an integral part of agricultural education since the 1960s with the establishment of the College. It is also always retained a strong practical farm-based learning component on campus.

Agricultural colleges were more widely based and in many ways similar to Tocal fifty years ago, but many have been integrated with other tertiary institutions, closed or changed curriculum.

Australia’s first residential farm based agricultural college was Roseworthy Agricultural College at Gawler near Adelaide opened in 1885. This was shortly followed by Hawkesbury Agricultural College near Richmond NSW; Dookie and Longerenong in Victoria and Gatton in Queensland. Much later Wagga Agricultural College was established and Muresk Agricultural College, near Northam in WA.

From the 1960’s to around the mid 1970’s there was a rapid establishment of further residential farm based agricultural colleges based upon the need by industry and also the fact that many of the earlier established agricultural colleges had become focussed on off farm training for agri-business, advisory services and on the less practical aspects of agriculture.

The new wave of colleges included:

- Marcus Oldham, Geelong, Victoria; Glenormiston, Terang, Victoria;
- Longreach, Emerald, Burdekin and Dalby in Queensland;
- Yanco and CB Alexander, Tocal, in NSW.

All but six of the older and newer colleges have either been morphed into universities or TAFE colleges and are now not known as agricultural colleges in their own right. In addition, their significance to their communities and rural industries has changed dramatically. Their integrity as a farm where residential students live and work as part of their program no longer exists. Of the six remaining only four including Tocal still have strong links between the operation of their farm enterprises and the college educational program.

The institutions that have moved into the higher education sector have had their farm enterprises closed down or diminished greatly. In most cases the land remains intact but the operation of the farm is not an integral part of the educational program.

CB Alexander Campus of Tocal College is, therefore, one of very few farm based residential agricultural colleges remaining in Australia.

As a large working property Tocal has provided a unique opportunity as an example of best practice farm management since the 1960s with sustainable techniques as is evidenced by the quality of the natural and modified landscapes that exist today. All techniques have a mutual respect for the environment and developed in harmony with this. This is embedded into students so these skills go back to the rural farm communities and should have a lasting benefit.

Tocal has had a range of international connections over the years including a long term links with Gifu Agricultural College in Japan. It also hosts many overseas visitors.

---

66 The information in this section was drawn from Black, AW, 1973 and 1976.
4.6.4 Field Days

Tocal Field Days has grown to be one of the larger agricultural field days in Australia. Other comparable events in NSW include: AgQuip, Gunnedah; Mudgee Field Days and Australian National Field Days, Orange. Tocal Field Days is on the National Calendar of Field Days and exhibitors travel from all over the country to have displays. The event also attracts visitors from the region as well as elsewhere in the state and interstate. 67

4.7 Australian Historic Themes

4.7.1 Theme 2: Peopling Australia – Tocal Aboriginal Heritage

<table>
<thead>
<tr>
<th>Australian theme:</th>
<th>Peopling Australia</th>
</tr>
</thead>
<tbody>
<tr>
<td>NSW theme:</td>
<td>Aboriginal cultures and interaction with other cultures</td>
</tr>
<tr>
<td>Item title:</td>
<td>Tocal Aboriginal heritage</td>
</tr>
<tr>
<td>Item locations:</td>
<td>Tocal farm and Tocal Homestead precinct</td>
</tr>
</tbody>
</table>

List of Item(s):
- Axe and seed grinding grooves (a total of four sites). Refer Volume 3 Tocal Item18 and Tocal Homestead Precinct Item 38;
- 2 Scarred trees. Refer Volume 3 Tocal Item 22;
- Artefacts found on Tocal (such as ceremonial waddy, glass shard);
- Aboriginal place names at Tocal (‘Pumby’, ‘Tocal’, ‘Tyeli’, ‘Yimmang’);
- Range of extant natural landscapes of Aboriginal significance for food, materials and shelter—wetlands, rainforest, woodlands and grasslands.

Relationship to other Themes:
- Convict - early/frontier Aboriginal/European contact;
- Environment - cultural landscape.

Historical/Thematic Context:
There were several Aboriginal nations in the Hunter Valley at the time of European arrival. The Awabakal people lived on the southern side of the Hunter River while the Wonnarua lived to the northwest and the Worimi to the north east. The Paterson River probably formed the dividing line between the territories of the Wonnarua and Worimi people.

The Gringai clan of the Wonnarua Aboriginal people are thought to be the traditional owners of the land on which Tocal Homestead, campus and farm now stand, although this is not known with complete certainty. The name ‘Tocal’ is an Aboriginal word meaning ‘plenty’ or ‘bountiful’, reflecting the abundance of food and materials provided by Tocal’s diverse landscapes that include rainforest, wetlands, woodlands and grasslands 68. These landscapes are clearly evident today despite modification by European settlement and agriculture.

The stretch of the Paterson River that forms the eastern boundary of Tocal was called ‘Yimmang’ by the Wonnarua 69. The large lagoon immediately to the south west of Tocal Homestead was called ‘Tyeli’ 70, and the creek that flows through Tocal, now known as Webbers Creek, was called ‘Pumby Brook’ 71.

---

68 Archer and Walsh, 2005
69 Lang, 1837
70 Knapp, 1834
71 Dangar, 1828
There were four phases of European/Indigenous contact on the frontier in the Paterson River Valley, and each subsequent phase had an increased impact on Aboriginal life and culture. The first phase involved minimal contact as Europeans sought to explore the Hunter Valley, a notable example of which is the 1801 survey of the Paterson River by Ensign Barrallier. In the second phase, beginning in 1804, gangs of convict timber-cutters from the penal settlement at Newcastle were the principal form of European contact with Aboriginal people in the Paterson area. The gangs operated along the Paterson River and established a camp at Old Banks near Tocal. This phase of contact had little impact on Aboriginal sources of food and materials but would have impacted on Aboriginal social fabric through inter-racial sexual relations, introduction of European diseases, and indiscriminate shootings.

The third phase, beginning in 1812, involved settlement of a few Europeans on the river near Tocal. Although these farmers held their land at Governor Macquarie's 'pleasure', their holdings constituted small-scale, early European alienation of land in the area. The fourth phase involved large-scale alienation of land in the Paterson Valley from 1822 as settlers were granted up to several thousand acres each. By 1825 most of the prime alluvial land along the lower reaches of the Paterson River has been granted to European immigrants. This scale of settlement drastically reduced the hunting areas of the Wonnarua and Worimi, restricted their supply of game and materials, and further exposed them to European diseases against which they had little or no immunity.

In the 1830s Aboriginal numbers in the Lower Hunter declined markedly, and mortalities in a smallpox epidemic from 1829 to 1831 may have exceeded 30 per cent of the Aboriginal population. After this epidemic Aborigines survived in numbers only in the Upper Hunter but not in the Lower Hunter area where Tocal is located.

Throughout the phases of Indigenous/European contact there were varying degrees of conflict and accommodation, although conflict in the Lower Hunter was sporadic rather than sustained. The intercultural exchanges were diverse, fluid and ambivalent—some involved violence but there was also cooperation, companionship and sharing of knowledge.

Tocal's convicts (see convict theme) were frequently in contact with the Gringai people, as the hunting and living areas of the Gringai were the daily workplaces of the convicts. Convict shepherds working remotely from Tocal Homestead had unsupervised contact which presented dangers and opportunities for both parties.

Tocal's Aboriginal heritage consists of five grinding groove sites, a tree bearing the scars from having bark stripped for Indigenous use, Aboriginal place names, a glass shard used for cutting, and a ceremonial waddy found in one of the underground silos. The grooves on the banks of Webbers Creek are now under water at high tide, indicating a marked rise in water levels since their establishment and use.

All the principal elements of the pre-European landscape, such as wetlands, rainforest, woodlands, grasslands and paperbark forest, are still in evidence at Tocal today, albeit in a form significantly modified by European settlement and land use.

Analysis of Significance:

Several grinding groove sites, a scar tree, places names and artefacts provide testimony to the long association of Aboriginal people with the Tocal area. While the evidence is not rare or unique, the Tocal site holds social, cultural and spiritual associations for descendants of the Wonnarua people. For others, these sites and artefacts provide a

---

72 Grimes, 1801; Macqueen, 1993
73 Hunter, 1997
74 NSW Legislative Council, 1846
75 Walsh, 2007
focus for reflection on the Aboriginal history of the area and the opportunity to learn more about it.

The Aboriginal heritage items on Tocal therefore hold considerable local significance.

**Level of significance (Local/NSW/Nat): Local**

<table>
<thead>
<tr>
<th>Significance criteria met</th>
<th>Inclusion guidelines satisfied</th>
</tr>
</thead>
</table>
| (a) historic significance | • shows evidence of a significant activity  
                        | • is associated with a significant activity or historical phase    |
| (b) historic associations | • shows evidence of a significant human occupation  
                        | • is associated with a significant group of persons                |
| (d) social significance   | • is important for its associations with an identifiable group      |
| (f) rarity                | • provides evidence of a defunct way of life                        |
| (g) representative        | • has the principal characteristics of an important group of items  |
|  significance             | • has attributes typical of a particular way of life                |

**Brief Chronology:**

Unknown  Aboriginal people have inhabited the east coast for at least 17,000 years and probably earlier;  
1804 convict timber cutters began operating along the Paterson River;  
1812 small-scale European settlement began near Tocal;  
1822 large-scale European settlement of the Paterson district began;  
1822 European occupation of Tocal began.

Supporting references are listed at the end of this volume.

---

76 Attenbrow, 2010
4.7.2 Theme 2: Peopling Australia – Tocal Convict Accommodation and Work Sites

<table>
<thead>
<tr>
<th>Australian theme:</th>
<th>2. Peopling Australia</th>
</tr>
</thead>
<tbody>
<tr>
<td>NSW theme:</td>
<td>Convict</td>
</tr>
<tr>
<td>Item title:</td>
<td>Tocal convict accommodation and work sites</td>
</tr>
<tr>
<td>Item locations:</td>
<td>Tocal Homestead precinct and Tocal farm</td>
</tr>
</tbody>
</table>

List of item(s):

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Location/Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two storey, brick convict barracks c1836</td>
<td>Convict-built stone barn, 1830</td>
</tr>
<tr>
<td>Bell used to summon convicts to meals &amp; work</td>
<td>Supervisor's cottage and stables c1836</td>
</tr>
<tr>
<td>Slab timber blacksmith's shop</td>
<td>Privy foundations and pit</td>
</tr>
<tr>
<td>Vineyard mounds and site</td>
<td>Sheepwash remnants</td>
</tr>
<tr>
<td>Stone bridge abutments &amp; timber bridge remnants</td>
<td>Convict-built underground grain silos</td>
</tr>
<tr>
<td>Aboriginal grinding grooves (convict contact)</td>
<td>Site of original 1820s homestead</td>
</tr>
<tr>
<td>Site of three timber convict huts</td>
<td>Settlers' Road (remnants, evidence)</td>
</tr>
<tr>
<td>Foundations of unidentified structure (possibly pre 1835 fire) near slaughter house</td>
<td>Stone flooring (possibly from convict hut)</td>
</tr>
<tr>
<td>Convict stone quarry</td>
<td>Abandoned quarry on Tocal dairy farm</td>
</tr>
</tbody>
</table>

Note: all above items date from the convict period. The site of the first Tocal Homestead and the three timber convict huts have not yet been explored archaeologically.

Relationship to other themes:
- Aboriginal—above items as sites of early/frontier Aboriginal/European contact;
- Agricultural/pastoral—some of above items continued to function in the post-convict era.

Historical/thematic context:

The Tocal Homestead precinct contains extensive physical evidence of the lifestyle and work practices of convicts assigned to the estate from 1822 until transportation to NSW ceased and the convict system wound down in the 1840s. Comprehensive documentary and biographical evidence of the 150 convicts who lived and worked on the Tocal estate between 1822 and 1840 is available to complement the physical evidence.

From 1822 the majority of convicts in New South Wales were assigned to private masters rather than to government gangs, but sites of private assignation have received little attention in Australian convict heritage. They have been overshadowed by places of secondary punishment such as the penal settlements of Port Arthur and Norfolk Island, and by other institutional sites such as Hyde Park Barracks.

By the end of Governor Macquarie's term in 1821, the majority of convicts in New South Wales were allocated to government works. From 1819 to 1821 Commissioner Bigge held an inquiry into the penal operations of the Colony and recommended that the majority of convicts be allocated to settlers rather than to government. When
Governor Brisbane took over from Macquarie at the end of 1821 he restructured the convict system in accordance with Bigge's recommendations. Brisbane granted land to settlers in proportion to the number of convicts they were prepared to support off the government stores, requiring settlers to support one convict for every 100 acres granted.

Tocal's first land grantee, James Phillips Webber, arrived in the Colony in January 1822, only a few weeks after Governor Brisbane, and was one of the first settlers in the Colony to acquire land under the new policy of extensive private convict assignment. He was also one of the first to take up land in the Hunter Valley when it was opened to wide scale settlement at the end of 1821 following the decision to close the penal settlement at Newcastle and to transfer its function (as a place of secondary punishment) to Port Macquarie.

In late January 1822 Webber agreed to support 15 convicts and applied for 1,500 acres. Within a few months he amended the request to 20 convicts and his initial grant was set at 2,000 acres. James Webber took possession of the Tocal land in March 1822 with his first four convicts and he relied almost entirely on convict labour to develop the estate. The Tocal estate was typical of the pattern of land settlement and rural development in the 1820s and 1830s as the Colony rapidly expanded beyond the Sydney basin.

By 1828 there were 34 convicts living and working on Tocal at any one time and the estate had grown to 3,300 acres. Tocal accurately represents rural estates that constituted the core of the convict assignment system. Usually convicts were assigned to Tocal upon their arrival in New South Wales but the estate also received convicts returning from a term of secondary punishment at a penal settlement or in an iron gang, or those who had been returned to government by other settlers as 'unsatisfactory' and then re-assigned.

The transportation of convicts to New South Wales was suspended in 1840 and assignment of convicts to settlers formally ended in 1841. About half of the 150 convict men and boys who were assigned to Tocal between 1822 and the end of the convict period remained on the estate until they obtained a ticket-of-leave or their sentences expired. Of the others, some were returned as unsatisfactory, some were banished to serve time in an iron gang or a penal settlement, and some died before emancipation. The Tocal estate therefore demonstrates the full gamut of private assignment experience and illustrates the dynamics of private assignment in action.

The estate provides ample evidence of convict living conditions, ranging from crude slab-timber structures to the two-storey brick convict barracks constructed about 1836. The estate is replete with evidence of day to day convict labour including remnants of a sheep-wash in Webber's creek, the mounds of Tocal's first vineyard, a convict quarry and the bell used to summon convicts to work and meals. Evidence of convict-built structures include the magnificent stone barn constructed in 1830, a blacksmith's shop, underground bottle-shaped brick grain silos, and remnants of timber and stone bridges.

Recent research has provided detailed, exhaustive documentation and interpretation of the deployment, organisation and administration of convict labour on the Tocal estate, along with methods of control, rewards, punishments and behaviour of individual convicts living and working there. Tocal's convicts—nearly 150 in total—cleared and ploughed the land, planted, tended and harvested a range of crops including tobacco and wheat, constructed and maintained a variety of fences, huts and sheds, tended Tocal's vineyard and some assisted in wine making.

Most of Tocal's convicts lived in the Homestead precinct but some convict shepherds and watchmen/hutkeepers lived remotely in rough timber huts in the bush. Some of

77 Walsh, 2006
Tocal's convicts were skilled artisans such as coopers, blacksmiths and stonemasons, and Tocal's 1830 stone barn is testament to the skills and pride of workmanship of convict stonemason Dennis Long who was assigned to Tocal at the time.

A detailed survey of the Tocal estate undertaken in 1834 has been found and analysed, providing further interpretative detail for the physical evidence and indicating an untapped potential for substantial archaeological finds relating to convict lifestyle and work practices. Some of the buildings identified in this survey are no longer evident but many key elements, such as the stone barn, have survived. The current layout of the precinct and relationships between the buildings, fences and spaces remain substantially as they were in 1834, thus providing a rich picture of the character and organisation of convict work and life on a rural estate.

The layout of the estate and the extensive surviving physical evidence also clearly demonstrate the social structures associated with a rural estate based predominantly on a convict workforce. The physical structures mirror the social strata, functions and roles operating at the time, ranging from basic convict accommodation, the modest brick overseer's cottage, to the substantial original Tocal Homestead and outbuildings (not extant) and the grand Tocal Homestead constructed at the end of the convict era as a country retreat for the estate's owner.

Analysis of Significance

The Tocal Homestead precinct and farm land provide extensive and remarkably intact physical evidence of living conditions, working conditions and work practices of convicts assigned to rural estates. Assignment to private estates represented the predominant mode of convict deployment in the 1820s and 1830s but it is under-represented in New South Wales heritage and overshadowed by minority modes of convict deployment to government institutions and places of secondary punishment. Consequently all of Tocal's items in this theme have considerable historic interest.

There are no other private estates in Australia that exhibit Tocal's extent and integrity of physical evidence of convict life and work combined with comprehensive, detailed research of the individual convicts assigned to the estate. This combination of rarity, integrity and extent of physical and documentary evidence clearly demonstrates the strong association of the Tocal site with an important group of people in Australia's cultural history, namely convicts in private assignment. These factors demonstrate that the Tocal site is of national significance.

This significance is further enhanced by the substantial archaeological potential of the unexplored sites of the original Tocal Homestead and messuage, the three timber convict huts and non-extant farm buildings that appear on the 1834 survey of Tocal. A stone floor discovered in 2010 may be the base of one of the original 1820s convict huts.

Tocal's underground brick silos require specific mention. They are the only known set of multiple silos of this type and age on private land in Australia. Given the excellent condition and accessibility of the Tocal silos, they are a rarity of exceptional significance.
**Level of significance (Local/NYS/Nat): National**

<table>
<thead>
<tr>
<th>Significance criteria met</th>
<th>Inclusion guidelines satisfied</th>
</tr>
</thead>
</table>
| (a) historic significance | • shows evidence of a significant activity  
• is associated with a significant activity or historical phase |
| (b) historic associations | • shows evidence of a significant human occupation  
• is associated with a significant group of persons |
| (e) research potential or educational significance | • has the potential to yield new or further substantial archaeological information |
| (f) rarity | • provides evidence of a defunct way of life |
| (g) representative significance | • is a fine example of its type  
• has the principal characteristics of an important group of items  
• has attributes typical of a particular way of life  
• is outstanding because of its setting and integrity |

**Chronology:**

- **1822, March:** James Webber and his first four convicts arrived at Tocal;
- **1828, November:** 34 assigned convicts living and working at Tocal;
- **1829, November:** 13 convicts revolted at Tocal due to lack of rewards during harvest;
- **1834, May:** Tocal surveyed by Edward Knapp prior to its sale;
- **1834, August:** Tocal sold to Caleb and Felix Wilson and its convicts transferred to them;
- **1835:** Fire at Tocal destroyed several buildings;\(^2\) \[^{2}\](The Australian, 8 September 1835.);  
- **1837, April:** Convict murder at Tocal, one witness hid in the stone barn;
- **1840:** Transportation of convicts to New South Wales suspended;
- **1841:** Private assignment of convicts formally ended;
- **1844, December:** Tocal's last known convict absconded and was arrested at Maitland races.

Supporting references are listed at the end of this volume.
4.7.3 Theme 3: Developing local, regional and national economies – Tocal Estate

**Australian theme:** 3. Developing local, regional and national economies

**NSW themes:** Agriculture, pastoralism

**Item title:** Tocal estate—farm land, buildings and equipment

**Item locations:** Tocal Homestead precinct and Tocal farm

**List of item(s):**

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tocal's land and farm resources</td>
<td>Tocal Homestead &amp; kitchen/tea rooms</td>
</tr>
<tr>
<td>Blacket barn</td>
<td>Supervisor's cottage &amp; adjacent stables c1836</td>
</tr>
<tr>
<td>Slab timber blacksmith's shop</td>
<td>Stone barn, 1830</td>
</tr>
<tr>
<td>Brick stables</td>
<td>Stallion yard</td>
</tr>
<tr>
<td>Livestock wash down pad and tank stand</td>
<td>Convict-built underground grain silos</td>
</tr>
<tr>
<td>Dairy (at Homestead)</td>
<td>Bull barn</td>
</tr>
<tr>
<td>Slaughter house and butcher's shop</td>
<td>Pig sty</td>
</tr>
<tr>
<td>Convict barracks (workers' accommodation)</td>
<td>Visitor centre (adapted hay shed)</td>
</tr>
<tr>
<td>Vineyard mounds and site</td>
<td>Sheep wash site</td>
</tr>
<tr>
<td>19th century paddock names</td>
<td>Grain-boiling site and path</td>
</tr>
<tr>
<td>19th century farm fences and spatial patterns</td>
<td>‘40 acre’ dam</td>
</tr>
<tr>
<td>Collection of 19th and 20th century farm machinery, tools and equipment</td>
<td>Cattle yards, crush, calf cradle and branding hearth</td>
</tr>
<tr>
<td>19th century orchard (regenerated)</td>
<td>19th century poultry yard</td>
</tr>
<tr>
<td>19th century feed troughs</td>
<td>Hollow log as culvert</td>
</tr>
</tbody>
</table>

**Relationship to other Themes:**

- convict—some items originated in the convict era and continued to function into later periods;
- environment - cultural landscape;
- education.

**Historical/Thematic Context:**

Tocal's first land grantee, James Phillips Webber, arrived in the Colony in January 1822 and was one of the first to take up land in the Lower Hunter Valley when it was opened to wide scale settlement at the end of 1821. This followed the decision to close the penal settlement at Newcastle and transfer it to Port Macquarie. In March 1822 Henry Dangar was instructed to survey the Lower Hunter area in preparation for settlement and to accommodate Webber who already occupied his land. This explains why Dangar started his district survey at Tocal, using the estate's boundaries as his base datum.\(^{83}\)

\(^{83}\) Dangar, 1822
Tocal’s frontage to the navigable, tidal section of the Paterson River is a key to understanding why Webber chose to settle there. It gave him direct access to Sydney markets. The nearby deep-water port of Morpeth provided regular sailings to Sydney and from 1832 a regular steamship service. Webber and fellow settlers could ship their produce by boat to Morpeth and trans-ship it to Sydney in larger ships.

This maritime access offered considerable advantages in trade and amenity for Lower Hunter Settlers compared to other areas of the colony such as Bathurst. It drove the rapid, large-scale alienation of land in the Paterson Valley from 1822 as settlers received up to several thousand acres each. By 1825 most of the prime alluvial land along the lower reaches of the Paterson River has been granted to European immigrants.

Like many other established settlers, Webber purchased Crown land adjoining his grant, and by 1828 Tocal comprised 3,300 acres. With a large convict workforce, Webber produced wheat, oats, barley and maize, but his largest cash crop was tobacco. Webber ran up to 600 cattle and 3,000 sheep, and produced milk, butter and cheese.

Many of the elements of agriculture and pastoralism under Webber are still evident at Tocal. His farm land, the stone barn where tobacco was stored, blacksmith’s shop, barracks and supervisor’s cottage remain intact, and there are remnants of his sheepwash. The relationships between the buildings, fences and spaces are substantially as they were in 1834 and accurately reflect the form and function of early colonial agriculture.

A notable activity at Tocal under Webber was viticulture and wine making. In the 1830s Webber was acknowledged as one of the pioneers of the wine industry in the colony, but this is largely unrecognised in modern histories. Consequently the mounds and trenches of Webber’s vineyard evident today are among the oldest remnants of the Australian wine industry but are seldom accorded that significance.

In 1834 Webber sold the whole estate to Sydney merchants Caleb and Felix Wilson. Caleb died in 1838 and Tocal Homestead was constructed in 1841 as the country residence for Felix, a city businessman and banker. Over the next few decades Tocal underwent considerable transformation. The changes mainly reflected the preferences of the new owners and lessees, but were also partially driven by the unsuitability of some of Webber’s original enterprises to Tocal’s humid, high rainfall coastal environment.

Wheat production was susceptible to fungal diseases such as smut and rust. Tobacco was probably phased out at Tocal because of disease and reduced market prospects. Sheep numbers were reduced as the wet climate was not ideal for wool production. These changes at Tocal are representative of wider patterns of agricultural adjustment in the colony as much cropping and grazing moved inland and pastoralism expanded west of the ranges where the climate was more suited to sheep and wool production.

In 1843 Felix Wilson leased Tocal to Charles Reynolds, and the lease between the Wilson and Reynolds families continued in an unbroken span until Frank Reynolds purchased Tocal in 1907. These 64 years of continuous lease protected the estate from major changes or subdivision during this period.

Charles Reynolds, pursuing his interests and recognising that Tocal was more suited to livestock production than to cropping, changed the estate into a specialist stud breeding business. As part of this change, Tocal’s river and creek flats that were previously used to produce grains and tobacco for sale, were now used to grow fodder to feed the stud

---

84 Walsh and Archer, 2007
85 Perry, 1963
86 Walsh, 2007, 2008
87 Extant evidence of Australia's early wine industry is rare. A recent doctoral thesis on the history of the industry featured ruins of wine vats at Camden Park from the 1840s, a decade later than Tocal's evidence (McIntyre, 2008 p154)
animals. Reynolds had found a niche that proved to be a long-term, sustainable use of Tocal's land.

Under Charles Reynolds' management Tocal gained national renown for stud Hereford and Devon cattle and Thoroughbred horses. Using high quality imported and colonial bloodstock, Tocal stallions sired Melbourne Cup and other high profile race winners. The bloodline of the famous 20th century racehorse Gundsnyd can be traced back to The Barb, a stallion that Charles Reynolds purchased in 1869 for the staggering price of 2,000 guineas. Other nationally reputed Tocal stallions included The Drummer and Goldsborough. The historical importance of Tocal bloodlines to the Australian horse racing industry should not be underestimated. In addition, Tocal stud Hereford and Devon cattle won numerous championships at the Sydney Royal Easter Show, reaching their peak of achievement in the late 1800s and early 1900s.

Charles Reynolds adapted the convict-era farm structures for his own use, including the addition of stables or 'loose boxes' to the western side of the 1830 stone barn. Reynolds also added new structures at Tocal, purpose built for stud breeding enterprises. These now stand alongside the convict era infrastructure and add another significant layer of agricultural and pastoral heritage to the estate.

Particularly notable among the Reynolds-era structures is the imposing barn designed by colonial architect Edmund Blacket (primarily known as a church architect), the timber bull barn and brick stables. The scale and character of these buildings reflect the large investment in capital and husbandry that accompanied top quality stud breeding. They also reflect the rewards in finance and prestige that flowed to those who reached the pinnacle of the industry. Animal wash pads, water tanks and a stallion exercise yard in close proximity to Tocal Homestead further evoke the high regard for the stud animals and the degree of attention and care they received.

The Reynolds era at Tocal is also notable for its workers and in particular the Kidd family whose contribution to Tocal is well documented. John Kidd was a convict initially assigned to Tocal in 1833 who left the estate in 1838 after receiving a ticket-of-leave. In 1856, now married and holding a conditional pardon, he returned permanently to Tocal with his family to live and work. When John died in 1881 his sons John and William and their families were well established at Tocal as part of a life-long commitment to the estate by the Kidds that spanned four generations.

The Reynolds era Tocal heritage is therefore significant as the workplaces and living areas of the Kidds and others. The social strata and class divisions operating at the time is well illustrated by extant buildings such as the tearooms where workers ate meals in isolation from the owners or lessees who ate in the Homestead itself.

In 1926 Tocal was sold to the Alexander family and, although some stud Herefords were retained, the estate changed from a stud enterprise to a commercial beef farm. In 1963 the Presbyterian Church became the beneficiary of the deceased estate of CB Alexander and consequently became the owner of the Tocal property.

In 1965 the CB Alexander Presbyterian Agricultural College was opened on the Tocal property. In 1970 the College was transferred to the NSW Department of Agriculture and the Tocal land was entrusted to the CB Alexander Foundation under the CB Alexander Foundation Act, 1969. This arrangement continues today. The Tocal land retains all the original grants and purchases (with some minor boundary adjustments) and has been expanded by purchases from the 1960s to 1980s. Tocal now operates large commercial beef, dairy and poultry enterprises.

Tocal's layers of 19th, 20th and 21st century farm structures and equipment provide substantial evidence of major transformations that Australian agriculture and pastoralism underwent between initial establishment and the present time. Tocal's farm heritage

---

[88] Reynolds, 2006
[89] Brouwer, Meehan and Brown, 2005
collection demonstrates agriculture based on horse and bullock power, and early mechanisation including one of the first tractors in the district. Other evidence of the full gamut of farm mechanism includes horse-driven machinery that powered chaff cutters and water pumps, and a 1927 generator and battery room that provided domestic and farm electricity years before Tocal was connected to the grid. The transformation from timber to wire fences, which had far reaching effects for agriculture, is well represented by numerous examples of both.

The changes often involved adaptive re-use of existing structures. For example, CB Alexander installed his power generator and bank of batteries in the brick stables previously used by the Reynolds to house stud Thoroughbred horses. Alexander also extended a portion of the 1830 stone barn to house his Rolls Royce motor cars.

In contrast, Tocal's present-day horse facilities are used for the Australian Stock Horses that are bred on the estate. These modern structures, that range from simple paddock shelters to a large indoor equestrian arena, add a 21st century layer to Tocal's colonial and 20th century horse facilities.

Other evidence of successive implementation of new technology at Tocal include the change from farmyard colonial poultry production to a modern broiler farm with a throughput of over one million chickens per year. The Tocal broiler farm was the first to use tunnel ventilated sheds in New South Wales.

Similar evidence of the progression of technological change is provided by Tocal's dairies. They comprise a colonial era dairy in the Homestead precinct where cows were hand-milked, an early 20th century walk-through dairy on Glendarra (part of Tocal), and the late 20th century, modern herringbone dairy currently in operation that produces nearly two million litres of milk per year. This dairy was one of the first in the region to introduce innovative practices such as bike-shift irrigation and environmentally sensitive effluent treatment.

Another initiative, Tocal's '40 Acre Dam', was constructed to provide practical demonstration of on-farm water storage to Hunter Valley farmers. These practices had been well accepted in the Sydney Basin through pioneering research work by the University of Sydney in the 1950s.

Similarly, transformations in labour history are well evidenced at Tocal. Workplaces, structures and sites of convict labour stand alongside those for free colonial labour and modern agricultural and pastoral workplaces. The social structure and organisation of labour, supervision and estate ownership is also clearly evident through the diverse accommodation on the estate, ranging from basic worker residences to the stately, Georgian two-storey owner's residence.

The Tocal estate also contains evidence of competing and conflicting land use for defence purposes. During World War II, a concrete observation post (OPIT) was constructed on Tocal and part of the farm was used as an artillery practice range. Shrapnel scarred trees remain evident, and unexploded ordinance is still occasionally found, restricting current land use.

Since 1965 the Tocal estate has been remarkable for its commitment to farm planning and its implementation of coordinated strategies and actions to improve land management, conserve natural resources, enhance biodiversity, ameliorate past degradation and rehabilitate environmentally sensitive areas such as wetlands and riparian zones. The Tocal property is unique for its planning process that has been continuously and consistently implemented over 45 years.

---

90 Pattison and Hatfield, 1971
91 Geddes 1954, 1960
92 Brouwer, 2009
This process began in 1965 with the adoption of a holistic farm plan drawn up by the NSW Soil Conservation Service. At that time it was Service policy to prepare farm plans under the Farm Planning Scheme that began in 1958. The main thrust of the initial 1965 plan was to transform the extensive grazing layout based on 19th century husbandry practices into a paddock layout suited to a 20th century animal breeding and production enterprise based on scientific principles. The farm plan was revised in 1978 and 1991, and most recently in 2007.

Planting of introduced species of farm trees began at Tocal in 1968 and the first native trees were planted in 1978. Large-scale plantings were made on the beef section under the State Youth Employment Scheme in 1982, followed by beef and dairy plantings in 1984. Rehabilitation of the Bona Vista lagoon precinct began in 1980 and plantings continued there for several years.

In 1989 a section of the Paterson River on the Tocal dairy was fenced to exclude stock, Tocal being the first landholder in the Paterson Valley to take such an initiative. In 1990 more river bank was fenced at Glendarra, and tree plantings were undertaken on both sites.

In 1991 a formal Tree Management Plan was developed and Tocal's property plan was updated. In 1996 a major project was undertaken to regenerate the riparian zone along Webbers Creek near Tocal Homestead in order to restore a natural ecosystem using endemic species to regenerate the rainforest. In 1997 the Quarry Creek wetland area was rehabilitated, guided by a 1996 report.

In 1998 a landscape plan was commissioned for the Tocal Homestead precinct, which built on a landscape plan prepared in 1994. This plan now guides planting and maintenance of the area to ensure a consistent approach that is sensitive to the heritage values and characteristics of the area.

On the Tocal farm, work has continued since the 1990s to extend the network of wildlife corridors and tree lots, and to progressively join these corridors to other areas such as the wetlands. These actions improve biodiversity and provide shelter for both farm and native animals. During this period key principles developed by the Potter Farmland Plan Project in western districts of Victoria were adopted to create a balance between habitat for native fauna and avifauna and food production for people.

In 2007 Tocal prepared a Property Vegetation Plan (PVP) under the Native Vegetation Act. The PVP included a Permanent Conservation Order for an area of Tocal below the campus oval, one of the first such orders under the Act in New South Wales. Another recent landcare initiative was the blocking of a drain to reclaim and rehabilitate Tyelli Lagoon.

In summary, the Tocal estate continues to be a remarkable national exemplar of landcare, conservation and land management initiatives. Its integrity and uninterrupted, documented chronicle of rural land-use reflects major changes in understanding of land and property management in Australia.

Analysis of Significance:

The Tocal farm and Homestead precinct comprise a rural estate and collection of farm structures, equipment, and employee and employer residences that are remarkable for their extent and integrity over the whole period of European settlement at Tocal, from 1822 to the present day.
It is equally remarkable that the Tocal land has never been subdivided since first settlement, nor has it been subject to any development dissonant with its essential character as a rural estate. Management has consistently respected and nurtured the Tocal land since it was granted in 1822, resulting in a landscape whose distinctiveness and integrity is extremely rare and unparalleled in Australia's national heritage.

Furthermore, the history of Tocal as a commercial farm and of the people who lived and worked there has been well documented from the wide range of sources that are available because of the high public profile the estate has held for the most of its European history. (This profile initially arose from the initiatives and controversies of its first settler, then from the national reputation of its stud stock and from 1965 as a well-known education institution and innovative farm).

The heritage items of the Tocal Homestead precinct and farm are of considerable representative significance, providing extensive evidence of the changing character of workplaces, work practices, lifestyles, farm and livestock operations, conservation and landcare that have occurred in agriculture and pastoralism beginning in the convict era and continuing through to the 21st century.

Individual items in this group are significant in their own right. The barn designed by Edmund Blacket is of considerable architectural interest and merit. Its elegant and finely detailed structure reflects the inspiration Blacket drew from his usual work on churches and public buildings in Sydney, Goulburn and the Hunter Valley. Its extent and intricacy of design far exceeds its function as a place for storing hay and housing livestock, and it is a rare example of a farm building of this nature. Tocal's underground brick silos dating from the late 1830s are extremely rare and there is only one other private farm site in New South Wales known to have a similar, intact silo.

The supervisor’s cottage, known as Thunderbolt’s cottage, is of considerable significance due to its design, with the house, staff quarters and stables as part of the one building but with separate access. Also of considerable significance is the two storey townhouse type of accommodation known as the convict barracks. Both these types of accommodation for farm workers are very rare, if not unique.

The ‘Bull Barn’ represents a rare and special building to accommodate valuable stud animals. This and the many other structures and equipment associated with Tocal's cattle and horse stud breeding activities provide key evidence of enterprises that made a notable contribution to blood lines, particularly in Australia's horse racing industry. Areas such as Tocal's stallion yard where race champions were exercised, including sires of Melbourne Cup winners, are evocative of the history of this aspect of the Thoroughbred industry.

Tocal Homestead is a fine example of a colonial late-Georgian country house, of which few of equal age and quality remain today. In the context of agriculture and pastoralism, the Homestead reflects a tier of 19th century rural social strata.

The Tocal farm constitutes a remarkable national exemplar of landcare, conservation and land management initiatives, and of consistent, environmentally sensitive farm planning and management spanning 45 years.

In summary, the Tocal estate demonstrates a strong association with the establishment of colonial agriculture and pastoralism outside the Cumberland Plain, and with the operation and transformation of agricultural and pastoral practices, processes, work places and lifestyles spanning three centuries. The integrity and distinctiveness of the Tocal farm, its structures, equipment and landscape is rare and unique. It is therefore of considerable national significance.
Level of Significance (Local/NSW/Nat): National

<table>
<thead>
<tr>
<th>Significance criteria met</th>
<th>Inclusion guidelines satisfied</th>
</tr>
</thead>
</table>
| (a) historic significance | • shows evidence of a significant activity  
• is associated with a significant activity or historical phase  
• maintains or shows the continuity of a historical process or activity |
| (c) aesthetic significance | • is aesthetically distinctive |
| (f) rarity | • provides evidence of a defunct way of life |
| (g) representative significance | • is a fine example of its type  
• has the principal characteristics of an important group of items  
• has attributes typical of a particular way of life  
• is outstanding because of its setting and integrity |

Brief Chronology:

1822 James Webber granted land at Tocal;
1822 James Webber became a foundation member of the Agricultural Society of New South Wales;
1827 Webber became chairman of the newly-formed Farmers Club at Paterson;
1830 Webber built a two storey stone barn (extant) at Tocal to store farm produce;
1830 Webber praised for innovative drainage of part of Tocal's wetland;
1830 The Sydney Gazette described the tobacco produced at Tocal by Webber as the best in the Colony (SG 6 March 1830);
1832 Tocal reported to have one of the largest vineyards in the Hunter Valley (the mounds and trenches of which are extant);
1833 James Webber named as one of the four pioneers of viticulture in the Colony;
1834 Webber sold Tocal to Caleb and Felix Wilson. Various attempts at tenant farming followed, which ultimately proved unsatisfactory;
1840s Underground grain silos constructed at Tocal (late 1830s or early 1840s);
1843 Tocal leased to Charles Reynolds (lease by Reynolds family continued to 1907);
1844 Charles Reynolds awarded the prize for the best colonial cheese at the inaugural Hunter Agricultural Society Show at Maitland;
1846 Charles Reynolds imported a reaping machine from South Australia and used it at Tocal, reportedly the first such machine in NSW
1853 Fred Ward (later known as Captain Thunderbolt) and his two brothers worked as horse-breakers at Tocal until 1855;
1856 Fred Ward/Captain Thunderbolt stole 15 horses from Tocal;
1860s The stallion 'Freetrader', winner of the Grand National Steeplechase at Aintree, England in 1856, stolen from Tocal by Captain Thunderbolt (according to local legend);

100 Sydney Morning Herald, 22 December 1846
1867 Barn constructed at Tocal, designed by colonial architect Edmund Blacket;
1869 Charles Reynolds purchased the stallion 'The Barb' for 2,000 guineas;
1888 Tocal won Hereford Champion Cow at the Sydney Show. The Reynolds family recorded wins at the Sydney Show every year thereafter until the early 1930s;
1907 Tocal sold to Charles’ son, Frank Reynolds;
1926 Tocal sold to Jean Alexander who took up residence with three siblings;
1930s Charles Alexander travelled to Queensland on several occasions to purchase cattle which were transported by train to Tocal to be fattened and sold;
1947 CB Alexander died, the last of the Alexander family at Tocal;
1963 Ownership of Tocal passed to the Presbyterian Church;
1965 A detailed farm plan prepared to guide future farm development at Tocal;
1965 The first planting of native trees undertaken at Tocal;
1970 CB Alexander Foundation established and College operated by NSW Government;
1969 40-acre dam constructed to trial irrigation from large on-farm storage;
1976 The first native regrowth area protected from livestock;
1980 Rehabilitation of Bona Vista lagoon precinct began;
1989 Tocal began to fence off riparian zones, the first farm in the Paterson Valley to do so;
1996 Regeneration of the Webbers Creek rainforest began;
1997 Rehabilitation of the Quarry Creek wetlands was undertaken;
1998 A landscape plan was drawn up for the Tocal Homestead precinct;
2007 Tocal prepared a Property Vegetation Plan (PVP) under the Native Vegetation Act. It included a Permanent Conservation Order for an area of Tocal, one of the first in NSW;

Supporting references are listed at the end of this volume.

4.7.4 Theme 3 Developing local, regional and national economies – Tocal Homestead Precinct, Campus and Farm

Australian theme: 3. Developing local, regional and national economies
NSW themes: Environment - cultural landscape
Item title: Tocal landscape and environment
Item locations: Tocal Homestead precinct, campus and farm

List of item(s):

<table>
<thead>
<tr>
<th>Wetlands and wetlands reclamation</th>
<th>Riverine rainforest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pasture land formerly dry sclerophyll forest</td>
<td>Pumby Brush Walk</td>
</tr>
<tr>
<td>Grasslands and woodlands</td>
<td>Paperbark forest</td>
</tr>
<tr>
<td>Vineyard mounds and site</td>
<td>19th century European landscape</td>
</tr>
</tbody>
</table>
Soil conservation structures | Early 19th century drainage works
---|---
Aboriginal grinding & sharpening grooves | Native pastures

**Relationship to other themes:**

- Aboriginal cultures—remnants of pre-European vegetation and landscape
- Convict—convict-era drainage and vineyards;
- Agriculture and pastoralism—modification of landscapes;
- Education—campus landscape.

**Historical/Thematic Context:**

Tocal encapsulates multi-layered evidence of the ways in which successive occupants of the site interacted with and shaped their physical surroundings.

Archer (2007) demonstrated how the pre-European landscape of Tocal was a product of the interaction between the lifestyle practices of the Aboriginal people and their environment. Key Indigenous interactions included regular, strategic burning of selected areas for various reasons such as to provide favourable areas for game where hunting prospects would be enhanced. The most tangible evidence of Indigenous habitation at Tocal today comprises several rock outcrops containing grinding and sharpening grooves created by use over hundreds, perhaps thousands, of years.

The principal elements of Tocal's pre-European landscape, indicated in Archer's diagram below, are wetlands, rainforest, open woodlands, grasslands and paperbark forest. All are still evident today despite extensive modification of some elements by European occupation, agricultural and pastoral activities. In recent years some of these modifications have been reversed. Parts of Tocal's wetlands have been restored and Tocal's remnant rainforest, situated in close proximity to Tocal Homestead, has been expanded through regeneration. This rainforest now includes the interpretative Pumby Brush Walk.

Evidence of the impact of early colonial agriculture on Tocal's landscape includes extensive clearing (which now shows varying degrees of regrowth), and the drainage of some of the wetlands, although large areas of wetland remain. Webber drained some of these wetlands in the 1820s, for which he received praise at the time. Other evidence of Webber's impact on the Tocal landscape include the mounds of his vineyard which are still clearly evident, a testament to his innovation and the toil of his assigned convicts.

Evidence of the impact of European settlement is also provided at Tocal by Aboriginal grinding rocks within the bank of Webber's Creek that are now under water at high tide. This indicates a marked rise in water levels during the Aboriginal era of occupation.

Today most of the Tocal property outside the Homestead precinct is a rural landscape formed by agricultural and pastoral activities since 1822. This landscape comprises a mixture of heavily timbered country, eucalypt regrowth, native/naturalised pasture and improved pasture.

Tocal's natural vegetation contrasts with the 19th century European landscape around the lagoon. Poplars, willows and other planted species dominate the lagoon and flats around Tocal Homestead, their presence demonstrating European interaction with the environment for aesthetic and amenity purposes.

European efforts to manage Tocal's spaces for agriculture in the colonial era are particularly evident in the extensive sets of timber post-and-rail fences that radiate from the Tocal lagoon to provide access to water for animals in several separate paddocks.

---

101 Dawson, 1830 and Walsh, 2007
and to facilitate stock movement to and from the yards and sheds. Tocal's lagoon was a deciding factor in the use of this area by both Aborigines and Europeans, as it provides a permanent source of fresh water for people and animals. For Aborigines it was also an important source of food, not only from fish and other marine life but also from the numerous species of water birds for which the lagoon provides habitat. These include spoonbills, pelicans, wood ducks, moorhens, stilts, cormorants, ibis, herons, coots, egrets and black swans\footnote{Aartsen, 1991; Hathway, 2003}.

Transport infrastructure has significantly impacted on the Tocal landscape. Evidence of Settlers' Road can be found in several places on Tocal. This was the early road north from Maitland that, of necessity, skirted upstream (west) of the tidal reach of Webber's creek to provide a shallow crossing. In 1849 the current Tocal Road and bridge were completed,\footnote{Maitland Mercury, 1 August 1849} effectively splitting the eastern portion of Tocal in two and ending the estate's previously unencumbered corridor to the Paterson River. The construction of the North Coast Railway further dissected the Tocal property to the west in 1911.

Tocal's natural landscape was a major source of inspiration for Philip Cox and Ian McKay's prize-winning design of the CB Alexander Campus in 1963. The campus buildings were designed to merge into the hill-top to form part of the landscape, with the chapel as the centrepiece. The buildings' architecture reflects the vernacular of the colonial timber buildings at Tocal Homestead, particularly Blacket Barn.

Several studies on various aspects of Tocal's landscape have been undertaken, which serve to inform and guide future usage. These include a reconnaissance survey of Tocal's natural environment\footnote{Aartsen, 1991}, a Tocal landscape master plan\footnote{Ratcliffe, 1994}, a report on the rehabilitation of Tocal's Quarry Creek wetlands (Heinrich, 1996), and a vegetation development and management plan for the Tocal Homestead precinct\footnote{Heinrich, 1998}.

Details of the extensive conservation and landcare measures that have been implemented on Tocal since 1965 are provided in the theme on agriculture and pastoralism.
Analysis of Significance:

The Tocal landscape today provides strong evidence of the principal elements of its pre-European form. Notable among these are the extensive wetlands and a regenerated rainforest (with interpretative walk), both of which are excellent and uncommon examples of their type.

The landscape shows substantial evidence of European modification for agricultural and pastoral activities, including clearing, drainage and vineyard mounding in the 1820s and 1830s, intensive land use and fencing around the Homestead precinct in the stud stock era (1840s to 1920s), and the imprint of modern agricultural practices within the beef, dairy and poultry industries. The large education facility constructed in the 1960s became a second focal point of the estate in juxtaposition to the Homestead/lagoon precinct and brought its own distinctive contribution to European shaping of the landscape.

The Tocal landscape demonstrates the impact of transport infrastructure on the estate and provides a fine example of 19th century European landscape around the Homestead and Tocal lagoon, planted for aesthetic and amenity purposes.

Given the strong evidence of associations of the Tocal landscape with diverse Indigenous and European interactions, in addition to the aesthetic importance of the Campus landscape and the scarcity and quality of the wetlands and rainforest, the Tocal landscape and environment are of considerable NSW heritage significance.
### Level of Significance (Local/NSW/Nat): NSW

<table>
<thead>
<tr>
<th>Significance criteria met</th>
<th>Inclusion guidelines satisfied</th>
</tr>
</thead>
</table>
| (a) historic significance | • shows evidence of a significant activity  
• is associated with a significant activity or historical phase  
• maintains or shows the continuity of a historical process or activity |
| (d) social significance   | • is importance for its association with an identifiable group                                                                                             |
| (f) rarity                | • provides evidence of a defunct way of life or process                                                                                                    |
| (g) representative        | • is a fine example of its type  
• has the principal characteristics of an important group of items  
• has attributes typical of a particular way of life  
• is outstanding because of its setting and integrity |

### Brief Chronology:

1822  James Webber granted land at Tocal;
1843  Webber sold Tocal to Caleb and Felix Wilson;
1841  Tocal Homestead built;
1843  Tocal leased to Charles Reynolds (lease continued to 1907);
1907  Tocal sold to Charles’ son, Frank Reynolds;
1926  Tocal sold to Jean Alexander who took up residence with three siblings;
1947  CB Alexander died, the last of the Alexander family at Tocal;
1963  Ownership of Tocal passed to the Presbyterian Church;
1965  The CB Alexander Presbyterian Agricultural College, Tocal, opened;
1965  A detailed farm plan prepared to guide future changes to the farm’s landscape;
1970  CB Alexander Foundation established and College operated by NSW Government;
1987  Tocal Homestead opened to visitors;
2002  Tocal Visitor Centre opened;
2006  The education facility at Tocal became the CB Alexander Campus of Tocal College.

Supporting references are listed at the end of this volume.
4.7.5 Theme 6: Education – CB Alexander Campus of Tocal College

<table>
<thead>
<tr>
<th>Australian theme:</th>
<th>6. Educating</th>
</tr>
</thead>
<tbody>
<tr>
<td>NSW themes:</td>
<td>Education</td>
</tr>
<tr>
<td>Item title:</td>
<td>CB Alexander Campus of Tocal College</td>
</tr>
<tr>
<td>Item locations:</td>
<td>Tocal campus precinct, Paterson</td>
</tr>
</tbody>
</table>

List of Item(s):

This item consists of the whole complex of buildings at the CB Alexander Campus of Tocal College, Paterson. These include the EA Hunt Hall, Tocal Chapel, administrative and teaching facilities, dining room, student and staff residential accommodation.

Relationship to other Themes:

This section addresses the significance of the CB Alexander Campus buildings only in relation to education history and heritage. The creative and architectural significance of the campus buildings are addressed under the theme ‘creative endeavour’ which follows the education theme.

Historical/Thematic Context:

Tocal's last private owner, Charles Boyd Alexander, died in 1947 leaving a complex will that intended his estate be used to assist destitute, homeless and orphan children by training them for agricultural careers. Alexander's will was over-prescriptive and initially proved impossible to enact. It was not until 1963 that the Alexander Trustees and the NSW Equity Court accepted a proposal, championed by the Law Agent for the Presbyterian Church, EA Hunt, for the Trustees of the Church to use Alexander's bequest to establish an agricultural college for boys on the Tocal estate.107

In 1963 architects Philip Cox and Ian McKay designed the College, and construction began in early 1964. The CB Alexander Presbyterian Agricultural College commenced operation in 1965 with an initial intake of 15 male students. The College was formally opened in that year by the then Prime Minister of Australia, Sir Robert Menzies.

In terms of education history the College is a remarkable example of a 1960s residential facility of private/benevolent origins, purpose-built to provide hands-on, practical farm-based training in agriculture. With its farms, 92 student rooms, dining room and teaching facilities, it is an archetypical residential agricultural college of the post-war period. The social and cultural context of its establishment is reflected in the College motto ‘Bonus agricola vir bonus’ which means a good farmer is a good citizen. These cultural underpinnings are based on the notion of the yeoman farmer and the inherent respectability and worth of working on the land.

Faced with financial difficulties, in 1970 the operation of the College was transferred to the New South Government and the College was renamed the CB Alexander Agricultural College. The transfer occurred during a period in which the New South Wales was establishing new agricultural colleges. It had recently established a college near Leeton in 1963—named Yanco Agricultural College in 1965 and later renamed Murrumbidgee College of Agriculture—and Orange Agricultural College in 1973. These were in addition to Hawkesbury Agricultural College established in 1891 and Wagga Wagga Agricultural College established in 1949.108

---

107 Brouwer, 2007; Hunt, 1972
108 Black, 1976
Since 1970 the NSW Government has operated the College at Tocal through its agency responsible for agriculture (then the Department of Agriculture and now NSW Industry and Investment). The College became the CB Alexander Campus of Tocal College in 2006. At the same time Murrumbidgee College of Agriculture became a campus of Tocal College known as Murrumbidgee Rural Studies Centre.

As part of the change in 1970, ownership of the Tocal lands were transferred to be held in trust by the CB Alexander Foundation, a not-for-profit statutory authority established under a NSW Act of Parliament, the CB Alexander Foundation Act, 1969.

Since 1970 the campus has undergone many significant changes although its fundamental aim to provide practical, residential farm training has never waivered. The changes fall into two broad categories—those associated with increasing social inclusion and those associated with the adoption of Australia's national training reform agenda.

In terms of increasing social inclusion, and the expansion associated with its implementation, female students were admitted to the College for the first time in 1972 and now constitute a majority of enrolments in the full-time courses. Modifications and additions to campus buildings occurred in 1974, 1987, 1994, 1996, 1997 and 2010, all of which were in keeping with the original architectural style and site master plan. In 1980 the College began its current suite of part-time courses with the inaugural intake of Dairy Apprentices, followed in 1994 by Rural Traineeships. In 1981 the College added distance education to its operations when it became the base for NSW Agriculture's home study program.

At various times the College has provided training to overseas students in full-time and short courses. These students were drawn from countries such as the Seychelles, Bhutan, Pakistan and the Falkland Islands. They included members of the African National Congress who were political refugees from southern Africa. The campus continues to provide short courses to visiting overseas groups.

Tocal further broadened the scope of its operation when it launched Australia's first Certificate in Landcare in 1995, the National Rural Business Management Program in 1996, a specialised Certificate III in Agriculture (Horse Breeding) in 1999 and the Diploma of Landcare and Natural Resources in 2000. The College also provides a comprehensive range of short courses for farmers and those interested in the land.

A cornerstone of Tocal's education philosophy is to service learners living in rural areas who are disadvantaged by lack of access to training due to their remoteness. The College continues to meet this challenge through flexible delivery modes, maintenance and enhancement of its residential facilities and by providing a range of scholarships. It is notable that since the mid-2000s College staff have travelled to many parts of Australia to provide skills recognition services to Aboriginal communities in remote areas.

Since 1984 the College campus has hosted the Tocal Field Days, a three-day annual event that provides a mix of education activities, craft demonstrations and commercial displays, targeted at farmers, people living in rural areas, and the wider community.109

The College adopted Australia's national training reform agenda which began in the 1990s and continues to drive change, particularly in the Vocational Education and Training (VET) sector in which the College operates. In 1994 Tocal's courses were accredited and the College became a nationally Registered Training Organisation (RTO). Tocal quickly moved to competency-based training as industry agreed on national competency standards. The College adopted the new national agricultural Training Packages 110 in 1998, the first agricultural training provider to do so in

109 Hathway, 2007
110 ‘Training Package’ in this context means a set of national competency standards and a specified list of qualifications that can be delivered.
Australia. Tocal continues to adopt and comply with the national provisions of the Australian Qualifications Training Framework (AQTF) as they evolve.

In 1996 the College received a Demonstrating Best Practice award and grant for its implementation of competency-based training using problem-based learning. In 1997 the College was awarded the Rivercare Gold Medal for General Education and the Landcare Bronze Medal for Education. In 2000 it received the Rivercare Award for Excellence in Landcare Education. In 2003 the College and the associated Tocal Agricultural Centre were designated as the New South Wales Centre for Excellence in Agricultural Education.

The Tocal campus has produced thousands of graduates since its commencement in 1965, many of whom have proceeded to distinguished careers in the private and public sectors.

Analysis of Significance:

This section covers the education significance of the College. Its aesthetic and architectural significance are addressed in a separate theme.

The CB Alexander Campus of Tocal College is an exceptionally fine example of a private, purpose-built residential education facility for agricultural training established in the post-war period. The Campus is significant in the history of Vocational Education and Training (VET) in Australia, particularly in agriculture, conservation and land management.

The Campus at Tocal is the only full-time, farm-based, residential agricultural establishment in New South Wales that continues to operate in the VET sector. The previous Hawkesbury, Wagga Wagga and Orange agricultural colleges are now part of university campuses.

Level of Significance (Local/NSW/Nat): National

<table>
<thead>
<tr>
<th>Significance criteria met</th>
<th>Inclusion guidelines satisfied</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) historic significance</td>
<td>• shows evidence of a significant activity</td>
</tr>
<tr>
<td></td>
<td>• is associated with a significant activity or historical phase</td>
</tr>
<tr>
<td></td>
<td>• maintains or shows the continuity of a historical process or activity</td>
</tr>
<tr>
<td>(c) aesthetic significance</td>
<td>• is aesthetically distinctive</td>
</tr>
<tr>
<td>(g) representative significance</td>
<td>• is a fine example of its type</td>
</tr>
</tbody>
</table>

Brief Chronology:

1947 CB Alexander died, the last of the Alexander family at Tocal;
1963 Ownership of Tocal passed to the Presbyterian Church Trust;
1963 College designed by Philip Cox and Ian McKay;
1964 Construction of the College commenced;
1965 The CB Alexander Presbyterian Agricultural College, Tocal, opened by Sir Robert Menzies, then Prime Minister of Australia;
1970 CB Alexander Foundation established and College operated by NSW Government;
1972 First female students enrolled;
1980 Inaugural intake of Dairy Apprentices;
1981 Distance education commenced;
1984 Tocal Field Days began;
1985 Problem-based learning introduced;
1994 College courses accredited and Rural traineeships commenced;
1995 Certificate in Landcare commenced;
1996 National Rural Business Management Program delivered by the College;
1998 The College adopted the national agricultural Training Packages;
1999 The specialised Certificate III in Agriculture (Horse Breeding) commenced;
2000 Diploma in Landcare and Natural Resources commenced;
2003 Tocal Agricultural Centre designated as a Centre of Excellence in Agricultural Education;
2006 The education facility at Tocal became the CB Alexander Campus of Tocal College.

Supporting references are listed at the end of this volume.

4.7.6 Theme 8: Developing Australia's cultural life - CB Alexander Campus of Tocal College

<table>
<thead>
<tr>
<th>Australian theme:</th>
<th>8. Developing Australia's cultural life</th>
</tr>
</thead>
<tbody>
<tr>
<td>NSW themes:</td>
<td>Creative endeavour</td>
</tr>
<tr>
<td>Item title:</td>
<td>CB Alexander Campus of Tocal College</td>
</tr>
<tr>
<td>Item locations:</td>
<td>Tocal, Paterson</td>
</tr>
</tbody>
</table>

List of Item(s):
This item consists of the whole complex of buildings at the CB Alexander Campus of Tocal College, Paterson. These include the EA Hunt Hall, Tocal Chapel, administrative and teaching facilities, dining room and student and staff residential accommodation.

Relationship to other Themes:
This section addresses the significance of the CB Alexander Campus buildings in relation to creative endeavour in the field of architecture. The education significance of the campus buildings is addressed under the education theme in the previous section.

Historical/Thematic Context:
In 1963 the Trustees of the Presbyterian Church were granted the estate of CB Alexander for the purpose of establishing an agricultural college on the Tocal property. In that year the Church commissioned architects Philip Cox and Ian McKay to design the new College. The architects’ working drawings were approved in November 1963, the contract for the construction of the College was finalised in January 1964 and construction commenced shortly after.

In 1965, the year the College opened, the campus buildings won the Blacket Award for a Building of Outstanding Merit, presented by the Royal Australian Institute of Architectural.

Hunt, 1972
Architects, NSW Chapter. In the same year Philip Cox and Ian McKay were also awarded the Sir John Sulman Architectural Prize for the outstanding merit of the Tocal campus buildings.

Tocal College is situated on the hilltop immediately south of the historic Tocal Homestead. The principal components of the College complex consist of lecture rooms, teaching laboratories, assembly hall, administration area, staff offices, library, student residential facilities including bedrooms, dining room and kitchen, and several staff residences. The College was initially designed with a capacity of 92 residential students.

Dormitory and teaching buildings, with courtyards, are grouped around three sides of a central quadrangle. The fourth side opens to a dramatic view of the Tocal Homestead and the Paterson valley.

In the main quadrangle the Chapel with its spire is the focal point of the College. The spire and the roof of the EA Hunt hall, with their robust bolted timber structures, integrate the buildings with the site. The prominence of the Chapel reflects the role played by religion in the establishment of the College. The repetition of the chapel's design features, such as exposed laminated concrete beams, in other areas of the campus serve to integrate the sacred and secular functions of the various buildings and to impart a sense of spirituality across the campus.

The landscape is one of scattered spotted gum (Corymbia maculata) and other native trees and shrubs. Lawns are maintained but are not irrigated thereby reflecting the moods of the Australian landscape.

There is an extensive use of natural materials of timber, brick and tiles. The timbers used are from the area and include ironbark, brush box and tallow wood. Timberwork is exposed and includes large verandah post and roof beams. The campus features masonry pavers, which was highly innovative at the time of its construction when these materials were known only as 'electric bricks' and primarily buried on top of electrical cable. The campus brickwork is purposefully rough to indicate the rustic nature of the buildings. Rubble drains are used extensively in lieu of gutters. On the buildings where gutters were required copper has been used.

The vision for the buildings to age and merge with the landscape and mature with age has been achieved, and later additions have followed the spirit, intention and detail of the original concepts.

Analysis of Significance:

Designed for the Presbyterian Church of Australia in 1963 as a post-secondary level agricultural college, the Tocal campus was the first major commission for the association of architects Philip Cox and Ian McKay, and it established their design reputation for environmental sensitivity.

They adapted the principles of vernacular architecture to a large-scale complex, reflecting the grander vernacular of the silos and barns in the region, which was completely alien to the prevailing modernist institutional architecture of its time. They also incorporated the aesthetics of Japanese architecture in the composition of external spaces and timber detailing throughout the complex.

The campus epitomises the Sydney School whose principles include loose extendable planning, integration with the landscape, use of local materials, honest structural expression and return of crafted architecture.

The additions and modifications undertaken since 1965 have maintained the integrity of design and the aspirations of the original architects. No other campus in Australia can demonstrate the remarkable continuity of architectural integrity, use and purpose from initial establishment to the present that the Tocal campus demonstrates.
The campus is one of only 21 buildings currently listed (April 2010) by the Australian Working Party of DOCOMOMO \(^{112}\) in its register of important Modern Movement buildings in Australia. The campus appears on the list among buildings such as the Sydney Opera House and the Academy of Science in Canberra \(^{113}\).

The campus buildings’ exemplification of the Sydney School of architecture and their environmentally sensitive design demonstrates the considerable national significance of the CB Alexander Campus in the theme of creative endeavour.

**Level of Significance (Local/NSW/Nat): National**

<table>
<thead>
<tr>
<th>Significance criteria met</th>
<th>Inclusion guidelines satisfied</th>
</tr>
</thead>
</table>
| (c) aesthetic significance | • shows or is associated with creative or technical innovation or achievement  
• is aesthetically distinctive  
• has landmark qualities  
• exemplifies a particular taste, style or technology |
| (g) representative significance | • is a fine example of its type |

**Brief Chronology:**

- 1963 College designed by Philip Cox and Ian McKay;
- 1964 Construction of the College commenced;
- 1965 The campus buildings won the Blacket and Sulman awards for architectural excellence;
- 1967 Student rooms 63 to 92 built;
- 1974/75 Construction of Glendarra block 1 and south western part of Crawford Court and Farm Machinery Demonstration Room;
- 1979 Swimming Pool constructed;
- 1987 Conversion of former machinery bay to offices and the creation of McFarlane Court. Completion of the north eastern elements of Crawford Court including substantial extensions to the Library and Computer Room;
- 1995 Construction of Glendarra 2 accommodation;
- 1996-97 Construction of the southern elements of McFarlane Court and extensions to far north eastern part of campus, North Court;
- 1998 Construction of Hunter-Central Rivers Catchment Management Authority offices at Glendarra (the agency was then known as the Hunter Catchment Management Trust);
- 2010 extensions to dining room and kitchen; construction of residential supervisors' cottage; adaptive re-use of former staff cottages as group accommodation; refurbishment and modification of Glendarra 1 accommodation; adaptive re-use of a dairy shed as a dairy training field laboratory.

Supporting references are listed at the end of this volume.

---

\(^{112}\) DOCOMOMO stands for Documentation and Conservation of the Modern Movement.

\(^{113}\) DOCOMOMO, 2010
4.8 Analysis against Criteria

a) an item is important in the course, or pattern, of NSW's cultural or natural history;

Tocal has been an important part of New South Wales cultural history. This is evidenced by the analysis in Sections 4.7.2 - 4.7.6.

ATTRIBUTES:
The Tocal Homestead (the Precinct and individual components, particularly Silos, Blacket Barn, Thunderbolts Cottage and Stables, Bull Barn, the Homestead, carriage drive, timber fences, Barracks and Sand Yard)

Tocal (property as a whole), historical and land grant.

Farm management practices over the life of farm including paddock names and fences.

World War II U XD and bunker.

Vineyard site.

19th century drains and convict quarry sites.

Bona Vista plus plantings, drive and views

Glendarra Homestead Precinct drive and fencelines.

b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;

Tocal has been associated with a number of people significant to New South Wales cultural history, including

• James Webber
• Caleb and Felix Wilson
• Edmund Blacket
• Charles and Frank Reynolds
• CB Alexander
• EA Hunt
• Philip Cox
• Ian McKay.

Refer Section 4.4 for additional details.

ATTRIBUTES:

• Associations as listed above.

c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;

Tocal exhibits a number of these values (refer also Sections 4.7.3 – 4.7.6):

• Aesthetic values extend to the whole property, including the valleys, pastures, landscape features, trees, water features, buildings and the overall setting. It is one of the strong values remarked upon by all people who visit the place.

There are particular views and viewing point is that the identified:
To/from Tocal Homestead in all directions;
- view to the Homestead over the lagoon from the Paterson Road viewing point;
- view between the Homestead and College;
- view from hills particularly Dunnings, Bona Vista and View Paddock;
- view of front of College through breezeway to Chapel; and
- view to Duninald Estate and Bonavista.

Creative achievement are demonstrated by:
- The Blacket barn.
- College, particularly the Chapel, EA Hunt Hall and Dining Room within the complex and innovative use of timber.
- the College as an overall design which is illustrated by its architectural awards (Blacket and Sulman), its listing on the Australian Institute of Architects National Heritage Register and as a formative work of notable architects Philip Cox and Ian McKay, which is still held in high regard as an important work in their profession.

ATTRIBUTES:
- Views identified above
- Pastoral landscape
  - Juxtaposition of remnant natural environment and cultivated landscape
  - Tocal Homestead
  - Quiet and peaceful setting, rural sounds and seasonal change
  - Siting of the Homestead.
- Blacket Barn
- College particularly Chapel, EA Hunt Hall, Dining Room.

**d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;**

Tocal has a particular association with the local community where it is held in high regard, the farming community through students, ex-students, attendees in short courses and through the field days which have annual attendances of about 30,000 people.

ATTRIBUTES:
- Friends of Tocal
- Current and past students
- Field days
- Tourist use
- Educational use
- Volunteer Guide system.
e) an item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history;

Tocal has potential to yield more information and this study has unearthed research and details of the earliest structures of the Homestead. This richness of potential includes:

- Indigenous as detailed in Section 4.7.1, it is finished.
- The archaeological sites include: (refer Volume 3 for further details)

<table>
<thead>
<tr>
<th>Inv. No</th>
<th>Site Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOCAL</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Former structure near Tyeli Lagoon</td>
</tr>
<tr>
<td>3</td>
<td>Gravel Quarry</td>
</tr>
<tr>
<td>6</td>
<td>Glendarra area</td>
</tr>
<tr>
<td>12</td>
<td>Wilbee</td>
</tr>
<tr>
<td>14</td>
<td>Pethebridge House</td>
</tr>
<tr>
<td>16</td>
<td>Abandoned Stone Quarry</td>
</tr>
<tr>
<td>17</td>
<td>Clarkes’ Hut</td>
</tr>
<tr>
<td>20</td>
<td>Colonial Huts</td>
</tr>
<tr>
<td>25</td>
<td>Vineyard</td>
</tr>
<tr>
<td>27</td>
<td>Settler’s Road</td>
</tr>
<tr>
<td>36</td>
<td>Former cattle yards</td>
</tr>
<tr>
<td>43</td>
<td>Strewn rocks</td>
</tr>
<tr>
<td>48</td>
<td>Possible hut site</td>
</tr>
<tr>
<td>52</td>
<td>Colonial huts, Bona Vista</td>
</tr>
<tr>
<td>55</td>
<td>Huts on Dam</td>
</tr>
<tr>
<td>57</td>
<td>Possible bridge</td>
</tr>
<tr>
<td>TOCAL</td>
<td></td>
</tr>
<tr>
<td>HOMESTEAD</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Stone bridge</td>
</tr>
<tr>
<td>32</td>
<td>Sheep wash</td>
</tr>
<tr>
<td>33</td>
<td>Former bridge</td>
</tr>
<tr>
<td>34</td>
<td>Thunderbolt’s Laundry</td>
</tr>
<tr>
<td>37</td>
<td>Former granary</td>
</tr>
<tr>
<td>39</td>
<td>Former washhouse</td>
</tr>
<tr>
<td>40</td>
<td>Former feed shed</td>
</tr>
<tr>
<td>46</td>
<td>Building remnants</td>
</tr>
<tr>
<td>47</td>
<td>Stallion yards privy</td>
</tr>
<tr>
<td>55</td>
<td>Homestead drain</td>
</tr>
<tr>
<td>60</td>
<td>Former sites of First Homestead</td>
</tr>
<tr>
<td>61</td>
<td>Former slab hut</td>
</tr>
<tr>
<td>62</td>
<td>Rock wall and terrace</td>
</tr>
<tr>
<td>64</td>
<td>Bridge</td>
</tr>
<tr>
<td>67</td>
<td>Site near Lagoon</td>
</tr>
</tbody>
</table>

- 19th century farming.
- Best farm practices.
- Architecture including the 19th century timber farm structures and the College (refer also sections 4.7.3 – 4.7.6).

ATTRIBUTES:

- Indigenous sites/items listed above
- Archaeological site listed above and remnant elements of earlier structures, stone walls, bridges, settlers road, stone steps and drains
- College, particularly the 1960s original building
f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;

There are compartments rare flora and fauna including:
- Scrub Bottletree in Ridge Paddock.
- Remnant Red Cedar and other rainforest species.
- Habitat of wedge-tailed eagles.
- Stand of old paper bark.
- Habitat for flying foxes.

ATTRIBUTES:
- Items listed above
- Remnant vegetation communities on site
- Remnant indigenous trees at Campus
- Remnant vegetation at Glendarra.

g) an item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places; or cultural or natural environments.

The key components that demonstrate the principal characteristics of a class are the College buildings as representative architecture of the Sydney School.

ATTRIBUTES:
- College particularly the 1960s original buildings.

4.9 Statement of Significance

4.9.1 Site

Tocal comprises a rural estate and collection of farm structures, equipment, and employee and employer residences that are remarkable for their extent and integrity over the whole period of European settlement at Tocal, from 1822 to the present day.

It is equally remarkable that the Tocal has never been subdivided since first settlement, nor has it been subject to any development dissonant with its essential character as a rural estate. Management has consistently respected and nurtured Tocal since it was granted in 1822, resulting in a landscape whose distinctiveness and integrity is extremely rare and unparalleled in Australia's national heritage.

Furthermore, the history of Tocal as a commercial farm and of the people who lived and worked there has been well documented from the wide range of sources that are available because of the high public profile the estate has held for the most of its European history. (This profile initially arose from the initiatives and controversies of its first settler, then from the national reputation of its stud stock and from 1965 as a well-known education institution and innovative farm.)

The heritage items of the Tocal Homestead and Tocal are of considerable representative significance, providing extensive evidence of the changing character of workplaces, work practices, lifestyles, farm and livestock operations, conservation
and land care that have occurred in agriculture and pastoralism beginning in the convict era and continuing through to the 21st century.

Tocal constitutes a remarkable national exemplar of land care, conservation and land management initiatives, and of consistent, environmentally sensitive farm planning and management spanning 45 years.

In summary, Tocal demonstrates a strong association with the establishment of colonial agriculture and pastoralism outside the Cumberland Plain, and with the operation and transformation of agricultural and pastoral practices, processes, work places and lifestyles spanning three centuries. The integrity and distinctiveness of Tocal, its structures, equipment and landscape is rare and unique. It is therefore of considerable national significance.

4.9.2 Indigenous

There is a strong and long association with the Wonnarua people and evidence of axe grinding grooves, scarred trees, fish traps and artefacts plus the word “Tocal” meaning “plenty” in Koori dialect. Tocal holds social, cultural and spiritual association for their descendants and is a potential archaeological site with an opportunity to learn more about them.

4.9.3 Tocal Homestead

Tocal Homestead is an outstanding nineteenth century farm complex with a fine two storey Georgian homestead and a collection of stone, brick and timber outbuildings.

The group includes some of the most complete and innovative nineteenth century farm buildings including the Bull Barn and Blacket Barn. Other rare structures include the barracks, brick underground grain silos, pump house with horse circle and sand yard. Rare details include the power generation equipment and lift.

Tocal has also associational values with Blacket for his outstanding design of the Barn and the infamous Fred Ward the bushranger known as “Thunderbolt”. The supervisor’s cottage, known as Thunderbolt’s cottage, is of considerable significance due to its design, with the house, staff quarters and stables as part of the one building but with separate access. Also of considerable significance is the two storey townhouse type of accommodation known as the convict barracks. Both these types of accommodation for farm workers are very rare, if not unique.

The overlay of earlier evidence of a natural landscape of rainforest, wetlands and lagoons and aboriginal occupation of Koori grinding grooves is of aesthetic and historic importance. The rainforest contains an endangered plant community of remnant rainforest.

The cultural landscape has historical and aesthetic appeal as a collection of buildings on the hill, its pastoral setting which retains the original land grant in active agriculture.

The Homestead flanked by the fig trees presents a fine image of the property.

The collection of timber buildings is extensive and greater than most other nineteenth century historic farms. This provides insight into farming and construction techniques of the period.

The contribution of Tocal and its owners to agricultural development and education has continued throughout its entire life. This includes the work of Webber, Wilson, Charles and Frank Reynolds, Alexander and the current College. The contribution has extended to crops, equipment and agricultural societies and development and management of breeding stock.
4.9.4 College

Tocal College - C.B. Alexander Campus represents the historical shift in institutional architecture from one dominated by international modernist trends to one that was more locally based in its ideology.

The architecture of Tocal College applies the design characteristics of the Late Twentieth Century Sydney Regional or Sydney School on an institutional scale. Expressive structural use of robust and enduring materials seamlessly integrated within its landscape setting was a ground-breaking approach to institutional design. The application of these design principles, previously only domestically applied, was to be influential in the history of Australian architecture. These principles established a new architectural approach which rivalled the prevailing institutional architecture which was based in international modernism. The locally based approach through choice of vernacular materials and forms, (such as the language of the Tocal barn) and the environmentally sensitive response to location is credited with being a truly Australian architecture.

The architects of the College, Philip Cox and Ian Mackay, are highly regarded in the architectural profession and the College was an important accomplishment early in their respective careers.

In 1965 Tocal College received the Australian Institute of Architects highest honour, the Sulman Medal and the Blacket Award for Outstanding Merit in rural NSW. It was nominated as the Building of the Decade for the 1960s in 2004 and received the Award for Enduring Architecture from the NSW Chapter Australian Institute of Architects in 2014. The College is held in very high esteem by the architectural profession for its cultural value as a seminal work of architecture that played a significant role in the direction of Australian architectural practice in the latter half of the twentieth century.

Tocal College is an outstanding example of the Sydney School style of architecture as applied on an institutional scale.

Tocal College is historically significant for its association with Tocal Homestead and Tocal Farm which is one of the oldest colonial properties in the Hunter Region and played a significant role in the history of agriculture in New South Wales. Tocal College - C.B. Alexander Campus continues to play a part in the agricultural history of the state by providing agricultural education.

The movable collection was designed to complement the design of the College and contributes to its integrity. The tapestry is a significant art work by renowned Australian textile artist Margaret Grafton and is integral to the aesthetic significance of the chapel interior.

4.9.5 Agricultural Education and Training

There is a strong attachment to Tocal on the part of the contemporary community resulting from its continuing role over many decades as an important agricultural teaching and training resource within the State of NSW, its acclaim as a longstanding viable agricultural enterprise and its widely acknowledged heritage significance as an early, intact centre of pastoralism in Australia.

Tocal is one of the few remaining institutes providing live in, practical, farm-based training in agriculture.
4.9.6 Social

Tocal contributes greatly to community life through the publicly available swimming pool and availability of its other facilities.

It is held in high regard by the local community for its land/farm management practices and by the rural community statewide through its students, ex-students and field days.

It maintains an international reputation with regular contact with overseas organisations and other visitors.

4.10 Grading of Significance

4.10.1 Introduction

The following details help clarify the relative degrees of significance associated with the site, buildings and landscape. They are divided as suggested by JS Kerr in the Conservation Plan into the following levels:

- Exceptional
- Considerable or High
- Some, Contributory or Moderate
- Little or Low
- Non-Contributory or Neutral
- Intrusive.

Those of Exceptional significance could be considered as of National Heritage Value and those of Considerable significance of State Heritage Value.

Elements that are exceptional and considerable are considered intrinsic to the significance of the place.

Notwithstanding the division into levels of significance, all elements contribute to the overall appreciation of the place and it is critical to consider all elements for future conservation of the place.

The assessment is based on the elements’ contributions to the integrity and significance of the site and its significance.

Tolerance of change is applied to elements to identify the extent to which they retain their integrity and/or provide important evidence of the site’s significance in their existing form, fabric, function and/or location when subject to change.

<table>
<thead>
<tr>
<th>Tolerance for Change</th>
<th>Application to Tocal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Tolerance</td>
<td>The key attribute (form, fabric, function and/or location) embodies the heritage significance of the component and its contribution to Tocal. It retains a high degree of intactness with only very minor alterations that do not detract from significance. The key attribute should be retained and conserved through maintenance and preservation.</td>
</tr>
<tr>
<td>Some Tolerance</td>
<td>The key attribute (form, fabric, function and/or location) embodies the heritage significance of the component and its contribution to the site. It has undergone some alteration which does not detract from its significance.</td>
</tr>
</tbody>
</table>
### Tolerance for Change

<table>
<thead>
<tr>
<th>Tolerance for Change</th>
<th>Application to Tocal</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The key attribute should generally be retained and conserved, however, it may be altered to some degree without adverse impact on heritage significance.</td>
</tr>
<tr>
<td><strong>Moderately Changeable</strong></td>
<td>The key attribute (form, fabric, function and/or location) only partly embodies the heritage significance of the component and the site, or has been modified. The key attribute should be retained and conserved. There is greater opportunity for change with less adverse impact.</td>
</tr>
<tr>
<td><strong>Reasonably Changeable</strong></td>
<td>The key attribute (form, fabric, function and/or location) has relatively little heritage significance, but contributes to the overall significance of the component and/or the site. Alterations detract from significance or the original attribute is difficult to interpret. There is considerable opportunity for change without adverse impact.</td>
</tr>
<tr>
<td><strong>Substantial Change Possible</strong></td>
<td>The key attribute (form, fabric, function and/or location) has little or negligible heritage significance to the component or the overall site. It can be changed as desired.</td>
</tr>
</tbody>
</table>

#### 4.10.2 Tocal

The number of items within the overall site and in each precinct or building is extensive so it is not feasible to include a breakdown of the significance of all components within any one element. If an individual element or building conservation plan was prepared then it would extend to this detail. The approach here is to identify the significance of the item as a whole and the components in general so that a complete picture can be understood.

### Site Component

<table>
<thead>
<tr>
<th>Site Component</th>
<th>Grade of Significance</th>
<th>Tolerance for Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tocal property (Incl. all earlier estate phases)</td>
<td>Exceptional</td>
<td>Low</td>
</tr>
<tr>
<td>Western Vineyard site (trenched terraces)</td>
<td>Exceptional</td>
<td>Low</td>
</tr>
<tr>
<td>Original 1820s grant area/boundaries</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>1820s Church/school land boundary</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Fencelines relating to old alignments</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Remnants of Settler’s Road</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Archaeological potential</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Address to Paterson River etc.</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Adjoining Lagoons &amp; Webber’s Creek</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Natural drainage patterns</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>19th century farm fence/paddock layout</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Site Component</td>
<td>Grade of Significance</td>
<td>Tolerance for Change</td>
</tr>
<tr>
<td>----------------</td>
<td>-----------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Entry layout/conifers at Tocal Rd</td>
<td>Moderate</td>
<td>Moderate/High</td>
</tr>
<tr>
<td>Early 19th century drainage works</td>
<td>Exceptional</td>
<td>Low</td>
</tr>
<tr>
<td>Tocal remnant vegetation communities</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Old paperbarks (marked trees?) at/near Little Market Paddock</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Remnant local rainforest occurrences</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>OPIT site</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Early paddock names</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Convict quarry sites</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Deciduous tree lot plantings to north</td>
<td>Low/Intrusive</td>
<td>Moderate</td>
</tr>
<tr>
<td>Evidence of pre-1834 ‘ditch’ to Tocal Lagoon</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Log drain near wetland</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Tocal archival records/artefact resource</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Railway line</td>
<td>Little</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Replaced material if not an accurate reconstruction or new non-original material, e.g. handrail to stairs to loft of stone</td>
<td>Some</td>
<td>Substantial</td>
</tr>
<tr>
<td>Numeralla cottage and messuage</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Numeralla Dairy</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Numeralla Broiler Sheds</td>
<td>Neutral</td>
<td>Substantial</td>
</tr>
<tr>
<td>Daley Kidd house</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Kidd house site</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Former structure near Tyeli lagoon</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Glendarra Homestead</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Glendarra Homestead messuage</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Glendarra Hayshed</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>S 32° 38.323’ E 151° 36.141’. stone foundations</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>S 32° 38.379’ E 151° 36.120’. The earth impression of a former timber farm building</td>
<td>Some</td>
<td>Low</td>
</tr>
<tr>
<td>S 32° 38.367’ E 151° 36.140’. The stone foundation of a building</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>S 32° 38.340’ E 151° 36.149’. Hut/fireplace remnant</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Windmill at Glendarra</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Glendarra Dairy</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Site Component</td>
<td>Grade of Significance</td>
<td>Tolerance for Change</td>
</tr>
<tr>
<td>----------------------------------------------------</td>
<td>-----------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Beef manager's cottage</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Beef manager’s shed</td>
<td>Neutral</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Bona Vista Homestead</td>
<td>Considerable</td>
<td>Some</td>
</tr>
<tr>
<td>Bona Vista Dairy</td>
<td>Little</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Bona Vista Shearing Shed</td>
<td>Little</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Bona Vista Garage</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Bona Vista Shed</td>
<td>Low</td>
<td>Reasonable</td>
</tr>
<tr>
<td>'Gardiners' cottage</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>'Gardiners' garage</td>
<td>Little</td>
<td>Reasonable</td>
</tr>
<tr>
<td>'Gardiners' shed</td>
<td>Neutral</td>
<td>Reasonable</td>
</tr>
<tr>
<td>S 32° 38.633’ E 151° 35.356’. Concrete base of former dairy</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>32° 38.610’ E 151° 35.335’. Remnants of a former structure, possibly a piggery</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>S 32° 38.561’ E 151° 35.302’. Possible saw mill site</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>S 32° 38.573’ E 151° 35.322’. Meat house (extant)</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Dairy manager's cottage</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Dairy manager's garage</td>
<td>Little</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Pethebridge house site</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Former hay shed</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Abandoned convict stone quarry</td>
<td>Considerable</td>
<td>Moderate</td>
</tr>
<tr>
<td>Clarke's hut/bungalow site</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Aboriginal axe and seed grinding grooves</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Hog Island</td>
<td>Little</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Colonial but sites (Glendarra)</td>
<td>Considerable</td>
<td>Moderate</td>
</tr>
<tr>
<td>Convict Stone Quarry</td>
<td>Considerable</td>
<td>Moderate</td>
</tr>
<tr>
<td>Aboriginal scar tree</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Aboriginal place names</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Tocal's natural landscapes</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Webber's vineyard site</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Main cattle yards (campus precinct)</td>
<td>Some</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Settlers' Road-sites and remnants</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>19th Century paddock names</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>'40 Acre' dam</td>
<td>Little</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Site Component</td>
<td>Grade of Significance</td>
<td>Tolerance for Change</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------</td>
<td>-----------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Gunnery observation post (OPIT)</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Shrapnel tree and shrapnel logs</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Fish traps site</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Gravel quarry</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Memorial trees and plaques</td>
<td>Some</td>
<td>Low</td>
</tr>
<tr>
<td>Cattle yards - Canobies paddock</td>
<td>Little</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Site of previous cattle yards</td>
<td>Little</td>
<td>Moderate</td>
</tr>
<tr>
<td>Tocal air strip and shed</td>
<td>Little</td>
<td>Moderate</td>
</tr>
<tr>
<td>Clements' Farm Dairy</td>
<td>Some</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Clements' Farm Hayshed</td>
<td>Some</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Clements' Farm Cottage Site</td>
<td>Some</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Site of former Boar Performance Test Station</td>
<td>Little</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Dunnings Hill Cottage</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Dunnings Hill Shed</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>New 'high road'</td>
<td>Neutral</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Remnant of pre 1965 fence</td>
<td>Little</td>
<td>Low</td>
</tr>
<tr>
<td>Strewn rocks</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Fire shadow</td>
<td>Some</td>
<td>Low</td>
</tr>
<tr>
<td>Possible but site</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Former rail crossing for stock</td>
<td>Little</td>
<td>Low</td>
</tr>
<tr>
<td>Bridge over Bush Paddock Creek</td>
<td>Neutral</td>
<td>Moderate</td>
</tr>
<tr>
<td>Creek crossing at Clements Farm</td>
<td>Little</td>
<td>Moderate</td>
</tr>
<tr>
<td>Abandoned bore on Numeralla</td>
<td>Little</td>
<td>Some</td>
</tr>
<tr>
<td>Causeway over Webbers Creek</td>
<td>Little</td>
<td>Moderate</td>
</tr>
<tr>
<td>Possible 1830s bridge remnants and 19th century culvert</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Dry rainforest</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Railway line through Tocal</td>
<td>Some</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Cornwall Vale precinct</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>1834 but sites on Tocal Dairy</td>
<td>Considerable</td>
<td>Some</td>
</tr>
<tr>
<td>Former colonial/convict era buildings at Bona Vista</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Calving Yards</td>
<td>Little</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Views from Dunnings Hill to Bona Vista, Duninald and Tocal Homestead</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Panoramic views from view paddock ridge</td>
<td>Some</td>
<td>Moderate</td>
</tr>
</tbody>
</table>
### 4.10.3 Tocal Homestead

<table>
<thead>
<tr>
<th>Site Component</th>
<th>Grade of Significance</th>
<th>Tolerance for Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tocal Homestead</td>
<td>Exceptional</td>
<td>Low</td>
</tr>
<tr>
<td>Siting of homestead in relation to western valley/river including traditional setting</td>
<td>Exceptional</td>
<td>Low</td>
</tr>
<tr>
<td>Homestead Garden</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Large Moreton Bay fig behind rear cottage</td>
<td>Exceptional (rare in farm)</td>
<td>Low</td>
</tr>
<tr>
<td>Mature Banyan (planted)</td>
<td>Exceptional (rare this age)</td>
<td>Low/Moderate</td>
</tr>
<tr>
<td>Other mature Fig Trees (planted)</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Mature <em>Lagunaria patersonia</em></td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Early stone wall north of homestead near Creek</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Enclosing picket fencing to homestead</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Carriage drive alignment to homestead</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Former Tennis bench</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>Pond to north Homestead lawn</td>
<td>Low/Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>Lighting fixtures to fig trees</td>
<td>Intrusive</td>
<td>High</td>
</tr>
<tr>
<td>Views to Duninald estate core (Bunya Pine)</td>
<td>High</td>
<td>Low/Moderate</td>
</tr>
<tr>
<td>Views to Bona Vista from Tocal property</td>
<td>Some</td>
<td>Low/Moderate</td>
</tr>
<tr>
<td>View from Tocal Road</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>View to Campus</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>View of lagoon from Homestead</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Scenic view to enclosed western valley</td>
<td>Some</td>
<td>Low/Moderate</td>
</tr>
<tr>
<td>Old timber post and rail fencing</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>Remnants of stone bridge abutments</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Remnants of timber bridge</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Archaeological potential</td>
<td>Exceptional</td>
<td>Low</td>
</tr>
<tr>
<td>Curtis graves</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Koori grinding grooves/other cultural evidence</td>
<td>Exceptional</td>
<td>Low</td>
</tr>
<tr>
<td>Stone retaining wall/privy? to west (rebuilt)</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Stone steps to north (near recently found walling)</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Curtis orchard (1950s version) to front</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>Recent replanting of Curtis orchard</td>
<td>Low</td>
<td>High</td>
</tr>
<tr>
<td>Site Component</td>
<td>Grade of Significance</td>
<td>Tolerance for Change</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------</td>
<td>-----------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>“Valley Garden”</td>
<td>Neutral</td>
<td>High</td>
</tr>
<tr>
<td>Tocal as a representative nineteenth century farm complex</td>
<td>Exceptional</td>
<td>Some</td>
</tr>
<tr>
<td>Blacket Barn</td>
<td>Exceptional</td>
<td>Low</td>
</tr>
<tr>
<td>Homestead contains furniture associated with the Alexander family.</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Thunderbolt’s Cottage and Stables</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Bull Barn</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Barracks</td>
<td>Considerable</td>
<td>Some</td>
</tr>
<tr>
<td>Silos</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Sand Yard</td>
<td>Considerable</td>
<td>Some</td>
</tr>
<tr>
<td>Maintenance of original grant associated with Tocal and in a pastoral activity associated with the property.</td>
<td>Considerable</td>
<td>Some</td>
</tr>
<tr>
<td>Contribution of owners (Webber, Wilson, Charles and Frank Reynolds and Alexander) to agriculture and education</td>
<td>Considerable</td>
<td>Some</td>
</tr>
<tr>
<td>Association with Blacket and Thunderbolt</td>
<td>Considerable</td>
<td>Some</td>
</tr>
<tr>
<td>Contribution of livestock to quality stock development in NSW</td>
<td>Considerable</td>
<td>Some</td>
</tr>
<tr>
<td>The collection of timber farm buildings</td>
<td>Considerable</td>
<td>Some</td>
</tr>
<tr>
<td>Original fabric within buildings</td>
<td>Considerable</td>
<td>Some</td>
</tr>
<tr>
<td>Power generation equipment</td>
<td>Considerable</td>
<td>Moderate</td>
</tr>
<tr>
<td>Former lift</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Stone Barn</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Brick stables</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Loose Boxes A</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Blacksmith and equipment</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Tea Rooms (former staff meal room)</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Kitchen</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Kitchen link</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Milk room</td>
<td>Some</td>
<td>Low</td>
</tr>
<tr>
<td>Fowl Sheds</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Store (former loose boxes)</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Loose Boxes B</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Hayshed</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Dairy (Visitors Centre)</td>
<td>Some</td>
<td>Some</td>
</tr>
<tr>
<td>Feed shed</td>
<td>Some</td>
<td>Some</td>
</tr>
</tbody>
</table>
### 4.10.4 Campus

<table>
<thead>
<tr>
<th>Site Component</th>
<th>Grade of Significance</th>
<th>Tolerance for Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main College as a whole</td>
<td>Considerable</td>
<td>Reasonable</td>
</tr>
<tr>
<td>View to Tocal Homestead</td>
<td>Considerable</td>
<td>Low</td>
</tr>
<tr>
<td>Chapel</td>
<td>Exceptional</td>
<td>Low</td>
</tr>
<tr>
<td>EA Hunt Hall</td>
<td>Exceptional</td>
<td>Some</td>
</tr>
<tr>
<td>Dining Room</td>
<td>Considerable</td>
<td>Some</td>
</tr>
<tr>
<td>Tocal College Campus</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>Remnant indigenous trees at Campus</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>1960s Building</td>
<td>Considerable</td>
<td>Moderate</td>
</tr>
<tr>
<td>Non-1960s building</td>
<td>Some</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Residences from 1960s</td>
<td>Some</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Site Component</td>
<td>Grade of Significance</td>
<td>Tolerance for Change</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>-----------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Pool</td>
<td>Some</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Stables</td>
<td>Some</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Bruce Urquart Skills Training Centre</td>
<td>Moderate</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Service Yard facility</td>
<td>Neutral</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Tank</td>
<td>Neutral</td>
<td>Low</td>
</tr>
<tr>
<td>Farm sheds</td>
<td>Neutral</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Dairy feed</td>
<td>Low</td>
<td>Moderate</td>
</tr>
<tr>
<td>Former Dairy</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Dairy Training Centre</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Dairy Buildings</td>
<td>Neutral</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Hay Shed</td>
<td>Neutral</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Glendarra 1</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Glendarra 2</td>
<td>Low</td>
<td>Moderate</td>
</tr>
<tr>
<td>HCRCMA</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Archaeological potential</td>
<td>High</td>
<td>Low</td>
</tr>
</tbody>
</table>

### 4.10.5 Glendarra

<table>
<thead>
<tr>
<th>Site Component</th>
<th>Grade of Significance</th>
<th>Tolerance for Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homestead Precinct</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Lagoon</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Former tennis court formation</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>Remnant vegetation communities</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Remnant plantings (e.g. Bougainvillea)</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Natural drainage patterns</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Siting in relation to river etc</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Early fencelines</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>Entry drive from Tocal Road (not dogleg)</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>John Swan grant boundary (1812)</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Koori artefacts/cultural evidence</td>
<td>Exceptional</td>
<td>Low</td>
</tr>
</tbody>
</table>

### 4.10.6 Bona Vista Estate

<table>
<thead>
<tr>
<th>Site Component</th>
<th>Grade of Significance</th>
<th>Tolerance for Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remnant Estate area</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Original 1820s grant area/boundaries</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Homestead Precinct</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Large Fig Tree to south of homestead</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Site Component</td>
<td>Grade of Significance</td>
<td>Tolerance for Change</td>
</tr>
<tr>
<td>-------------------------------------------------------------------</td>
<td>-----------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>White cedars to entry area</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>Plantings (along fence) to front paddocks</td>
<td>Intrusive</td>
<td>High</td>
</tr>
<tr>
<td>Existing road alignment along grant boundary</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Former early access alignment across paddock</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>Current north/south access alignment</td>
<td>Low</td>
<td>Moderate</td>
</tr>
<tr>
<td>Address to Tocal Road/Front Lagoon</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Views to Duninald Homestead (Bunya Pine)</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Views to Tocal Homestead</td>
<td>Some</td>
<td>Low</td>
</tr>
<tr>
<td>Views from Bona Vista to Front Lagoon</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Views from Paterson Road</td>
<td>Some</td>
<td>Moderate</td>
</tr>
<tr>
<td>Southern Paterson village subdivision</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Former settler’s road?</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Remnant fencelines relating to 1855 plan</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Archaeological resources</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Remnant vegetation communities</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Remnant local rainforest occurrences</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Natural drainage patterns</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Koori artefacts/cultural evidence</td>
<td>Exceptional</td>
<td>Low</td>
</tr>
</tbody>
</table>

4.10.7 National Heritage

While the analysis has been based on New South Wales Heritage Criteria, there are National Values at the Tocal which have been identified under the National Criteria.

These include:

**Criterion a):** The place has outstanding heritage value to the nation because of the place’s importance in the course or pattern of Australia’s natural or cultural history.

Tocal’s contribution to Australian agriculture and development of Australian pure bred cattle and thoroughbred horses plus an outstanding representation of a 19th century farm with outstanding structures, such as Blacket Barn.

The role convicts played in private assignment is a national value.

**Criterion c):** The place has outstanding heritage value to the nation because of the place’s potential to provide information that makes a contribution of national importance to the understanding of Australia’s history, cultures or the natural world.

The values identified under a) above together with the additional potential for indigenous sites of archaeological evidence provide an outstanding opportunity to enhance the understanding of Australian history, life and customs.
This is further reinforced as an agricultural land-use example of exceptional interest.

Criterion d): The place has outstanding heritage value to the nation because of the place’s importance in demonstrating the principal characteristics of:

i. A class of Australia’s natural or cultural places; or
ii. A class of Australia’s natural or cultural environments.

Tocal is the best example of the Sydney School of Architecture and the most complete in Australia with outstanding individual items of the Chapel and EA Hunt Hall.

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

The aesthetic values of the setting are outstanding and the relationship of the College Homestead and views to the valleys are always held in highest regard.

Criterion f): The place has outstanding heritage value to the nation because of the place’s importance in demonstrating a high degree of creative or technical achievement at a particular period.

The creative achievement of particular buildings is unsurpassed for the type of buildings in Australia. These include Blacket Barn, Chapel and EA Hunt Hall.
5.0 OPPORTUNITIES AND CONSTRAINTS

This section outlines the requirements set down by legislation and those that arise from the Statement of Significance. This will place certain controls on the place which are considered in the policies in Section 6.

5.1 Australian Heritage Council Act 2003 (AHC Act) and Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

This Act is not applicable to Tocal.

5.2 NSW Heritage Council

Both Tocal Homestead and the College Buildings are listed on the NSW Heritage Register and all work proposed on Tocal should be forwarded to the NSW Heritage Council for approval unless proposals meet the Criteria set by the NSW Heritage Council. When works are undertaken under standard exemptions, the NSW Heritage Council still require that they be notified of the proposed work.

5.3 National Trust of Australia (ACT)

Tocal is not classified by the National Trust however the National Trust, being a community based heritage organisation, will be keen to see that the place is appropriately conserved.

5.4 Australian Institute of Architects

The Australian Institute of Architects has listed Tocal campus on the National Register of Significant 20th Century Architecture and although they have no statutory power, they are a professional association with a keen interest to ensure that the heritage values of the campus buildings are appropriately conserved.

5.5 DOCOMOMO Australia National Register

The CB Alexander College Tocal is listed on the DOCOMOMO Australia National Register.

5.6 Burra Charter

The Australian ICOMOS Charter for places of cultural significance (the Burra Charter, as adopted in November 1999) provides specific guidelines for the treatment of places of cultural significance.

This study has been prepared in accordance with those principles. The Charter provides specific guidance for physical and procedural actions that should occur in relation to significant places. Guidelines relevant to Tocal are:

- The significant elements of the site should be conserved and managed in a manner which does not place the item at risk (Article 2).
- Conservation works and changes on the site should be based upon a policy of minimal intrusion and change and should not distort an appreciation of the original fabric (Article 3).
- Conservation works should be based upon best practice using traditional techniques in preference to modern adaptations (Article 4).
- Conservation and future use to consider all aspects and relative degrees of significance (Article 5).
- The policy for managing the place must be based on an understanding of significance (Article 6).
The use of the buildings and site has generally been constant throughout its life and so a similar use in the future should continue. (Article 7).

Tocal is part of the heritage landscape of the area which needs to be identified. However, there are opportunities for change while conserving the main significance of the site. (Article 8).

Buildings to be conserved should generally be retained in their current location (Article 9).

Contents which contribute to the cultural significance should be identified and retained (Articles 10 and 11). This applies to the Homestead, farm buildings and Campus.

Conservation, interpretation and management of a place should be facilitated in a manner which provides for the participation of people for whom the place has special association and meanings (Article 12).

Co-existence of cultural values to be respected (Article 13).

Conservation, preservation, restoration, reconstruction, interpretation and adaptation are all part of the ongoing conservation of the place and should follow accepted processes (Article 14–25).

This study is part of the conservation process. More detailed studies of the site may be necessary before any new major works occur to particular elements of the area (Article 26).

The impact on the significance should be considered before any change occurs (Article 27).

Existing fabric should be recorded before disturbance occurs. Disturbance of significant fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place (Article 28).

The decision making procedure and individuals responsible for policy should be identified (Article 29).

Appropriate direction and supervision should be maintained through all phases of the work and implemented by people with appropriate knowledge and skills (Article 30).

A log of new evidence changes and additional decisions should be kept (Article 30).

Copies of all reports and records relating to the significance and conservation of the place should be placed in a permanent archive and be made publicly available (Article 32).

Significant items from the site should be recorded, catalogued and protected (Article 33).

Adequate resources be provided for conservation work (Article 34).

5.7 Arising from the Statement of Significance

The general requirements are:

- Elements of exceptional significance must be retained, conserved and maintained in accordance with the Burra Charter.

- Elements of considerable significance should be retained and conserved in accordance with the Burra Charter. Minor adaptation may be considered provided significant fabric is conserved and careful recording occurs.
• Elements of some significance should be retained but could be removed, adapted or reconstructed especially to allow for the conservation of the place as a whole. Any change to be preceded by full recording.

• Elements of little significance should be retained but could be removed in part or in full or adapted provided impact on the other elements of significance is minimised and only after full recording.

• Elements identified as non-contributory could be retained or removed in part or in full provided impact on other heritage values are minimised. Work should be recorded.

• Elements identified as intrusive should be removed if and when practicable to reduce the adverse impact on the overall significance of the place or to conserve elements of greater significance.

It is important to note that some elements have been identified as being of exceptional significance and whilst certain elements would in isolation, ordinarily be considered of less than exceptional significance; in their current context (contributing to the sum significance of the place) they derive a greater level of significance. It is important that there is no loss through attrition and change of component elements to the extent that the overall exceptional significance of the place could be diminished.

5.8 Local Government

Tocal crosses the boundary of two Local Government areas.

5.8.1 Dungog Shire

The bulk of Tocal is in Dungog Shire and under LEP 2006 Tocal is zoned 1(a) Rural Zone with the area of Bona Vista zoned 9(a) Transitions Zone. The objectives of 1(a) Rural Zone are

(a) reinforce the agricultural character and landscape attributes of the area of Dungog, and

(b) promote agriculture, protect high productivity land and prevent the fragmentation of farm holdings, and

(c) ensure development is compatible with agricultural operations and does not adversely affect the environment or amenity of the locality, and

(d) prevent development which could compromise the efficient extraction of valuable deposits of minerals or extractive materials, and

(e) maintain and enhance environmentally sensitive land, particularly wetlands, riparian ecosystems, forests, woodlands and linkages between them, and

(f) allow for the natural flooding of rivers and for the temporary storage of floodwaters, and

(g) maintain and enhance local biodiversity, and

(h) provide for recreational and tourist activities that are compatible with the agricultural, environmental and conservation value of the land.

Although Tocal is State Government controlled there is still a need to have regard for the provisions of Local Environment Plans and a Development Application (DA) is required even though Council cannot refuse a DA or enforce conditions without the agreement of the State body (Refer Heritage Clauses in the Dungog Shire LEP 2006).

114 Dungog Shire LEP 2006
The current zoning prohibits commercial premises, employment and multiple dwellings but a minor amount of these items exists given the place it is and the size of the place.

Heritage issues are controlled under the New South Wales Heritage Act 1977.

5.8.2 Maitland City Council

The main area located in Maitland City Council is the campus where Tocal is zoned 1(b) Secondary Rural Land and the objectives 115 are:

a) To provide for agricultural uses and animal establishments.

b) To permit appropriate agriculture related land uses and certain non-agriculture related land uses which will not adversely affect agricultural productivity.

c) To control development that could:
   i. have an adverse impact on rural character;
   ii. create unreasonable or uneconomic demands for the provision or extension of public amenities and services; or
   iii. be subjected to physical limitations such as erosion hazard, bushfire risk and flooding.

d) To prevent the establishment of traffic generating development along classified roads.

The LEP 2011 Land Use Matrix indicates some activities as prohibited including general residential, neighbourhood centre, local centre, commercial core, mixed use, business development, enterprise corridor, general industrial, tourist, recreation, environmental conservation and management. However a minor amount of some of these activities exist.

Heritage issues are controlled under the New South Wales Heritage Act.

5.9 Building Controls

These will apply which means that proposed building work will require Departmental approval and a building approval (construction certificate) to ensure compliance with the National Construction Code (NCC) Volume 1 Building Code of Australia (BCA).

This is a normal process and will be no different with heritage listing except that under the Heritage Act (refer Section 5.2 above) additional controls will apply.

5.10 Moral Rights 116

Moral rights are personal to the architect of the works and include:

- the right of attribution of authorship;
- the right to take action against false attribution of authorship; and
- the right of integrity and authoring.

The right of attribution lasts 50 years after the death of the architect.

115 Maitland City Council LEP 2000
The owner is required to notify the original designer that alteration to or demolition of the building is proposed. The notification must give the original designer 3 weeks to decide if they wish to:

- make a record of the building before alteration or demolition (usually a photographic record); and/or
- consult ‘in good faith’ with the owner about the alterations or demolition.

If the original designer does not respond to the notice within the period of 3 weeks the owner may proceed immediately with the proposed alterations or demolition.

If the original designer notifies the owner within the initial 3 week period that it wishes to make a record of the building or consult with the owner regarding the proposed alterations or demolition, the owner must allow a further period of 3 weeks for making the record and or conducting the consultation.

If the Architect has died then consultations are through the company, estate or trust if such. The authors have not determined if an estate exists. The main applicable moral rights issues relate to the architects for the College who were Philip Cox and Ian McKay. The other buildings designed in the past 100 years or so may also evoke moral rights issues and the architects are identified in the history.

In the case of change or relocation of the building the owner must comply with any notice requiring that the architect identification as the architect of the place to be removed from the work.

**5.11 Disability Access**

As the place is available for staff, visitors and residents, access for people with disabilities is generally required as per the National Construction Code (NCC) Volume 1 Building Code of Australia (BCA) and should be provided as there is a risk of a complaint under the Disability Discrimination Act. The current access provisions are considered reasonable to some areas only but not the whole. All new work will need to comply and be accessible.

**5.12 Sustainability**

While sustainability factors such as minimizing energy consumption need to be considered for all places, including owned places, changes are not required but there could be value in undertaking an audit and implementing some changes.

**5.13 NSW Department of Primary Industries**

The Department manages Tocal and needs to ensure that it is run as economically as possible. There needs to be a mechanism to enable funds generated from Tocal can be reinvested to ensure the long-term viability. The Department needs to ensure a first-class facility that is relevant and meets the demand. This will require a level of change and mechanisms need to be in place to achieve this. There is a Masterplan being developed in parallel with the CMP which considers the possible long-term (20 to 40 year) future of Tocal. There are no specific requirements for the Masterplan but this CMP will provide scope, opportunities and constraints to be considered in refining the Masterplan.

Under Section 170 of the NSW Heritage Act the Department is obliged to manage and maintain their heritage listed assets with due diligence in accordance with State Owned Heritage Management Principles (refer State Owned Heritage Management Principles and Heritage Asset Management Guidelines, included in volume 2 to this CMP).

**5.14 CB Alexander Foundation**

The Foundation has the principal responsibility of managing the Tocal Homestead and Numeralla. They are keen to conserve the Tocal Homestead but to ensure funds are available to
conserve the place some adaptation may be desirable. This has been well managed in the past but will continue to be an issue.

5.15 Maintenance

Owners (NSW Department of Primary Industries and CB Alexander Foundation) of items listed on the State Heritage Register are required to achieve minimum standards of maintenance and repair (refer Minimum Standards of Maintenance and Repair, included in Volume 2 to this CMP).

There are also statutory obligations arising from the listing of Tocal and Bona Vista Homesteads on the Hunter Regional Environmental Plan (Heritage) 1989.

5.16 Flora and Fauna

There are no known threatened or endangered flora or fauna on site, however should any become known, then obligations are set down in the Threatened Species Conservation Act 1995.

5.17 National Parks and Wildlife Service (NPWS)

The National Parks and Wildlife Act (NPWA) 1974 sets out a statutory obligation to register Aboriginal sites.

The Office of Environmental Heritage (OEH) maintains an Aboriginal Heritage Information Management System (AHIMS) which records Aboriginal objects and places.

There are currently two registered Aboriginal sites (ID 38-4-0292 and 38-4-0293) both of which are grinding grooves in Tocal Homestead Precinct.

A report on the scarred tree near the College Oval has been prepared by Victor Perry dated December 2011.

Protection of aboriginal relics and places (sites) is given effect under the NPWA and provision for the declaration of Aboriginal Places occurs through Section 84 of the Act. The protection provided to the Aboriginal relics applies to all sites, irrespective of the level of significance or land tenure. It is an offence to damage or destroy aboriginal objects or relics or Aboriginal places without the permission of the Director of the NPWS.
6.0 CONSERVATION POLICY

Note: Policies do not cover contents as these are not part of a brief.

6.1 Introduction

The purpose of conservation policy is to provide heritage guidelines in the form of policies to guide the ongoing protective care of places or items of significance. The policies should be sufficiently flexible to recognise the constraints and requirements, accommodate compatible change and at the same time enable the character and significance of the place to be retained and conserved. In general, each policy statement is followed by an explanation to clarify and assist in its understanding. There are some general policies and then some specific to a site or precinct or a building.

6.2 Overall Conservation Objective

The overall conservation objective presented in the following policies is to ensure that Tocal is conserved as:

- a place of agricultural advancement in methodology, education, training and practice;
- a heritage listed Tocal Homestead open to the public;
- a heritage listed college;
- a viable asset of the NSW Government;
- a place that contributes to the rural community of the area and the state; and
- a place with cultural plantings and significant hard and soft landscape features.

An overview of this is that preservation of existing fabric at Tocal Homestead is of high importance, that critical elements of the College are preserved but otherwise there is flexibility to change and that the whole property remain as one overall business enterprise.

A summary of the policies to achieve this is:

- Review and update of existing heritage documents to ensure consistency with the CMP and compatibility with each other.
- Work to be undertaken with the best conservation practice implemented.
- Prepare detailed CMPs for individual buildings in the Tocal Homestead Precinct with priority to the Homestead, Thunderbolt’s Cottage and Stable, the Campus (including individual buildings) or where work is proposed.
- Conserve the fabric of Tocal Homestead relating to all heritage values of the precinct.
- Conserve the essential design elements and details of the College buildings.
- Maintain Tocal buildings and landscape consistent with the heritage value.
- Retain the current Tocal boundaries and best practice, farm management.
- Retain a practically based agricultural College at Tocal.
- Change can occur to Tocal and the Campus to meet ongoing and operational needs but there are some controls required to protect the significant elements.
• Landscape management includes conserving remnant indigenous vegetation, and rare species.

• Retain principle views to/from and around Tocal including liaison with local government planning controls to respect those values.

• Complete the assessment of the Aboriginal sites and ensure all are registered on the AIHMS.

• Involve aboriginal people in the making of decisions affecting the ongoing management of their heritage place and values.

• Archaeologically sensitive sites need to be preserved and when opportunities arise further study is encouraged.

• Additional interpretation of the significance of the site should be actioned.

• Appropriate management of all aspects of the site needs to be maintained. (existing is considered to work satisfactorily.)

6.3 Features Intrinsic to Significance

The features considered intrinsic to the significance of Tocal are those listed as of exceptional and considerable significance in Section 4.10. All these elements need to be conserved.

6.4 Conservation Planning Practice

**CONSERVATION OBJECTIVE 1:** To ensure that any decisions or actions which will impact on the significance of the place are based upon professional conservation planning principles.

Policy 1.1 The statement of significance detailed in Section 4.9 should be adopted as one of the bases for guiding the ongoing management and change to the site.

The current listings of the Homestead, Campus and Bona Vista Homestead should be reviewed and upgraded on the NSW Heritage Office database and the Dungog and Maitland Local Environmental Plans to reflect the much broader list of significant items within Tocal as well as the assessed National and State (State Heritage Register) levels of cultural value for many of these collectively and individually.

Policy 1.2 All works which will impact on the place should be undertaken in accordance with the principles of Australia ICOMOS including the Charter for the Conservation of Places of Cultural Significance (Burra Charter).

It is important that experienced conservation practitioners and tradespeople are involved in any future works in the Precinct and that sound conservation principles are applied to any work.

Further explanation of some of these issues is included in Section 5.5.

Policy 1.3 The policies and recommendations included in this CMP should be endorsed as a guide for the future of the site.

For the ongoing protective care of Tocal there needs to be an accepted position which guides the future of the place. Where proposed work is in
accordance with the CMP then there is unlikely to be an adverse impact on the heritage significance of the place. However statutory approvals as indicated in Section 5 will apply.

In addition to the overall conservation objective (refer Section 6.2 above), NSW Heritage encourages the preparation of CMPs to guide future use of Heritage places.

**Policy 1.4** On the basis of the Australia ICOMOS Burra Charter, ensure the proper conservation of Tocal where the many components contributing to their National, State and local cultural significance – through layers representing their natural history, pre-European and European cultural history and subsequent agricultural phases - are maintained and interpreted.

### 6.5 Retention of Cultural Significance

**CONSERVATION OBJECTIVE 2: To minimise the loss of the historical integrity of Tocal.**

**Policy 2.1** Items of exceptional significance must be conserved.

Refer Section 4.10 for what is included under this heading.

The items listed ‘exceptional significance’ must be retained and conserved in accordance with the Burra Charter. No adaptation should occur unless it has minimal impact on the cultural significance of the place.

**Policy 2.2** Items of considerable significance should be conserved.

Refer Section 4.10 for what is included under this heading.

The items listed 'considerable significance' should be retained and conserved in accordance with the Burra Charter. Minor adaptation may be considered provided significant fabric is conserved and careful recording occur. The items should be retained as is, subject to essential maintenance. The items should not be removed unless essential for the operation of the place.

**Policy 2.3** Items of some significance should be conserved as far as practical

Refer Section 4.10 for what is included under this heading.

The items listed ‘some significance’ should be retained but could be removed, adapted or reconstructed to allow for the conservation of the place as a whole. Any change to be preceded by full recording. If altered they may replicate original details, current details or be new sympathetic details.

**Policy 2.4** Items of little significance should be retained, but can be adapted to suit changing requirements or be removed, provided that the impact on the other items of significance is minimised.

The items of little significance can be changed including demolition to suit ongoing needs for the place. Existing elements should be recorded prior to any change and the impact on the other elements of significance be minimised.
Where changes occur, reconstruction of original details is appropriate and preferred.

**Policy 2.5**  
**Items identified as non-contributory can be removed or adapted provided that the impact on heritage values are minimised.**

The non-contributory items can be changed including demolition to suit ongoing needs of the place. Work should be recorded. Where changes occur any sympathetic detail is appropriate.

**Policy 2.6**  
**Items considered intrusive should be removed when the opportunity permits.**

In any general maintenance or upgrading the items considered intrusive should be considered for removal so that the significance of the place is enhanced. Other policies will apply for the detail that will ensue.

**Policy 2.7**  
**The place should have a program implemented to appropriately conserve the site by regular inspections and maintenance.**

As the buildings and site are in reasonable condition this action is essential if the building and site is to be appropriately conserved. (Refer Section 7 for specific details).

This will ensure the ongoing protective care of the building.

**Policy 2.8**  
**The demolition/removal of all or part of features intrinsic to the significance (refer Section 6.3 above) shall not be permitted except in exceptional circumstances.**

Prior to any demolition/removal works being approved to an identified heritage element it must be demonstrated that:

(i) The element is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional assessment in support of demolition/removal;

(ii) Or the existing condition of the element poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional assessment in support of demolition/removal.

If sections require demolition/removal for any reason reconstruction to existing details is generally recommended unless scope is too extensive and then the best action is reference to NSW Heritage for advice.

**Policy 2.9**  
**There is to be no upgrading that involves changes to any significant fabric without prior consultation with the NSW Heritage Council.**

Removal of fabric of exceptional or considerable significance (refer 4.10) should be minimised. New work should not affect items of exceptional significance. In areas of lower significance, there may be opportunities to improve the building or site.

This does not prevent on-going maintenance.

Upgrading works should reflect or be sympathetic to original details.
Policy 2.10  The buildings can be repaired and maintained provided there is no significant impact to features intrinsic to the significance.

Generally maintenance should be done to retain the original fabric and details, but if any element is deteriorating it must be maintained.

Maintenance may also result in some original material in poor condition being replaced. Poor condition means rotten and decayed. It does not mean damaged as a result of its age. The original areas of the building or some areas are old and the patina that exists is part of its history. Wholesale replacement to new condition is not acceptable. Essential replacement however is acceptable but when replacing original fabric new details should match original details without conjecture. When replacing non-original fabric the options are to return the building to a known earlier state, replacing it to match existing details or adding new material in a sympathetic way.

The general approach is to replace like with like, but minimising the extent such as replacing only deteriorated sections/items.

There are a number of standard exemptions for works requiring NSW Heritage Council approval detailed in the NSW Heritage Council Information Series. Many of these exemptions apply to maintenance type items.

Policy 2.11  Retain the special association and meaning attributed to the place to strengthen the social significance.

Retain and respect significant associations and meanings attributed to the place.

Involve communities for whom there are special associations in decisions that may impact on this aspect of significance.

Maintain an up-to-date register of associated people / communities and contact details.

Policy 2.12  Retain Tocal in at least its current size and implement best farm management practices and retain the Agricultural College on the operating farm.

This is fundamental to maintaining the significance of the site and will be realised by an extensive set of management practices.

Policy 2.13  Prior to any proposed change there shall be a detailed heritage assessment of the area affected by the proposed change to identify all heritage issues of the place. Any heritage value, including potential new values, to be defined and these are to be appropriated conserved and managed as change is implemented.

A detailed statement of heritage impact to be prepared for NSW Heritage Council consideration as part of the proposal.

Policy 2.14  Prior to any proposed change there shall be a recording of the existing building/item and a recording during the works.

The recording can be by photographs with copies provided to NSW Heritage Office and Tocal Archives.
6.6 Use

CONSERVATION OBJECTIVE 3: Ensure ongoing use conserves the heritage values of the place and the associative values and meanings.

Note: there are some further use related polices in Sections 6.7 and 6.8.

Policy 3.1 The house, gardens and site continue their current functions as sites open to the public.

In order to respect its cultural significance, Tocal should be managed in a way that retains its character as a rural facility and preserves the existing fabric, makes provision for communities to maintain special associations by providing access, general use of the site or for a defined periods and provides ongoing access for the community and staff, and their descendants.

Policy 3.2 Use of the site for rural/agricultural pursuits is encouraged provided the significance of the site is not compromised.

A range of agricultural pursuits can continue provided it is not overstocked and managed appropriately.

Ploughing or digging is generally not permitted in sensitive areas as it could obscure important historical elements and features.

New tracks are not encouraged but could be considered after full assessment of impact.

Upgrading existing tracks can occur but some consideration and assessment of impact is required. Refer also Policy 2.13 in Section 6.5.

Policy 3.3 Use of Tocal for new activities is encouraged if it doesn’t adversely affect the heritage value of the site.

The preferred uses are passive such as farm stay, camping, weekend huts, schoolchildren’s accommodation (especially disadvantaged people which were consistent with CB Alexander’s vision) if it aims at a greater appreciation of the site and farm practices.

Activities that generate inappropriate environmental issues including noise, impact on services, impact on farm animals or pasture are not supported.

Traditional and new businesses similar to HCRCMA that have some relationship to Tocal and rural activities can be accommodated in the area of the Glendarra and HCRCMA.

6.7 Managing Change to Tocal Homestead Buildings

CONSERVATION OBJECTIVE 4: To retain the existing and historical forms details and character of the place and significant elements while allowing ongoing effective use as a museum site. Changes to the buildings are not to be permitted unless essential for the ongoing conservation of the building and site.

Policy 4.1 Changes to the buildings are not permitted unless in exceptional circumstances.

Change is considered to be removing or altering anything.
The exceptional circumstances could include any work essential for the ongoing preservation of the buildings and garden. This could also include where existing fabric is damaged and no exact replica is available. This may extend to such items as incandescent light bulbs, or replacement of security system, fire alarms or electrical wiring if faulty.

Where the existing fabric is being affected by use, it should be protected by an appropriate overlay.

It is better to patch repair original fabric or repair in a sympathetic way (e.g. replacing damaged sections only) rather than undergoing wholesale replacement.

It is important that traditional and original details are maintained including the type of hardwood used, galvanized roof sheeting in traditional lengths, the correct roofing nails and slotted screws etc.

As per the Burra Charter Principles, new work should be identifiable on close inspection.

**Policy 4.2** Original details and finishes must be recorded prior to any change or alterations. Recording should be undertaken by a heritage specialist and recording data submitted to the relevant heritage authority and details retained in Tocal archives.

Correct conservation process is to record by means of drawings and photographs buildings or details before they change. These should be archived with the NSW Heritage Council, College Archives and the Department.

Any evidence uncovered during the execution of the work should similarly be recorded.

The record should also clearly document all work that occurs on the site.

**Policy 4.3** The current colour scheme of the Homestead should be retained.

The current colour scheme to remain unless there is clear evidence of the original colour scheme and the change is considered essential for the integrity of the buildings. Repainting should be minimized internally to retain the integrity, but needs to be sufficient to keep the building and fabric in good condition.

**Policy 4.4** Tocal should be actively used for display and interpretation and functional purposes if significance is not compromised.

The principal benefit is for interpretation, education and promotion of Tocal and its significance. However, if functional uses either to assist interpretation, to ensure protective care or continue agricultural activity do not affect the significance then these are acceptable as well. Such uses could include:

- Continue original use in:
  - Blacksmiths
  - Horse Stalls
  - Pig Sties
  - Loft or Stone Barn
• New or more active uses are possible but need detailed assessment of each place and there should always remain the opportunity for controlled public access:

Policy 4.5 No new development be permitted within the State Heritage Register listed area.

This is not to prevent reconstruction of known earlier buildings if sufficiently detailed documentation exists and the case for its reconstruction is supported by the NSW Heritage Council.

This is also not to restrict adaptive reuse of existing buildings if additional facilities are required as has been done for the toilets in the former garage and the Function Centre in the former Hayshed.

Use of the loft of the Stone Barn is also possible if access to it can be satisfactorily achieved from a conservation and safety point of view. This is likely to be more easily achieved internally.

Policy 4.6 The future development and utilization of Tocal Homestead follow this Conservation and Management Plan.

A detailed report by Dain Simpson in 1996 provides useful background information however it is noted that the use of the loft of the stone barn for interpretation needs careful consideration due to the difficulty in obtaining access.

Policy 4.7 Reconstruction of 19th century elements of Tocal Homestead is possible provided it can be clearly demonstrated that they existed in the context of the current buildings and there is sufficient documentary evidence to provide the details for reconstruction.

Any consideration for reconstruction to be preceded by thorough research and details being presented to New South Wales Heritage Council for approval.

Policy 4.8 Temporary structures are possible but must preserve and protect all significant elements and the significance of the place.

Any temporary structure must not affect the significance of the place.

All elements of the site to be protected during the installation, use and removal of temporary structures.

Temporary structures shall not remain in place for more than 4 weeks unless prior approval is given.

Policy 4.9 Conflicting policies or possible differences to the policies to be implemented by a defined process.

The suggested process is:

• Clearly setting out the differences of the proposal with reference to the CMP.

• Defining the objectives of the action proposed.

• Articulating a full range of options to meet the objectives and defining the impact on the heritage values of each.
• Try to reach a conclusion of the best action to meet the objectives and minimising the impact on heritage values.

• Presenting the information to NSW Heritage Council for comment and decision.

Should this situation arise, advice should be sought from an experienced conservation practitioner.

**Policy 4.10**

Consultation with organisations with an interest in Tocal should be undertaken when changes are proposed unless standard exemptions apply. This includes the local Councils, organisations who have heritage listed Tocal (or parts of Tocal) and the Friends of Tocal.

This is desirable due to the strong interest in Tocal and community interest.

**6.8 Managing Change to Campus Buildings**

**CONSERVATION OBJECTIVE 5:** To retain the essential historical forms and details and character of the place and significant elements while allowing ongoing effective use of the college. Changes to the chapel, E.S. Hunt Hall and dining room not to be permitted unless essential for the ongoing conservation and operation of the college. Changes to other buildings may be permitted if undertaken in a sympathetic way.

Note: Moral rights requirements in Clause 5.9.

**Policy 5.1**

Changes to the most significant buildings (Chapel, E.A. Hunt Hall and Dining Room) are not permitted unless in exceptional circumstances.

Change is considered to be removing or altering anything.

Exceptional circumstances could include the addition of another bay(s) to the Dining Room to cater for increased student numbers.

Any such proposals will need a detailed analysis and presentation to the NSW Heritage Council for approval.

**Policy 5.2**

The main spaces within the College be retained as is with no intrusion of new structures unless in exceptional circumstances (refer Figure 103).

Exceptional circumstances could include the addition to the Dining Room (as mentioned in Policy 5.1 above) or addition to the Student Common Room.

Any such proposals will need a detailed analysis and presentation to the NSW Heritage Council for approval.

**Policy 5.3**

Changes to the rest of the College buildings, including new buildings, is possible provided the concept of courtyards and original materials (face brick, mortar colours, exposed timber and
brown tiled roof) and key details (exposed timber, timber columns, wide eaves and roof forms) are retained.

Changes will require a Section 60 Application together with a detailed analysis presented to the NSW Heritage Council for approval.

![Figure 104: Development Control Plan](source: EMA 2011)

**Policy 5.4** Away from the College and the original or early brick buildings of the College. Changes can occur including new buildings provided they do not adversely impact on the setting of the College, Tocal Homestead, significant views or other heritage values of the site.

Maintenance facilities, teaching facilities and some management facilities can be modern appropriate designed to purpose.

**Policy 5.5** Policies 4.8 - 4.10 equally apply to the campus buildings.

**Policy 5.6** Parking to be restricted to defined areas around the campus and in places that do not adversely impact on the setting of the College buildings, significant views or upon significant landscape features.

Possible parking spaces include (refer Figure 103):
- Existing residential parking;
- Existing parking south of the College;
- Double sided parking east of entry and toward Tocal Road but not along Tocal Road;
- Expansion of existing parking (south of the College) to the west; and
- Expansion of parking west of residential parking area across road toward Pool.

This does not include temporary parking arrangements for special events or Field Days.

Refer also Policy 6.35.

Note: The presentation of the college from Tocal Road to be considered in any design or detail of the College.

**Policy 5.7**  
*Signage within the Campus buildings to continue the original and existing signage style and detail.*

### 6.9 Conservation of the Site/Landscape

**CONSERVATION OBJECTIVE 6:** Conserve all the elements of the natural and cultural landscape including the detailed landscapes around the Homestead and College, the sites’ views and the historical and agricultural context.

#### 6.9.1 Setting

The Tocal and Bona Vista properties are broadly characterised by a combination of open, rural landscape (within which the homestead groups are located) and either forested land, woodland or wetlands. Much of the forested land covers the more elevated parts of the study area. All of this land, together with enclosing hills and ridges and landform features beyond (such as Hungry Hill to the northeast and extended ridges of Mount Johnstone to the north (refer Figure 104), represents the fundamental setting or curtilage of the combined Tocal and Bona Vista properties.

![Figure 105: It is still possible to appreciate the fine scenic setting of the Homestead where there are views out to Hungry Hill in the distance across Tocal Lagoon](Source: G Britton 2010)

Important components of the setting that relate back to the Homestead core in each case include all of those interventions, collectively, over the past two centuries such as the Settler’s Road, wharf site remnants, quarries, brick-making sites, vineyard sites, dams and ditches, various structures of stone, brick and timber, marked trees and evidence of earthworks.
The open, rural landscape is a particularly important component of this setting as it testifies to the remarkable continuity of agricultural use spanning almost two hundred years. It is most desirable that viable, productive and sustainable agricultural practices continue on these properties as it ensures the future continuity of traditional land uses and also maintains a quintessential landscape setting.

The Paterson River is another key component of the setting as it was an early means of access for all of the former colonial estates in the locality. Its adjoining shores and land should remain as undeveloped, rural landscape.

The essential setting for these important pastoral properties also flows into adjoining rural tracts as part of a broad traditional rural landscape. This means that land further to the north of Bona Vista up to Paterson township, further to the south of Glendarra (such as Lemon Grove) and across the Paterson River that includes land opposite Lemon Grove up to Paterson township, should all be regarded as part of a continuum of rural cultural landscape that relates visually and historically to the Tocal and Bona Vista properties.

An implication of this is that there are allotments visible from both the Tocal and Bona Vista properties that are currently zoned 9(a) Transition under the Dungog Local Environmental Plan 2006 that have the potential to impact on the characteristic setting of the properties should inappropriate development and structures occur. Similarly some of the allotments to the south of Webbers Creek Road that are not within the ownership of the Tocal property – and, as part of the overall visual setting, even parts of Hungry Hill - also carry some potential to impact on the traditional setting should unsympathetic development occur.

In view of these concerns some early discussions with relevant Council officers may be prudent in order to raise the issue of visual impact on the essential setting of the Tocal and Bona Vista properties – and that in the context of upgraded listings for the properties to include a National and State context - as well as develop further controls to safeguard this setting into the future.

Land at the southern part of Tocal is within the Maitland local government area and, while the same issue may not be as urgent as that in the Dungog area, in view of the recent development at Bolwarra Heights it may be prudent to consider discussing anticipated future development pressures with the potential to affect the southern parts of the property.

Policy 6.1 Ensure the Tocal and Bona Vista cultural landscape retains its traditional characteristic rural setting including its largely open pastureland and grassland character, its forests, woodland and wetlands, its western valley and defining landforms (around to the Paterson village precinct and adjoining historic farms/land grants) all unencumbered by urban development, intrusive structures and other inappropriate interventions that have the capacity to compromise the traditional setting.

Policy 6.2 Ensure that the continued management of the elevated ridges, slopes and distinctive landforms surrounding the Tocal and Bona Vista properties retains the traditional indigenous/rural landscape character without the introduction of intrusive structures and other inappropriate interventions or additions.

Policy 6.3 As part of the management of the overall landscape undertake to liaise with Dungog Council to discuss effective planning controls to avoid future adjacent development impinging on the Tocal and
6.9.2 Views/Visual Context

Views within, from and to the Tocal and Bona Vista properties with their local characteristic landscape backdrops are of outstanding scenic distinction and it is still possible to appreciate the early rationale for the siting of the original and later homesteads where the impressive picturesque scenery and river and lagoon addresses would have been highly prized and had been assiduously exploited.

It is also likely that some, if not all, of the early homesteads would have had direct viewlines to one another and, in some cases, such viewlines partly remain. For example, although there is now no longer a direct visual connexion to the 1822 Old Duninald Homestead the landmark bunya pine at the later Duninald Homestead flags the general location of the estate core for both Tocal and Bona Vista Homesteads.

Both Tocal and Bona Vista Homesteads present impressively from the Tocal Road (and as they would have from parts of the Paterson River before this) and in order to maintain these important introductory views the lands between the Homestead and the road should remain largely cleared with no new lines of plantings that might obscure or screen these views. However, where archival information provides evidence, discrete clumps of vegetation may be permitted where general views of the homesteads would not be affected and where the vegetation enhances the view compositions. For example this might apply where there was a clump of weeping willows along part of the shore of the front lagoon of either Tocal or Bona Vista.

Apart from these direct front address views to the two main homesteads other views to both Tocal and Bona Vista Homesteads should be within a visual context of a dense cluster of buildings and their immediate mature trees surrounded by largely cleared pastureland or open wetlands. Neither estate core would have had a block of woodland or forest trees massed around them since the original homesteads were built. All three homesteads – Tocal, Bona Vista and Glendarra – should maintain direct views of their respective lagoons as part of their individual visual context. This will require some discussion with local Council planners and potential controls on adjacent land.

**Policy 6.4**  
*Ensure the maintenance of traditional scenic views from and within the Tocal and Bona Vista properties as well as the outstanding traditional views to both homesteads especially from Tocal Road. Maintain and, where possible, enhance view connexions between neighbouring early estates and distant topographic features, ranges and places of historic relevance.*

This means signage to be within the height of existing fences. Although some directional signs to laybys within the road verge is possible.

Refer Figure 106 to Figure 108.
Figure 106: Key Views to and from Tocal

Source: G. Britton, 2013

Figure 107: Annotated to Homestead from Southeast

Source: G. Britton, 2013
6.9.3 Natural Landscape Context

Throughout the Tocal and Bona Vista properties there are many features that reveal the ancient processes of formation of the characteristic landscape. These include the landforms of hills, ridges, terraces and flats with their expressed geology such as the sandstone and shale outcropping and conglomerate walls (eg. behind Thunderbolt's cottage) and the waterforms of river, creeks, streams, intermittent waterfalls, wetlands and lagoons.

Together with indigenous vegetation communities these attributes form important natural layers over which the cultural layers have been superimposed or incised and all of these layers as a palimpsest give the site its inherent richness as a landscape. An implication of this is that outcropping should be respected and not removed or covered, waterforms should be retained and not altered or drained and landforms should not be excavated or altered on a large scale.

**Policy 6.5** Natural features of the Tocal and Bona Vista properties that define or contribute substantially to their intrinsic landscape character should be retained intact and not altered through removal, burying, excavation, reshaping or draining. Natural features that are habitat to important flora and fauna to be maintained/conserved.

6.9.4 Locally Indigenous Vegetation

Though substantially reduced from their former extent and richness, representative vestiges of a diverse range of indigenous vegetation types remain within the Tocal and Bona Vista properties. These include Subtropical lowland and Hunter Valley Dry rainforest types, Alluvial Tall and Hunter Valley moist forests with a number of other variations, several Ironbark forest types, Hunter Lowland Redgum forest and various types of wetland forests and sedgelands.

It is highly desirable that all of these types are retained and encouraged in order to maintain something of the earlier richness that has long been a characteristic of the Paterson Valley landscape. Other vegetative assets evident across the site are the number of very old trees that remain including the fig tree behind Tocal Homestead, the paperbarks north of the college oval and the many mature red gums and ironbarks.

Some of the past agricultural practices have been beneficial to the retention of indigenous grasslands and recent efforts have seen substantial progress in the rehabilitation of degraded areas of rainforest and wetlands. Continued active rehabilitation, restoration and reconstruction projects with periodical maintenance are needed together with integrated farm management involving fencing, removal of weeds, regrassing and erosion control, regrowth thinning and monitoring and adjusting of stocking levels as necessary.
Policy 6.6  Continue to conserve and manage the diverse locally indigenous vegetation types and old remnant trees within the Tocal and Bona Vista properties while integrating rehabilitation programs with appropriate farm and land management practices.

Policy 6.7  Where feasible, consider the management of areas of native grasslands without the use of fertilisers, e.g. areas west of Bona Vista. Also areas of pastureland should be managed without ploughing, such as areas (yet to be determined) towards the western boundary of Bush Paddock.

6.9.5 Extant Evidence of Colonial Land Administration

Within the Tocal and Bona Vista properties and beyond into neighbouring properties across the Paterson Valley there remains evidence – by way of fences, tracks, roads and clearings - of Colonial governance and land administration through the organisation of settlements and land grants. For example, it is still possible to ‘read’ parts of the one mile square grid drawn up by Henry Dangar in 1828 as well as many of the earlier land use and land grant boundaries for the former Glebe and early 1820s grants.

Policy 6.8  Ensure the conservation of all layout, particularly fencelines, tracks, roads and clearings that indicate the early division of land for settlements and land grants within and beyond the Tocal and Bona Vista properties.

6.9.6 Internal Paddock Layout and Fencing

A reconciliation of current fencing layout, particularly surrounding the Tocal Homestead, with archival evidence indicates that some early (probably 19th century) paddock layout still remains. For example, fence alignments shown in the 1940s aerial photography accords well with those shown in the Reynolds collection photography.

Additionally, in recent years where various outbuilding reconstruction and restoration projects have been undertaken at Tocal Homestead, some closely associated fencing layout has been restored or reconstructed based on documentary evidence. Further plans to continue reinstating known earlier fencelines based on archival evidence has been indicated and this is desirable in order to maintain the scale of paddock enclosures and traditional rural character around the former estate core.

Examples of earlier fencelines that should be reinstated in the future include the long fence running from the northern side of the ‘Curtis orchard enclosure’ down to Tocal Lagoon (forming a long rectilinear paddock) and several short runs of fencing (with associated gates) to the south of the stone barn as is evident in the Reynolds collection photography.

The current practice of reinstating or repairing earlier fences using various traditional fence construction forms, techniques and materials – as much as possible reusing old fence posts, rails and hardware such as hinges, straps and gudgeon pins - is desirable and should continue (refer Figure 109 to Figure 112).
Figure 109: The main front entry group retains an earlier — though now disused - gate revealing the fine joinery and hardware

Source: G Britton, 2010

Figure 110: A typical timber farm gate that reinforces the use and maintenance of traditional elements that is an important characteristic of the Tocal Homestead and property

Source: G Britton, 2010

Figure 111: Main entry gates to the Homestead grounds. The ‘Turkshead’ capitals on the posts are an important ornament that appear on a number of former Colonial estates such as Denbigh at Cobbitty

Source: G Britton, 2010

Figure 112: A section of traditional post and rail fencing between Tocal Homestead and the college campus

Source: G Britton, 2010

Policy 6.9 All vestiges of earlier paddock layout around Tocal, Bona Vista and Glendarra Homesteads should be retained and conserved and, where consistent with current farm management uses and requirements, missing early fence layout known from the archival record should be reinstated

Policy 6.10 All existing older fencing should be conserved on the basis of minimal intervention (replacing only components that cannot be retained or recycled) and where fences are reinstated, they should be installed using traditional construction and materials.
Policy 6.11  All archaeological material from the site be fully recorded, catalogued, used for interpretations on site, appropriately conserved and safely stored.

This is essential if the valuable information is to be retained and be available for future interpretation and research. Not all material needs to be kept on site if it is better conserved elsewhere. All material on site to be protected, using sound material conservation techniques.

6.9.7 Plantations in Open Landscape Areas

Within the Tocal and Bona Vista properties are numerous tree lots or plantations with more designated for future planting. While the principle of plantations is a wholly desirable approach to conserving the Tocal and Bona Vista landscapes, some of the tree lots form visually incongruent blocks within the broad open spaces of the properties. This is largely a factor of how the outlines and extent of the plantations are implemented.

For example, around the Lagoon beyond Tyeli where much tree planting has been undertaken (Racecourse and Racecourse Wetland Paddocks), there are two approaches evident. In one, the trees have been fitted around the lagoon to form an ‘organic’ indistinct outline. However, beyond this there are simple geometric blocks of trees where straight outlines dominate and the overall form of the plantation looks out of place within the contextual broad open space. A more dramatic and larger scaled example of the latter approach is the large deciduous tree lot in Sheep South Paddock (refer Figure 113).

Figure 113: This panorama from View Paddock shows Tocal Homestead in the centre, the railway and blocks of Casuarina tree lots around the lagoons. To the left is the large deciduous tree lot between Tocal and Bona Vista

Source: G Britton, 2010

There is an opportunity to ‘shape’ these plantations within their contextual landscape spaces and better integrate them within the properties as well as use them to adopt something of the typical 18th and 19th century (e.g. a Brownian or Reptonian) approach to broadacre landscape park planning and design. Tree lots respecting more of a landscape park character would enhance views of the properties from the homesteads and other vantage points and avoid the implementation of large blocks of trees without consideration to visual context.

Also, future plantations need to be planned to avoid conflict with potential archaeological resources of high cultural significance such as the area of the pre-1830s hut sites noted by Knapp within the current dairy area and various sites around Bona Vista noted by White in 1855.
Additionally, some existing plantations between Bona Vista Homestead and its front lagoon carry the risk of obscuring and eventually screening off important traditional visual connexions that are of the same nature and cultural value as those between Tocal Lagoon and the Homestead. Similarly, and where feasible, it would be desirable for visual connexions between Glendarra Homestead and its lagoon to be recovered.

**Policy 6.12** For future tree lots within the Tocal and Bona Vista properties consider planning for, and designing, these in a manner that better reflects the visual context of the pastoral landscape by avoiding long straight lines and simple geometric blocks within the traditional open space.

**Policy 6.13** For both existing and future tree lots ensure that potential archaeological resources or important visual connections from, and to, homesteads are not compromised.

### 6.9.8 Naming of Property Components and Local Features

Throughout the Tocal and Bona Vista properties, names have been used for places, items, paddocks and features that reflect traditional nomenclature and this desirable practice should continue. For example, both Tocal and Tyeli Lagoons were specifically named as such on Edward Knapp’s 1834 survey indicating that these names were already in current use during the earlier 19th century.

**Policy 6.14** Retain current names for property components and features where these reflect local Aboriginal and European cultural history of direct relevance to the place and, where new components need naming, continue the practice of using relevant names that reflect the local Aboriginal and European cultural history of the place.

### 6.9.9 Tocal Homestead Cultural Landscape

Within Tocal the cultural landscape around the Homestead is able to demonstrate a particularly rich history as a site of Aboriginal cultural use and a subsequent major farm complex through its retained natural features, inscribed evidence, earthworks (including basic benching for the two homesteads), layout (including fencelines and accessways), fabric (including built elements and vegetation), archaeology, setting and views. It is likely that further evidence remains of the 1820s origins of the place as a farming enterprise along with its privately assigned convict workforce. For these reasons the whole of the Tocal Homestead precinct is of exceptional cultural significance and should be conserved.

**Policy 6.15** Ensure the conservation of the whole of the Tocal Homestead precinct as an outstanding cultural landscape and a potential repository of additional information about its early European, convict and Aboriginal contact history.

### 6.9.10 The Homestead Grounds

Although much layout and many known earlier components of the Homestead grounds have been removed in past decades (including at least two different and substantial gardens), there still remain a number of important features that should be conserved. These include the remaining plantings of older trees such as the fig trees and Norfolk Island Hibiscus directly associated with the 1841 homestead building.

Other elements with origins in the 19th, or in some cases early 20th, century are the remnant carriage drive from the northern access road to the front of the Homestead (refer Figure 114) as well as the two side paths to the north and south of the
Homestead; the broad arc of the hybrid picket fence around the front of the Homestead; the remnant pathway to the north of the Homestead with its now overgrown Tecomaria hedging; Agapanthus bedding around the north western fig tree; and the older cypress at the northern end of the picket fence.

Figure 114: The arrival at the Homestead with the Banyan on the left and a vast Port Jackson Fig Tree on the right. On the basis of archival evidence the carriage drive is now much wider than was in the past

Source: G Britton, 2010

Policy 6.16 Ensure the conservation of all remaining components of the Homestead grounds, particularly those associated with the pre-tennis court era.

Given the importance of the relatively brief Webber period for Tocal and the local area as well as the amount of extant fabric, layout and documentary evidence relating to this period, it would be appropriate, where there is the opportunity, to consider an archaeological investigation of the earlier 1820s homestead. Any evidence of this important structure would greatly benefit and enhance an understanding and appreciation of the cultural value of the place.

The 1834 Knapp survey notes provide many clues as to the approximate location of the earlier building as well as its basic form. More recent reconciliation of the survey notes with the present site would provide a reasonable basis for developing an investigation and research program for this and associated structures. Apart from advancing the present knowledge of the place such a project would inform future interpretation programs about the rich and valuable history of Tocal.

Policy 6.17 When opportune, consider commissioning an archaeological investigation to determine the exact location and nature of remaining evidence for Webber’s original 1820s homestead and associated structures and layout in order to advance an understanding of the cultural significance of Tocal.

6.9.11 Mature Fig Trees

While the mature fig trees represent one of the most distinctive and valuable assets of the homestead grounds they also present one of its greatest conservation management challenges. Over the past one hundred years the area encompassed by the fig trees has substantially increased such that the formerly spacious front lawns are now considerably reduced. The Banyan is of particular concern as one tree is capable of spreading over an area of one or more hectares by progressively using its radiating outer pendent roots as the basis of future trunks and structural support.
An implication of this is that over time the tree will reach the homestead building and begin to assume the habit of its Cambodian cousins at Angkor Wat. Long before this eventuates, however, the outward spread of the tree will need to be curtailed by determining a fixed zone from its existing trunk, beyond which all subsequent pendent roots are carefully removed to prevent outer trunks forming.

Elsewhere the fig trees have had limbs removed and have been illuminated with spotlights. The illumination of the trees as major features of the place is appropriate although in at least one case (the south eastern tree) the actual lighting/electrical fixture is an intrusive element and should be removed or replaced (along with nearby Jacaranda seedlings (refer Figure 115 at right).

![Figure 115: Mature Fig Tree](source: G Britton 2010)

All of the fig trees are Australian species with potential viable lifespans of several centuries. Assuming the trees were planted in the later Victorian period (e.g. 1880s) at the latest they should remain viable features of the grounds for many more decades. Planning for the replacement of these trees need not necessarily be seen as a high priority though at some point in the future this will need to be reviewed. In the event of any sudden decline and a potential threat to visitor safety then a replacement strategy will need to be reviewed urgently.

In principle the most practical approach would be to replace any fig tree removed from the site with another tree of the same species, but at a semi-mature size, in about the same place as quickly as possible. The advanced planting of prospective replacement trees anywhere on site is a potential problem as these may reach considerable maturity and become unviable to move before any of the original trees fail. Leaving very large replacement trees elsewhere would consume important spaces within the homestead grounds or farm as well as cause an interpretive dilemma.

**Policy 6.18** For the Banyan (Ficus macrophylla subsp. columnaris) determine a zone some metres from its trunk and carefully remove any subsequent pendent roots beyond the zone in order to prevent the tree spreading, particularly, either towards the Homestead or to the south across the front lawn.

**Policy 6.19** For the south eastern fig tree, remove or replace the existing lighting/electrical fixture and ensure no other obtrusive elements are installed within the homestead grounds. Also remove opportunistic Jacaranda seedlings nearby.

**Policy 6.20** Planning for the replacement of any of the older trees – any of the three fig tree species or Norfolk Island Hibiscus – should be reviewed closer to the time when any of the trees become unviable.
In principle, a replacement approach would be to replace the removed tree with a semi-mature tree (as large as is physically and financially possible) of the same species in as close a location to the original as possible in order to maintain the early layout and spatial composition.

Policy 6.21 Where any large trees or substantial parts of trees are removed, consider mulching these and incorporating the mulch back within the grounds particularly under the canopies of the existing larger trees. A consistent layer of mulch should be maintained under the larger trees except where there is an existing groundcover. Where possible, add to these using shade tolerant species appropriate to a 19th and early 20th century context.

6.9.12 The Homestead Grounds Reconstruction

A review of archival photography from the extensive Reynolds collection indicates an amount of detailing, layout and plantings around the Homestead that are now missing but would benefit an appreciation of the place as important reconstructed context. These include reinstating known earlier bedding layout around the front verandah with edging drains and ceramic tiles using appropriate ornamental plantings to the same areas based on photographic evidence and contemporary species lists and reviewing the width, scale and edging of the carriage drive. (The existing steps at the northeast corner of the verandah are a later addition as is the stone retaining edge along the northern elevation (refer Figure 116).)

Figure 116: The northern elevation of the Homestead is quite different to its earlier character in archival records – the steps and the sharp, ashlar stone edging added at a later stage

Source: G Britton 2010

Both of these reviews of layout should be guided by a reconstruction plan that takes into account the overall context of the homestead grounds and also be informed by limited archaeological investigation as well as documentary evidence. There are excellent precedents for such work as demonstrated by similar processes used by the Historic Houses Trust of NSW at Elizabeth Farm, Vaucluse House and Glenfield Farm.
Here and elsewhere within the grounds the vegetation should generally reflect a Victorian plant choice and garden character where more palms (Kentia and Livistona) and textured plants (Cordyline, Aspidistra, Arthropodium etc.) are used.

**Policy 6.22** When opportune, consider reconstructing the earlier layout, spatial scale and detailing to the Homestead's front verandah and carriage drive based on archival and physical evidence.

**Policy 6.23** In association with these works ensure that future plantings around the Homestead reflect an appropriate Victorian landscape character in terms of plant choices and composition.

One of the large, landmark trees now missing from the grounds – and removed to allow construction of the former tennis court – was the Norfolk Island Pine that was planted within the front lawn space but off axis. Although the adjacent fig tree (the southeastern-most tree) has spread much further into the front lawn space since the original pine was removed, there is still room for such a tree to be reinstated without unduly compromising the current scale of this important landscape space.

As the original pine was offset from the main front axis of the Homestead it is a possibility that there was another pine forming a symmetrical composition to frame the front axis in which case consideration should be given to planting a pair of pines just inside the picket fence but just outside the fig tree driplines. The vertical emphasis of these trees would complement the horizontal bias of the fig trees and, collectively, give the homestead group an imposing and appropriate air of grandeur that was apparently intended in the 19th century.

**Policy 6.24** As part of any homestead grounds reconstruction scheme consider the planting of two Norfolk Island Pines (or Hoop Pines if these are more viable horticulturally) to reinforce the symmetry of the main front axis and frame the Homestead’s front elevation using archival (and, if possible, archaeological) evidence as a basis.

### 6.9.13 Valley Garden

The area behind the Homestead along the abrupt northwestern slope (and known as the Valley Garden) is currently developed and used as an ornamental garden based on its associations with the Curtis sisters. Its reconstruction and continued maintenance is largely the work of community volunteers.

While this use may continue as such and is a good example of desirable community involvement in the valuable maintenance of a place of high cultural value, the precinct has no extant documentary evidence or value as an ornamental garden beyond its immediate associations with the Curtis sisters.

Its development and upkeep is therefore considered benign or neutral within the highly significant broader context of the place and, if abandoned in the future (as was the original Curtis garden in this area), then there would not be a strong philosophical basis for reviving it.

**Policy 6.25** Continue to encourage the use and maintenance of the Valley Garden where volunteer assistance remains available, however, where this is no longer the case then there is no strong conservation obligation based on assessed cultural significance to continue to develop and maintain this area as an ornamental garden.
6.9.14 ‘Curtis Orchard’

A somewhat similar issue relates to the current ‘Curtis Orchard’ to the southeast of the Homestead (and adjacent to the Curtis sisters’ graves) as is discussed under the Valley Garden. The use of this area as an orchard is a relatively recent initiative and the only basis of value for maintaining it as such is for its associations with the Curtis sisters.

No such use of this area is apparent until the 1950s and, even then, the extent and vigour of this area as an orchard was already in serious decline by the 1970s. (Ironically, by the 1970s there still remained evidence of two much earlier orchards to the north of the Homestead – one of which being where buses were previously parked.)

The ‘Curtis Orchard’ area has been recently replanted despite archival evidence suggesting the two areas to the north would have greater claims to being revived for this purpose. Additionally, the ‘Curtis Orchard’ subdivides an important, early long paddock that is shown in the early 20th century and 1940 photography to run from the southeastern-most fig tree down to the edge of Tocal Lagoon.

Given that the northern fenceline of the old paddock is a prime candidate for reconstruction to ‘reactivate’ this important spatial division within the early farm layout, the reinforcement of the much later orchard intervention is arguably a lower priority. The sole remaining old fruit tree could still be retained for its remaining viable lifespan within an individual enclosure without compromising the integrity of the more important overall paddock space.

Policy 6.26 When opportune in the future, consider abandoning the present orchard area for this use and using this space to reinforce the earlier long paddock as part of the farm’s former functional layout while simultaneously nurturing the oldest fruit tree through its natural lifespan.

Policy 6.27 Where an orchard area is to be interpreted at Tocal, consideration should be given to the areas further to the north of the Homestead where evidence of orcharding predates that established briefly by the Curtis sisters.

6.9.15 Tocal Front Gate Ensemble

As with the orchard, no known plantings were undertaken at the front gates at Tocal Road until about the 1950s when the present Roman Cypresses were planted as a group to signal and enclose the main gate ensemble. Although a relatively recent introduction (given that an entry in this location has possibly been in use since the original line of communication was established in about 1835) a cypress group in conjunction with the gate ensemble and traditional fencing should be retained and conserved.

Next to the northern cypresses near the end of the gate ensemble a locally indigenous rainforest tree - Red Ash (Alphitonia excelsa) - has established (refer Figure 117). While obviously not part of the 1950s planting composition the rainforest tree is a representative of an important local vegetation community that likely long pre-dated European exploration of the region. The presence of the Red Ash and other locally indigenous rainforest plants should be tolerated and where the edges of Tocal Road and even the entry area is recolonised by lowland rainforest species this should be allowed and encouraged.
If this continues in the future such that the cypresses are no longer viable then it would be appropriate for the rainforest regrowth to take precedence and eventually replace the cypresses as the rainforest is of higher significance than the mid-20th century cypress group.

The actual gate ensemble – comprising picket fencing and two bays for gate panels – has varied in its arrangement and even location over the years however, despite a lack of archival evidence for early gates, a white-painted fence and gate composition has likely been a traditional feature at Tocal Road and this should remain so.

Owing to roadworks in the 1960s when Tocal Road was raised, the existing entry drive (also raised) was left with steep banks either side and continues to present particular safety concerns. Apart from installing inappropriate safety rails that would detract from the character of the landscape setting, a possible future solution would entail the filling of the areas either side of the entry area and battering the slopes a short distance into the adjacent paddocks. Should this approach be implemented, the historic entry drive alignment should remain unaltered and the earlier fencing, gate ensemble and cypress composition should be reinstated based on archival evidence.

**Policy 6.28** Retain and maintain the present front gate arrangement of picket fencing and gate ensemble with the mid-20th century cypress group until such time as either new evidence for an earlier gate arrangement is found and/or locally indigenous rainforest vegetation subsumes the cypress group.

**Policy 6.29** Where current safety issues are addressed in the future by filling and regrading either side of the entry drive, ensure the historic entry drive alignment remains unaltered and the earlier fencing, gate ensemble and cypress composition is reinstated based on archival evidence.
6.9.16 Bona Vista Homestead

As a contemporary (1820s) neighbour of both Tocal and Duninald estates the Bona Vista property must also be regarded as a place of high cultural significance. A reconciliation of archival material with current features and layout indicates that various site elements remain from at least the 1850s and a thorough archaeological investigation has the potential to reveal considerable information about the early European history of the former estate.

The remnant estate also has a special relationship with the township of Paterson through its subdivisional layout, fabric and naming of streets. For all of these reasons the Bona Vista property should be conserved.

Specific places of particular interest within the Bona Vista property include the four zones of earlier structures noted on the 1855 GB White plan – one of which probably includes the site of the original 1820s homestead – the southern boundary that has remained consistent with Tocal since 1822, the main entry road from Tocal Road until it turns north, the alignment of lengths of fencing west of the railway line that accords with the paddock layout on the 1855 plan and the site of the old wharf and access road noted on the 1834 survey of Edward Knapp.

Other features regarded as having particular value include the prominent rise on which the Homestead is located away from potential flooding; the distinctive front lagoon that provides a traditional address for the 1870s homestead (and, likely, the 1820s homestead before it); the old fig tree on the ridge adjacent to the Homestead; the address of the Homestead to the Paterson River; and the enveloping ridges and hills that provide a backdrop and characteristic setting for the property.

Policy 6.30 Ensure the conservation of the entire remnant Bona Vista property including its distinctive natural features, landscape setting, archaeological resources, 19th century fabric and layout and mature plantings.

6.9.17 Bona Vista Homestead Grounds Reconstruction

A review of the available archival resource indicates that the Bona Vista Homestead precinct is now lacking much of its immediate 19th century landscape setting with missing plantings (particularly conifers), inappropriate new plantings of eucalypts in close proximity (some with the potential to obscure important traditional viewlines to and from the Homestead) and a more recent arrangement of fencelines around the Homestead.

There is scope to amend this by reconstructing a more appropriate landscape context based on archival information and archaeological evidence.

Policy 6.31 When opportune, consider reconstructing the immediate homestead environment to include a layout, fencing arrangement, plantings and recovery of traditional viewlines based on archival and archaeological evidence including removal of some trees.

6.9.18 Glendarra Homestead

As a farm site developed in the 19th century with surviving fabric, layout, earthworks and plantings the Glendarra Homestead precinct is a significant part of the Tocal property and should be conserved.

Specific components of the Glendarra Homestead site that carry particular value include the current Homestead as a means of interpreting the previous 19th century building
destroyed by fire in the 1940s, evidence of benching around the Homestead, potential archaeological resources, its access road from Tocal Road, remnant plantings such as the old Bougainvillea, Silky Oaks and Peppercorn Trees, remnant woodland trees, its dual address to both the western lagoon and two aspects of river frontage and its associated outbuildings and former outbuilding sites.

Policy 6.32 **Ensure the conservation of the Glendarra Homestead precinct including its traditional landscape setting, archaeological resources, 19th century fabric and layout and mature plantings.**

6.9.19 Central College Campus Landscape Setting

The original 1960s college campus built on the ridge overlooking the Tocal Homestead represents a successful and important intervention in the traditional rural landscape where the maintenance of the overall landscape setting remains of paramount importance. After the consistent application of site planning and architectural design principles the retention of mature woodland trees along the ridges and road corridor with the carefully controlled addition of further indigenous plantings will ensure the continuing successful integration of the campus within its rural landscape context.

Policy 6.33 **Retain all mature woodland trees within and around the central campus and allow for their continued natural regeneration. Otherwise, when senescent, replace them with the same species. Plan to introduce carefully sited clumps of other locally indigenous woodland trees in carefully sited compositions to allow broad views to and from the campus buildings. Avoid shrubs on campus apart from planter box plantings.**

6.9.20 Visual Connection to Tocal Homestead

One of the most important aspects of the setting of the central campus is its relationship with the Tocal Homestead where the central campus axis is aligned towards the Homestead and the flanking arrangement of campus 'wings' frames direct views of the homestead group. These views should be maintained unencumbered which means thinning or removing intermittent regrowth of selected vegetation such as Casuarinas from between the two sites as required. Continuation of a thin plantation along the library wing to reinforce the vista is supported.

Policy 6.34 **Maintain direct viewlines of the Tocal Homestead from the central campus main courtyard which will require the judicious removal of some intervening vegetative regrowth from time to time where these key viewlines become obscured.**

6.9.21 Main Campus Arrival Spaces

Archival photography clearly shows an early campus planning intention to have an entry road approach the main campus on axis with the college chapel and with two large areas of open, rural landscape either side of the road as part of the overall setting. Car parking is allocated in spaces away from this important and deliberate approach and additional buildings and structures were also intended to be kept out of this area.

Policy 6.35 **Ensure the two large landscape spaces flanking the main campus entry road remain unencumbered by buildings, structures and development in order to retain a consistent rural landscape setting for the campus.**

Refer also Policy 5.6 re parking.
6.9.22 Central Campus Courtyards

In the past there appears to have been some confusion and contradictory advice about how to treat the central campus courtyards with some directions favouring a sparse, uncluttered character where relatively clear views of the enclosing building elevations have been maintained. However more recent rich plantings of some courtyards using Australian native species to form dense, colourful compositions from groundcovers to trees seem to have provided a more interesting and successful environment.

In view of this, it is suggested that the main central space of the Campus be kept grassed with a few trees and relatively open. Mainly paved courtyards to have little landscape. The other courtyards which are mainly from the Campus expansion can use a variety of Australian species and cultivars to form tiered compositions of an appropriate scale for each courtyard with colour and texture to provide interest.

Policy 6.36 While allowing for adequate solar access to enclosing buildings in winter continue to enrich central campus courtyards using dense compositions of Australian native plant species to provide interest and visual counterpoint to the controlled building palette of understated, earthy materials.

6.9.23 Future Expansion of Facilities

The layout of the central college campus respects a basic elongated grid arrangement where successive ‘wings’ of buildings are orthogonally projected off the front line of facilities and offices such as the EA Hunt Hall, administration building, printery and outer offices and teaching block. Future additions to the campus should respect this basic plan as well as ensure that no mature indigenous trees are removed in the process.

Policy 6.37 Ensure future additions to the central college campus respect and reflect the basic site planning arrangement already established in the 1960s as well as the need to retain all mature woodland trees and key views within the campus and to Tocal Homestead where these are especially framed. Elsewhere on the campus ensure that blocks of indigenous vegetation and all mature woodland trees are retained with no indiscriminate clearing.

Policy 6.38 The rural/grazing section of Tocal should remain in the existing or similar agricultural use that conserves the traditional pastoral landscape.

This can include changes in use such as organic or biodynamic farming, greater public access and use provided they are viable, best practice uses for the area and maintain the rural pastoral outlook and a quiet and peaceful presence.

6.10 Archaeology

CONSERVATION OBJECTIVE 7: Identify and protect all archaeologically sensitive sites to ensure no disturbance except under controlled conditions.

As part of this study a large list of culturally significant items and places have been identified and to date only limited and specific archaeological investigations have been attempted to describe and document them. Some around Tocal Homestead are identified in Figure 118. In view of the rich cultural history of the Tocal and Bona Vista properties it would be appropriate to undertake an archaeological management plan to provide guidance on the conservation of this important resource as well as guidance on
future investigations and protocol for necessary interventions such as the provision of new services, maintenance and ongoing agricultural operations.

Figure 118: The areas of archaeological interest are based on a reconstruction of Knapp’s 1834 survey of Tocal, for details refer to sources listed in the Tocal CMP (draft, 2012). Note: The stone barn is extant (with additions) and provides a common reference point for previous and current structures.

Source: Tocal Master Plan, Dr Brian Walsh, 28 October 2012, p200

In the meantime each of the homestead precincts – Tocal, Bona Vista and Glendarra – should be regarded as zones of potential archaeological sensitivity and caution exercised with respect to any excavations or disturbance of existing ground levels. This caution also applies to outer sites and places of known archaeological interest such as all Aboriginal cultural sites, the western vineyards, former quarries and numerous sites of former structures.
In relation to the western vineyards and sites of former structures or industry where evidence is more subtle the areas should remain unploughed and otherwise undisturbed by any excavation, filling or other mechanical disturbance apart from approved archaeological investigation.

Other items have not been fully explored as yet such as the curving stone wall to the north of the Tocal Homestead or ‘ditch’ at the northern end of Tocal Lagoon that were both noted on Edward Knapp’s 1834 survey and are likely to be early, convict-built structures. Even marked trees and other fabric from early surveys may yet remain within the properties and these deserve further investigation.

Future investigations should also include a thorough review of all places noted on the 1834 Knapp (Tocal) and 1855 GB White (Bona Vista) surveys. In 2011 Brian Walsh identified four basic areas of potential archaeological interest within the former Bona Vista estate based on the White survey and, until properly investigated, none of these areas should be disturbed (including cultivation).

**Policy 7.1** Within each of the homestead precincts and at the sites of all identified items and places of cultural value within the properties, ensure no excavations or ground disturbances with the possibility of affecting potential archaeological resources.

**Policy 7.2** At the earliest opportunity, commission an archaeological management plan for the Tocal and Bona Vista properties to guide future management of the properties with respect to archaeological resources as well as future investigations of fabric, items and places of archaeological significance.

### 6.11 Interpretation

**CONSERVATION OBJECTIVE 8: Promote Tocal heritage values as widely and effectively as possible.**

Given the immense richness of the cultural and natural history of the Tocal and Bona Vista properties within the local and broader context, it is most appropriate to interpret the many aspects of this history.

To a large degree such interpretation has been undertaken and continues to be developed through the many informative, specialised publications produced by the CB Alexander Foundation, Tocal College and [former] Department of Primary Industries as well as the sign-posting of many sites of archaeological interest throughout the properties, information boards of other sites within the properties, past outbuilding and natural landscape reconstruction projects and the Visitor Centre.

The first phase in any interpretation is to ensure the proper conservation of all culturally significant resources. Beyond this, where there is known to have been elements of the place that are now missing yet would enhance an appreciation of the significance of the place, some appropriate reconstruction of these elements may be warranted.

Possible candidates for such reconstruction include the reinstatement of known fencing layout as indicated elsewhere, the reconstruction of the Tocal windmill to the north of the Homestead, the reconstruction of some key parts of the homestead grounds including the reinstatement of known missing plantings (such as the old Bougainvillea at the end of the Tocal stables removed in 1990 and an old Peach removed in 1992 as well as various conifers at Bona Vista Homestead known from early photography), various
limited archaeological projects and the continued rehabilitation of natural vegetation communities and systems.

Basic signage on Tocal including open hours and direction to visitors Centre is appropriate in the layby on Tocal Road (note Policy 6.4). This should be predominantly timber.

Consideration could also be given to developing an integrated interpretation strategy for the combined Tocal and Bona Vista properties that provides for a prioritised list of desirable future projects.

**Policy 8.1**  
*Tocal should be promoted and be available for wider public access.*

**Policy 8.2**  
*Continue the current diverse program of interpretive measures through media, tours and reconstruction, archaeological and educational projects and interpretive signage around Tocal.*

**Policy 8.3**  
*Consider developing an integrated interpretation strategy for the combined Tocal and Bona Vista properties that provides for a prioritised list of desirable future projects.*

**Policy 8.4**  
*Develop and implement a detailed Interpretation Plan to explain the history and significance of the site.*

**Policy 8.5**  
*Presentation of interpretation by means of signage to be consistent with existing practice and signage and not adversely affect the heritage value of the place. The detail should be developed as part of the Interpretation Plan (refer Policy 8.4).*

### 6.12 Aboriginal

**CONSERVATION OBJECTIVE 9:**  
*Acknowledge and protect all elements of the indigenous culture and engage with the Wonnarua people in the conservation of their site.*

**Policy 9.1**  
*The known aboriginal sites (refer Section 4.7.1) other than the two currently registered and the scarred tee (assessed by Victor Perry) be formally assessed and included in the AHIMS.*

The sites are known and need to be formally assessed as required by the NPWS Act.

**Policy 9.2**  
*The aboriginal scarred tree as reported on by Victor Perry be included on the AHIMS.*

The report confirms the significance of the tree and registration should be formalised.

**Policy 9.3**  
*The aboriginal items be conserved in association with the local Wonnarua People and the requirements of the NPWS Act.*

This includes involving the Wonnarua people in the making of decisions affecting the ongoing management of their heritage places and values.

The sites to be protected from accidental damage by animals.

This could also include further archaeological studies of Tocal to ascertain if there are any more sites of interest.
There are a number of useful guidelines available from OEH including *Conservation of Aboriginal Heritage in NSW – A guide for landholders*, *Declaration of Aboriginal Places in NSW*, *Management of Aboriginal Cultural Material*, guideline fact sheets on *Protection, Permits and Due Diligence Code of Practice for the Protection of Aboriginal Objects*. 
7.0 MANAGEMENT

7.1 General
What follows are suggested management issues through which the conservation policy is capable of being implemented. This includes day-by-day management, decision-making responsibilities, and the means by which regular maintenance is provided to maintain the cultural heritage values of the place.

The following strategy is recommended to ensure the maintenance of the cultural significance of the place, that the fabric is properly cared for and adequate provision is made for care and maintenance, and some interpretation for the understanding of the place is achieved.

7.2 Objectives
The key management objectives for Tocal are defined in the Tocal Property Plan and include:

- sustainable agricultural land use management
- To manage the land so that the environment is continually improved.
- Improve on or maintain production.

Also within the report included are:

- Fish habitat management.
- Tree planting and preservation.
- Future developments.
- Cultural heritage management.

7.3 Management Structure
The whole property (except Bona Vista) is owned by the New South Wales Government and vested in the CB Alexander Foundation. The site management structure is illustrated below (refer Figure 119). The ownership and management has worked well to date and there is no reason for it to change.
Figure 119: Site Management Structure, Tocal

Source: Gijsbers, 2010, p6

A caretaker should be permanently resident at Tocal Homestead area for security and management purposes.

There is no complete or consistent asset register or numbering system for Tocal. This needs to be implemented.

7.4 Heritage Registers

NSW Heritage Council should update the details on the NSW Heritage Register to those within this CMP (refer also Policy 1.1 Section 6.4).

7.5 Updating of CMP

Regular review and updating are part of the conservation process. If more information and detail comes to hand a review is desirable to ensure the CMP suits the current needs of the time. The review will also include the Management in which the effectiveness of the current proposal can be assessed. A review every 5 - 10 years is recommended.
7.6 Procedures for Work

There are standard exemptions for works requiring Heritage Council approval (see copy in Volume 2) which include maintenance and minor activities with little or no adverse impact on heritage significance, new buildings, temporary structures, signage, moveable heritage items, safety and security. There also needs to be a clear procedure adopted for unforeseen possibilities in which professional advice and as required the approval of the NSW Heritage Council is sought before proceeding.

7.6.1 General Work and Maintenance

There are minimum standards for maintenance and repair (refer NSW Heritage Office Heritage Information Series publications – copy provided in Volume 2).

As an item of work is being considered, the following process is suggested for each element that may be affected:

For Tocal Homestead:

- Check integrity: The element original to the initial construction.
- Determine the level of significance: Refer Section 4.10.
- Follow general policies for conservation: Generally change is not supported (refer Section 6.7) and maintenance to be minimum necessary to conserve the fabric (Policies 2.9 & 2.10 Section 6.5) but policies guiding work on items on different levels of significance are defined in Policies 2.2 – 2.6 (Section 6.5).

For College:

- Appropriate maintenance. As required is supported with work to match existing for places and is elements of exceptional, considerable or some significance (refer section 4.10) and be the most suitable practice otherwise.

For Tocal:

- Maintain as per most suitable practice including reference to "Tocal Code of Land use Practice".

7.6.2 Unforeseen Events

If an unforeseen event or proposal occurs then the procedure to follow is:

- Check this CMP to see if any policy provides clear advice. If so act accordingly.
- If there is no clear advice within the CMP to deal with the issue, consider the significance of the place and/or element and seek advice from a Conservation Practitioner.
- Put proposal to the NSW Heritage Council to meet legislative requirements.
- Record the information for inclusion in the next update of the CMP.

If there appears to be conflicting policies that apply to any proposal then no action should proceed without professional advice and clarification by the relevant heritage authority (refer also Policy 4.8, Section 6.7).
7.7 Buildings

7.7.1 General

It is essential that the place be well maintained. This will require, from time to time, replacement of deteriorated elements. This can occur:

- At the Tocal Homestead provided the same details are replicated.
- At the College provided some or similar details are replicated.
- At other parts of Campus provided Tocal appropriate details are implemented.

This includes such items as:

- Replacing rotten timber
- Replacing rusted gutters and downpipes
- No materials to be replaced unless essential.
- All work to be carefully undertaken and executed to a first class workmanship standard.
- This will ensure the best long term preservation of Tocal.

Temporary stabilisation by the addition of new elements is possible if this preserves existing fabric in a cost effective way until more appropriate maintenance can occur.

At Tocal Homestead there will be occasions when elements will require replacement (eg taps, light fittings). When this occurs replacements to match the existing if at all possible even with the use of second hand material. If not possible a sympathetic replacement to be added (one which is of similar design) and details are to be recorded.

In many instances at Tocal Homestead the use of second hand materials is preferred as it continues the practice that existed on the site.

7.7.2 Inspections

A regular check of Tocal Homestead and College by an experienced conservation practitioner should occur to ensure it is appropriately maintained. Generally, and for the rest of Tocal staff, students and users of facilities should take note of any issue and reported to the facilities manager. The list below outlines what should occur generally followed by a more specific check for Tocal Homestead:

A biannual inspection (each 6 months) should include:

- Inspect roof, gutters and downpipes to ensure that the building is waterproof and rainwater is effectively discharged away from the building. Gutters should be cleaned monthly.
- Inspect the whole building to ensure that there is no borer or rodent activity, including implementation of treatments as necessary to reduce the risk of future borer / rodent infestation.
- The current pest control program shall be continued and improved as required.
- Check fire detection system.

An annual inspection should include the following items:

- Inspect windows and doors to ensure that they are intact and operate correctly.
- Inspect the exterior of the building generally to ensure that it maintains its structural soundness.
Inspect all painted surfaces to ensure that they remain in sound condition. This particularly applies to the exterior and timber surfaces.

Inspect fences to ensure they are in good condition.

Inspect all services (plumbing, sewer, water supply, gas, electrical, heating, air conditioning, and irrigation) to ensure they are operating correctly and safely.

Inspect the interior of the building to ensure it maintains its structural soundness and weatherproofness. Secure loose/squeaky floorboards.

Discussions with grounds staff, managers and operators to list any items they have noticed.

Any maintenance work identified from inspections should be programmed for rectification. As and when required the stormwater and sewer lines should be cleaned out to ensure their ongoing and effective use.

Tocal Homestead Checklist

The following is a list of key issues to be checked annually and maintenance programmed. It also provides a useful source document on the performance of buildings for future programming of work. Action will be to rectify any problems. If in doubt with any aspect seek the advice of a Conservation Architect.

### 1. Buildings as a Whole

<table>
<thead>
<tr>
<th>(a)</th>
<th>Timber buildings</th>
<th>Movement away from vertical</th>
</tr>
</thead>
<tbody>
<tr>
<td>(b)</td>
<td>Paintwork</td>
<td>Condition and if there is any evidence of cracking, flaking and exposure of bare timber Blisters in paintwork</td>
</tr>
<tr>
<td>(c)</td>
<td>Termites</td>
<td>Inspect and ensure no active signs</td>
</tr>
</tbody>
</table>

### 2. Walls

<table>
<thead>
<tr>
<th>(a)</th>
<th>Brickwork</th>
<th>Mortar joints eroding Brickwork fretting Cracks</th>
</tr>
</thead>
<tbody>
<tr>
<td>(b)</td>
<td>Timber (Slabs, battens, poles, rafters, beams)</td>
<td>Cracks or splits Fixings loose or missing Status of weathering Opening up of joints</td>
</tr>
<tr>
<td>(c)</td>
<td>Stone Work</td>
<td>Fretting Cracks</td>
</tr>
<tr>
<td>(d)</td>
<td>Render</td>
<td>Cracked Drummy (Firmly fixed to substrate)</td>
</tr>
<tr>
<td>(e)</td>
<td>Weatherboards</td>
<td>Cracked Firmly fixed Maintaining effective cover</td>
</tr>
<tr>
<td>(f)</td>
<td>Tiles</td>
<td>Cracked Grout loose Fixed firmly in place and none missing</td>
</tr>
<tr>
<td>(g)</td>
<td>Netting</td>
<td>Firmly fixed in place No holes</td>
</tr>
</tbody>
</table>
### 3. Floor

<table>
<thead>
<tr>
<th>Subsection</th>
<th>Condition</th>
</tr>
</thead>
</table>
| (a) Floor  | Loose boards  
Rotting timbers  
Cracked concrete (any ongoing movement)  
Finishes sound  
Dirt not building up to affect walls |
| (b) Tiles  | Cracked  
Grout loose  
Fixed firmly in place and none missing |

### 4. Ceilings

<table>
<thead>
<tr>
<th>Condition</th>
</tr>
</thead>
</table>
| Evidence of moisture or damage  
Fixed firmly in place  
Damaged or sagging. |

### 5. Roof & Drainage

<table>
<thead>
<tr>
<th>Subsection</th>
<th>Condition</th>
</tr>
</thead>
</table>
| (a) Roof  | Leaks through roof  
Condition of roofing material  
Flashings in place |
| (b) Gutter | Falls to downpipes  
Fixed firmly to building  
Clean out regularly |
| (c) Downpipe | Connected to gutter |
| (d) Stormwater | Drains effectively |

### 6. Details

<table>
<thead>
<tr>
<th>Subsection</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Doors</td>
<td>Swing and shut effectively</td>
</tr>
</tbody>
</table>
| (b) Windows | Glass firmly in place  
Cracks  
Open, shut and lock effectively |
| (c) Joinery (Architraves, skirting etc) | Firmly fixed in place  
Sound (no rot) |
| (d) Fittings | Toilets, sinks, taps - operate correctly no leaks  
- damage  
Cupboards - open, close and lock effectively  
- damage |
| (e) Metal Work | Broken or damaged  
Extensive rust |

### 7. Services

<table>
<thead>
<tr>
<th>Service</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical</td>
<td>All operate correctly including all components.</td>
</tr>
<tr>
<td>Sewer</td>
<td></td>
</tr>
<tr>
<td>Telephone</td>
<td></td>
</tr>
<tr>
<td>Water Supply</td>
<td></td>
</tr>
</tbody>
</table>
8. External Elements

| (a) | Gates | Swing and shut effectively  
|     |       | Members sound               |
| (b) | Fences (rails, posts, wires) | Components firmly fixed in place |
| (c) | Climbers | No penetration of any part of the building (ie on face only) |
| (d) | Tanks | No leaks  
|     |       | Overflows and taps work  
|     |       | Stands sound               |
| (e) | Paving | Tree roots not affecting levels to pond water or affect buildings  
|     |       | Levels and drainage effective and not ponding |
| (f) | Ground | No ponding of water |

7.8 Interpretation (refer also Section 6.1)

Interpretation of the site, which is mainly focused on Tocal Homestead but could include the College and other significant parts of Tocal, should be promoted to reinforce the significance of the site. This should include the following items:

- Continue to promote and interpret the place as currently exists with new possibilities developed as opportunities arise (the acting art history is one recent and effective initiative).
- Develop an interpretation plan that responds to existing users and also considers how to engage with new potential users.
- Utilise the commitment and experience of staff and guides in developing this.
- Get feedback from visitors and regularly review and update the CMP.
- Continue to involve the community in the interpretation.
- Continue to implement an active program of educational activities linked to the school curriculum and the needs of special interest groups.
- Support the volunteers/Friends with ongoing training and access to technical advice and support.
- Consider implementing a program of seminars and workshops involving appropriate museum and heritage tradespeople and professionals.
- Consider strengthening the connections with other 1927 places by periodic exhibitions, interpretation and themed itineraries.
- Use this field days and functions to promote the heritage values of the whole site as much as possible.
- Make the CMP readily available through the Tocal web site and providing copies to NSW Heritage Council, NSW State Library and local Council libraries.

7.9 Conservation Work/Recommendations

There are a range of recommendations associated with conserving Tocal.
The buildings and facilities are generally in good/fair condition but require ongoing maintenance particularly painting of painted surfaces.

The following work needs to occur:

- Repair to the Homestead fence between entry gate and loose box A.
- Conservation of Thunderbolt’s Cottage and stables.
- Repair timber WC near Thunderbolt’s Cottage.
- Repair Glendarra Hayshed.
- Repair/stabilize Glendarra Dairy.
- Investigate and re-point stone bridge.
- Remove growth around stone steps north of homestead.
- Install more energy efficient hot water to student bathroom.
- Repoint sandstone and brickwork of Stone Barn.
- Remove electrical pole outside tea room and relocate light.
- Replace gutter to North side of Tea Room.
- Replace damaged glazing to Kitchen link.
- Repair slate roof of kitchen link.
- Remove rubbish and demolish structure in Fowl Shed area.
- Repair gate to Bull Barn
- Re-stabilise bed logs to Bull Barn.
- Complete refurbishment and occupation of White Cottage.
- Repair damaged fences and gates.
- Repair Stallion Yard gate and exposed parts of fence.
- Develop an interpretive plan for whole of the site and individual precincts.
- Determine location of the end of drain from the Homestead.
- Upgrade toilets to student accommodation.
- Undertake energy audit and access audit of campus.

In the whole site the following is recommended:

- Fence off areas beneath the red cedar trees and clear weeds to increase the chance of seed germination.
- Control rabbits, rats and possums within legislative requirements.
- Manage the exotic species so that the remnant rainforest areas are not threatened.
- Develop a Disability Access Plan for access to Tocal Homestead.
- Prepare a Cleaning Manual for Tocal Homestead, particularly the Homestead.
- Prepare a detailed inventory of loose items at Tocal Homestead (both the Homestead and outbuildings) and College. Prepare a collections policy.
- At some stage the whole of the Homestead should be available for public access. (This will require appropriate on-site accommodation for the site manager).
• Dungog Shire needs to be made aware of the significance of Tocal and consider the landuse around Tocal and put in place planning controls that restrict unsympathetic development.

• Prepare a nomination of Tocal for the National Heritage List based on the key aspects of:
  
  Tocal Homestead  - representative 19th century farm  
  - convict assignment on private property.

  Farm - Agricultural pastoral pastoralism and education.

  College - Architecture of Sydney School.

• Prepare a complete and consistent asset register of the whole property with all buildings and sites individually identified. The details in Volume 3 provide an initial list from which to work.

• Prepare specific CMPs for Tocal Homestead and Thunderbolt’s Cottage.

7.10 Safety

Consistent with its desirable community use the site needs to be made safe and associated risks minimised.

This includes regular inspection and pruning of mature trees in areas of public access under the guidance of a suitably experienced arborist.

7.11 Tocal Homestead Grounds Maintenance

7.11.1 Horticultural Management

Horticultural tasks are an important part of the process of maintaining the integrity of the site and should be carried out, under instruction, by competent people with experience working in the context of landscapes of high cultural significance.

7.11.2 Maintenance Manual

As part of the long term management of Tocal Homestead, a comprehensive maintenance manual should be devised in association with Tocal staff and should include (but not be limited to) the following:

• Cyclical maintenance
• Homestead garden
• Trees
• Hedges
• Annuals
• Edgings
• Beds
• Orchard
• Valley garden
• Other groundcovers
• Shrubs and perennials
• Weeding
• Monitoring irrigation/watering
• Monitoring drainage system
- Propagation of key plantings, when needed, in order to maintain genetic continuity of original plantings
- Maintaining driveway gravelling, monitoring runoff and clearing gravel and other material from around drainage grates
- Repairing fences as required
- Cleaning requirements and methods.

7.12 Recording

A detailed recording is essential. This is to include:

- Detailed photographic record on a regular basis. This has generally been done by updating the CMP.
- Inventory of all objects in the Homestead and outbuildings, plus significant furniture and objects in the Cottage.
- Record of where objects from Tocal Homestead may exist, but have since been removed, are located.

Archival recording shall be to NSW Heritage Council Guidelines for State Heritage Register items. Photographic records in accordance with NSW Heritage Council Guidelines is recommended.

7.13 Visitor Access

7.13.1 Visitors

The current operation is considered appropriate except that due to the high use of the Function Centre for functions a small visitor centre has been prepared in the Former Dairy Milk Room. The Homestead is open between 10am and 3pm on weekends and public holidays from March to September, and at other times for special bookings and events. Group sizes are restricted to protect the original fabric.

7.13.2 Access for People with Disabilities

There is minimal complying access and a detailed access plan should be prepared.

7.13.3 Visitor Numbers

These are currently about 12-13,000 per year.

This is a difficult area on which to provide advice, but the current operating hours and usage appears satisfactory as a means to protect the original fabric. This will need to be monitored to ensure original fabric survives.

The Homestead cannot sustain large groups. This means control of the numbers within the house at any one time. The current arrangements are satisfactory.

7.13.4 Bookings

The current need to book for week day groups or functions is supported. The weekend opening times for unbooked visits is considered acceptable but will need to be consistently monitored.

7.13.5 Length of Visits

These are not controlled except for pre-booked tours or events. This is considered acceptable.
7.14 Neighbours

The site is large so there are effectively no issues relating to neighbours.

No changes to existing provision are considered necessary. Landscape to be maintained consistent with the policies.

7.15 Security

Maintain the current or upgrade to a similar security system which includes motion detection within the Homestead and Visitor’s Centre and regular patrols of the site.

7.16 Further Research

When the opportunity arises it is recommended that further research be undertaken into areas of enquiry such as those listed below where there is the possibility of clarifying and enhancing some aspects of significance for the place. This would include consideration of a more planned approach to recording oral histories with key subjects as they are a non-renewable resource and the development of links with tertiary institutions for ongoing research into key aspects of social history related to Tocal e.g. changes in housekeeping and domestic technologies; aspects of the collection; College design, construction, management and development.

During the course of this project some important questions have arisen where future answers through appropriate research may further enhance our understanding of the significance of the Tocal. These questions include:

- Exact date of existing structures and major changes.
- Plot and interpret the former buildings using the earlier surveys.
- Undertake archaeological investigation of areas of former structures.
- Detailed CMP for individual buildings.
- Prepare a collections policy for the furniture and objects associated with Tocal Homestead.
- Prepare a record of the furniture and objects associated with the Cottage.

Refer also to Volume 3 Part 2 items 4, 12, 20, 27, 36, 45, 55 and 56 and Part 3 items 37, 46, 64 and 67.

7.17 Training in Conservation

Short courses/induction sessions for grounds maintenance personnel to help guide future maintenance of the grounds. This can build on the training suggested in Section 7.8.

7.18 Friends of Tocal

The Friends of Tocal was launched on Foundation Day, 1992\(^{117}\) and incorporated as an association on 21 January 1993\(^{118}\). The object of the association is stated as the education and promotion of public awareness by support, assistance and improvement of Tocal through the activities of a group of friends.

The association has the power to:

a) encourage, promote and assist the development of a group known as the Friends of Tocal;

---


\(^{118}\) Certificate of Incorporation as an Association, Department of Consumer Affairs, Registered No: Y16504-32, File Reference 2009/272/1
b) generally further the educational and historic significance of Tocal and encourage the
development of the College, conservation of the historic buildings and promote the
commercial use of the facilities which Tocal affords;

c) engage in fundraising, support and coordinate research publishing, education
advertising and other complementary work;

d) engage in any other lawful activities, trading or otherwise, to promote the said objects.

The association should be continued with appropriate support and training (refer Section 7.8) as
is possible. The Friends provide a valuable ongoing network and support group. This could be
expanded to include the campus even with a separate group.

7.19 Environmentally Sustainable Design for College

Any modification should not adversely impact on the significance of the place. Proposals will
need to be subject to more detailed assessment before work is executed and may need
approval from NSW Heritage council. Detailed policies in Section 6 shall be followed.

The following comments are consistent with the CMP and should have little impact on the
heritage values of the College buildings unless otherwise noted.

Materials that involve no change to original fabric are recommended.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Brief description of opportunity for integrating ESD principles. These are for the refurbishment of existing buildings and some will apply to new buildings.</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUIILDING FABRIC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Insulation</td>
<td>Install insulation to roof, wall or floor if possible (e.g. if re-sheeting roof or wall is required for other purposes then provide adequate insulation) to meet BCA Section J requirements.</td>
<td>Supported</td>
</tr>
<tr>
<td>Draught Sealing</td>
<td>Install seals to windows and doors. Seal gaps and cracks between walls and ceiling / floors.</td>
<td>Supported</td>
</tr>
<tr>
<td>Window thermal performance</td>
<td>Replace glass with higher performance glass, double-glazing or install performance film on glass to meet BCA Section J requirements.</td>
<td>This may involve some reconstruction of windows but overall existing framing details should be able to be maintained. Details will need to be assessed.</td>
</tr>
<tr>
<td>Shade &amp; Eaves</td>
<td>Provide eaves / external shading or external blinds adequate to prevent peak solar heat and glare entering the building.</td>
<td>Double glaze and internal blinds only</td>
</tr>
<tr>
<td>Natural Ventilation</td>
<td>Can the windows be openable (subject to complying with security requirements) to reduce reliance on HVAC for cooling comfort or the volume of fresh air in a building is increased without compromising energy efficiency? Can ventilation stacks be installed or use of high level windows to improve natural ventilation?</td>
<td>Supported in principle, but details to be assessed.</td>
</tr>
</tbody>
</table>
### Issue

**Brief description of opportunity for integrating ESD principles. These are for the refurbishment of existing buildings and some will apply to new buildings.**

<table>
<thead>
<tr>
<th>Issue</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LIGHTING</strong></td>
<td></td>
</tr>
<tr>
<td>Lux levels</td>
<td>Supported</td>
</tr>
<tr>
<td>Power intensity target</td>
<td>Supported</td>
</tr>
<tr>
<td>Lamp efficiency</td>
<td>Supported</td>
</tr>
<tr>
<td>Lighting Controls</td>
<td>Supported</td>
</tr>
<tr>
<td>Daylighting</td>
<td>Supported in principle but details to be assessed.</td>
</tr>
<tr>
<td>Zoning</td>
<td>Supported</td>
</tr>
<tr>
<td><strong>HVAC</strong></td>
<td></td>
</tr>
<tr>
<td>Labelling</td>
<td>Supported</td>
</tr>
<tr>
<td>Fresh Air</td>
<td>Supported</td>
</tr>
<tr>
<td>Controls</td>
<td>Supported</td>
</tr>
<tr>
<td>Set Point (Temp Setting)</td>
<td>Supported</td>
</tr>
<tr>
<td>Economy cycle</td>
<td>Supported</td>
</tr>
<tr>
<td>Efficient air-conditioning systems</td>
<td>Of limited application as controlled by need to replace structure.</td>
</tr>
<tr>
<td>Insulation</td>
<td>Supported</td>
</tr>
<tr>
<td>Heating, chilled and condenser water systems</td>
<td>Supported in principle, but details to be assessed.</td>
</tr>
<tr>
<td>Issue</td>
<td>Brief description of opportunity for integrating ESD principles. These are for the refurbishment of existing buildings and some will apply to new buildings.</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Equipment efficiencies</td>
<td>BCA Section J equipment efficiencies (fans, pumps, boilers, chillers, etc).</td>
</tr>
<tr>
<td>Tri-generation</td>
<td>Is there space for a tri-generation plant room? Small-scale natural gas powered cogeneration (if natural gas is available) or combined heat and power to augment base electricity supplies.</td>
</tr>
<tr>
<td>Chilled water storage tanks</td>
<td>Is there space for installing chilled water storage tanks? Can these tanks integrated with firewater tanks?</td>
</tr>
<tr>
<td>Venting</td>
<td>External venting of sources of indoor air pollution such as photocopiers.</td>
</tr>
</tbody>
</table>

**APPLIANCES AND EQUIPMENT**

<table>
<thead>
<tr>
<th>Office appliances and equipment</th>
<th>US EPA ‘Energy Star’ compliant with power management enabled at the time of supply.</th>
<th>Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy efficiency</td>
<td>Install equipment of US EPA ‘Energy Star’ compliant with power management enabled at the time of supply.</td>
<td>Supported</td>
</tr>
<tr>
<td></td>
<td>Install appliances of minimum energy efficiency ratings: air-conditioners - 4.5 stars; dishwasher - 3.5 stars; refrigerator - 4 stars, washing machine - 4 stars.</td>
<td>Supported</td>
</tr>
<tr>
<td>Water efficiency</td>
<td>Install appliances of minimum water efficiency WELS ratings: dishwasher - 4 stars, washing machine - 4 stars, etc.</td>
<td>Supported</td>
</tr>
</tbody>
</table>

**HOT WATER**

<table>
<thead>
<tr>
<th>Water consumption efficiency</th>
<th>Install in-line flow control to appliances.</th>
<th>Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic hot water</td>
<td>Install solar panels with booster (using natural gas if available)? Install storage tank to address shortage in capacity? Install recirculating pump to eliminate water wastage? Any opportunity for ‘dead leg’ (wasted cold water in pipes when tap is first).</td>
<td>Supported in principle, but details to be assessed.</td>
</tr>
<tr>
<td>Boiler water units</td>
<td>Install time switch (24 hr / 7 day programmable with battery backup) for boiling water units.</td>
<td>Supported</td>
</tr>
<tr>
<td>Insulation</td>
<td>Is insulation adequate in both the hot water service and the piping?</td>
<td>Supported</td>
</tr>
</tbody>
</table>

**WATER**

<table>
<thead>
<tr>
<th>Taps</th>
<th>Install 4 stars or above WELS rated in-line flow control, tap aerator, or replacement tap.</th>
<th>Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Showers</td>
<td>Install in-line flow control or replace shower with 3 stars or above WELS rated showerhead.</td>
<td>Supported</td>
</tr>
<tr>
<td>Toilets</td>
<td>Install Toilet Water Saver in single flush cistern. Adjust float to reduce water volume. Replace cistern with 4 stars or above WELS rated cistern ensuring</td>
<td>Supported</td>
</tr>
<tr>
<td>Issue</td>
<td>Brief description of opportunity for integrating ESD principles. These are for the refurbishment of existing buildings and some will apply to new buildings.</td>
<td>Comment</td>
</tr>
<tr>
<td>---------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Urinals</td>
<td>Consider Desert Cube system or retrofit micro-flush system. Replace urinal with 4 stars or above WELS rated urinal. Consider low volume flush, presence detection or waterless urinals. Ensure timers in automatic flush urinal. Consider low volume flush, presence detection or waterless urinals. Ensure timers in automatic flush units are optimised for water conservation.</td>
<td>Supported</td>
</tr>
<tr>
<td>Irrigation</td>
<td>Are appropriate plantings selected and watering methods / schedules used to irrigate garden beds and lawns in order to conserve water? Use drought resistant planting with no irrigation or water efficient irrigation. Ensure no water likely to sit against building.</td>
<td>Supported</td>
</tr>
<tr>
<td>Recycled water</td>
<td>Alternative water supply for toilet flushing, garden and laundry use (rainwater tank or treated grey water recycling). Underground tank is possible but not above ground.</td>
<td>Supported but location of toilets to be carefully considered</td>
</tr>
<tr>
<td>Stormwater quality</td>
<td>Onsite stormwater quality treatment using the principles of Water Sensitive Urban Design (WSUD).</td>
<td>Supported</td>
</tr>
</tbody>
</table>

**METERING AND RECORDING**

<table>
<thead>
<tr>
<th>Energy</th>
<th>Install electricity check meter (digital) to building for central services, tenancy and sub-meters for major energy demands (and link to a control and monitoring system).</th>
<th>Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas</td>
<td>Install gas check meter (digital) to building (and link to a control and monitoring system).</td>
<td>Supported</td>
</tr>
<tr>
<td>Water</td>
<td>Install water check meter (digital) to building and sub-meters for major water demands (and link to a control and monitoring system).</td>
<td>Supported</td>
</tr>
</tbody>
</table>

**MATERIALS AND WASTE**

<p>| Refrigerants        | Install new units with refrigerant of zero ozone depletion potential (ODP). Replace with refrigerants of zero ODP in existing units if practical (subject to compatibility with existing refrigerating systems and lubricants). | Supported        |
| Sustainable Timber  | Where timber is used within the building (including if replacement of existing timber is required for specific structural reasons or any new timber) consider sustainable timber (post-consumer reused timber or from plantations complying with the Australian Forestry Standard). | Supported        |
| Paints              | Use paints that have low Volatile Organic Compound (VOC) off gassing. | Supported        |</p>
<table>
<thead>
<tr>
<th>Issue</th>
<th>Brief description of opportunity for integrating ESD principles. These are for the refurbishment of existing buildings and some will apply to new buildings.</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooring</td>
<td>Use ESD preferred products. Minimise PVC product in flooring (e.g. If carpet is used, it is of low-VOC off-gassing with recycled PVC backing or no PVC content.). Consider reusability such as modular flooring or flooring designed for disassembly.</td>
<td>Replacement of original floor not encouraged</td>
</tr>
<tr>
<td>Sealants &amp; Adhesives</td>
<td>Consider sealants and adhesives with low VOC off-gassing.</td>
<td>Supported</td>
</tr>
<tr>
<td>Interior Materials</td>
<td>Use ESD preferred products for walls and partitions, flooring, ceiling, workstations, chairs, tables, storage, etc. Consider reusability and product stewardship.</td>
<td>Supported in principle, but details to be assessed.</td>
</tr>
<tr>
<td>Insulation</td>
<td>Ozone depletion potential (ODP) of zero.</td>
<td>Supported</td>
</tr>
<tr>
<td><strong>TRANSPORT</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bicycle facilities</td>
<td>Provide secure bicycle facilities for at least 5% of building occupants (including showers and lockers).</td>
<td>Supported</td>
</tr>
<tr>
<td>Teleconferencing facilities</td>
<td>Provide teleconferencing facilities.</td>
<td>Supported</td>
</tr>
<tr>
<td><strong>BUILDING MAINTENANCE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Management Plan</td>
<td>Prepare a utility management plan for the building.</td>
<td>Supported</td>
</tr>
<tr>
<td>Building Users' Guide</td>
<td>Prepare a building users guide for the building.</td>
<td>Supported</td>
</tr>
<tr>
<td>Waste Management</td>
<td>Develop and execute a construction and demolition waste management plan. Prepare a waste management plan for the site/building. Minimise packaging waste (cardboard, plastic, rubber wrap, etc.) or seek product stewardship in procuring products or materials. Provide adequate spaces for bins (e.g. general waste, paper recycle, co-mingle recycle, organic recycle (where applicable)) in site and floor layout.</td>
<td>Supported</td>
</tr>
<tr>
<td>Control and Monitoring System</td>
<td>Is control and monitoring system for services such as HVAC and lighting working or working correctly? Is tuning of the system required? Does it require a new system?</td>
<td>Supported</td>
</tr>
<tr>
<td>Commissioning &amp; building tuning</td>
<td>Develop and execute a commissioning plan. Provide adequate commissioning of new engineering services systems. Provide adequate recommissioning of existing systems which are to be reused. Provide tuning of the systems to achieve energy and water efficiency.</td>
<td>Supported</td>
</tr>
<tr>
<td><strong>HERITAGE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heritage values</td>
<td>Respect the heritage values of the building. Consistent with the Conservation and Management Plan or Heritage Assessment of the building.</td>
<td>Essential</td>
</tr>
</tbody>
</table>
7.20 Fire Management

Tocal has been fortunate in that despite numerous bush fires through the area the buildings have survived (although Webber lost most of his and the Blacket Barn has been burnt at least once). There is an essential need to ensure fire management processes are put in place. This should consist of:

- Implement a fuel reduction program in late spring. This to include removing all debris from gutters and pruning overhanging trees as necessary.
- Graze or mow areas around the buildings to keep fuel levels low.
- Test regularly and maintain the water supply, hydrants and fire hose reels to the complex.
- Ensure the fire hose network can reach each building. If not add extra hose reels or hydrants.
- Maintain a tractor/trailer/tank and pump on site during summer with a weekly test to ensure it is fully operational.
- In times of extreme danger (high temperatures, thunderstorms, fires in the area) ensure a person is on site and on the look out at all times.
- In times of potential danger ensure no gates are locked (normal catches are acceptable).
- Implement a network of support brigades and people to assist and ensure contact details are at hand at all times.
- Ensure caretaker is familiar with all facilities and details of the Fire Management Process.
- Maintain a current copy of the Department of Bush Fire Services Farm Fire Prevention Plan within the Tocal Management Documents.

7.21 Plaques

There are a number of plaques around Tocal (refer Volume 3). These need to be acknowledged, recorded and kept up to date as information may change.
### 8.0 DO'S AND DON'TS

The following are provided to guide all those associated with Tocal particularly Tocal Homestead, but to a lesser extent it also applies to the significant part of the College and Tocal as a whole.

Any changes should also consider NSW Heritage Council Standard Exemptions.

#### 8.1 General

<table>
<thead>
<tr>
<th>DON'T</th>
<th>WHY</th>
<th>DO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Don't let tradesmen work on site without being aware of the significance of the building.</td>
<td>Unnecessary damage may occur which could have an impact on heritage value e.g. incorrect mortar being used.</td>
<td>Do ensure all workmen on the site are aware that they are entering a heritage site, and need to respect and conserve the buildings in accordance with the CMP. Maintenance can occur as required; changes needs to consider the CMP policies.</td>
</tr>
<tr>
<td>Don't let non-experienced heritage practitioners work on the building.</td>
<td>Unnecessary damage may occur which could have an impact on heritage value.</td>
<td>Do establish a clear link with professionals or NSW Heritage officers for advice on issues as and when they arise.</td>
</tr>
<tr>
<td>Don’t let ill-informed people manage the building.</td>
<td>Unnecessary damage may occur which could have an impact on heritage value.</td>
<td>Do keep copies of the CMP with NSW Heritage, the Department and on site.</td>
</tr>
<tr>
<td>Don't ignore maintenance.</td>
<td>Unnecessary damage may occur which could have an impact on heritage value.</td>
<td>Do undertake regular inspections and repairs.</td>
</tr>
<tr>
<td>Don’t damage or remove significant historical fabric;</td>
<td>The physical fabric of Tocal Homestead is important in itself as it tells the story of a 1920s family home in the Hunter.</td>
<td>Do have an understanding of the significant fabric prior to undertaking any work.</td>
</tr>
<tr>
<td>Don't make unnecessary alterations</td>
<td>This may result in irreversible changes or loss of significant fabric.</td>
<td>Do only repair as much of the historic fabric as is necessary (e.g. floorboard, window sash, and architrave) rather than total replacement. Carefully piece in new work respecting the original fabric and undertake work in a logical order.</td>
</tr>
<tr>
<td>Don’t allow works to be undertaken without maintaining a record</td>
<td>Original and early building elements tell us about the house, garden and lifestyles and are an irreplaceable resource and each change contributes to the story of the buildings.</td>
<td>Do keep carefully maintained records of the work undertaken. These should be retained by Tocal for future reference.</td>
</tr>
</tbody>
</table>
### DON’T | WHY | DO
--- | --- | ---
Don’t introduce inappropriate materials to the building. | The introduction of a modern material into historic fabric may be incompatible and cause unanticipated long term damage. | Do repair historic materials with the same or similar materials – ‘like with like’ -. If the same material is no longer available, seek the most compatible option.  

Don’t remove historic building elements from site unless absolutely necessary. | Historic building elements can be damaged in transit, lost or stolen. | Do ensure there is a process in place to ensure the physical care and security of the element if removal is required.  

Don’t attempt to repair or conceal every knock or dent in historic fabric inside and outside. | Evidence of the use of a historic building can be an important part of its history and contributes to it ‘patina’ or quality of age. | Do repair as little as necessary and retain as much as possible.  

Don’t replace existing profiles of mouldings, cappings, downpipes or gutters with modern profiles. | The significance of historic buildings is linked to their original details. | Do replace significant details with matching or similar profiles.  

Don’t ignore building faults. | It is better to fix a problem before it worsens. | Do be vigilant and report leaks through walls, windows or roofs, signs of termites, rot or borer or any other signs of decay of building fabric to the Facilities Manager.  

Don’t use modern construction techniques if likely to confuse interpretation. | Tocal Homestead represents a 19th century farm and all details should reinforce those values. | Do use traditional construction techniques as much as possible in all new work and maintenance.  

Don’t add surface run services, especially for modern requirements of electricity and fire protection. | This confuses interpretation and usually looks unsightly and out of context. | Do conceal services.  

### 8.2 Setting

### DON’T | WHY | DO
--- | --- | ---
Don’t let trees and vegetation physically impact on the building. | Trees, while aesthetically valuable can cause damage to historic building fabric through their root growth disrupting foundations and branches physically impacting on walls and roofs. | Do consider the impact of the growth and physical impact of existing trees on building fabric and the potential for damage by the growth of new trees.  

### Eric Martin & Associates

### TOCAL

### Conservation and Management Plan

### Volume 1
### 8.3 Building Exteriors

<table>
<thead>
<tr>
<th>DON'T</th>
<th>WHY</th>
<th>DO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Don’t seal or block up under floor or roof ventilation openings.</td>
<td>Ventilation is important to maintaining airflow through floors and ceilings and reduces the risk of dampness, rot and termite activity.</td>
<td>Do ensure ventilation openings remain open.</td>
</tr>
<tr>
<td>Don’t allow downpipes or overflows from plant and equipment to fall on the ground around a building or structure without a clear method of draining the water away.</td>
<td>Dampness is a major contributor to the deterioration of historic building fabric.</td>
<td>Do unobtrusively connect to the nearest underground stormwater reticulation system.</td>
</tr>
<tr>
<td>Don’t run services or fix new fixtures or equipment on external wall and roof areas.</td>
<td>Fixings may damage historic building fabric and the installation of new equipment may impact aesthetic values.</td>
<td>Do carefully consider the visual impact of the work you are proposing and conceal services in wall cavities or in ducting and position new elements in the least obtrusive locations or locate equipment independently of the building or structure.</td>
</tr>
<tr>
<td>Don’t use circular sanders on external timber surfaces or put routed beading on edges that ought to be square.</td>
<td>Circular sanders cannot be properly controlled and can result in the formation of unsightly and damaging circular indents on timber surfaces. There is also a health risk associated with the removal of lead paints from historic timber work.</td>
<td>Do sand areas by hand prior to painting wearing appropriate personal protection and ensuring waste material is properly disposed of.</td>
</tr>
</tbody>
</table>
### DON'T | WHY | DO
--- | --- | ---
Don’t use naked flame to remove paint from timber. | The heat from the flame can ignite dust or rubbish in wall cavities without the operator of the flame knowing. Hot air strippers are a safer alternative but these too can generate hot air sufficient to ignite dust etc in wall cavities if overzealously operated. | Do sand areas by hand where possible wearing appropriate personal protection and ensuring waste material is properly disposed of. |
Don’t replace galvanised steel roofs with zincalume or ‘Colorbond’ and do not mix zincalume and ‘Colorbond’ with galvanised steel products. | Galvanised iron (galvanised steel the modern equivalent) and the associated galvanised rain water goods are the traditional building material that was introduced into Australia in the mid-19th century which gave buildings’ historic character. This cannot be replicated with zincalume or ‘Colorbond’. Zincalume and ‘Colorbond’ require a significantly different assembly technology that relies on pop rivets and silicone where galvanised steel is soldered in the traditional way. Mixing different metals also causes corrosion. | Do replace ‘like with like’. |
Don’t use chemicals or high pressure cleaning methods to clean the building. | Some cleaning methods can cause damage to a building or feature. | Do test a small area prior to cleaning the entire surface, and use neutral pH cleaners and low pressure water washing. |
Don’t wait a long time before removing graffiti. | The earlier you attempt to clean it, the easier it will come off. | Do work on a test section and begin cleaning with detergent and warm water as soon as possible after the graffiti appears. If unsuccessful, poulticing may be necessary. |
Don’t paint surfaces in new or inappropriate colour schemes. | Decorative paint schemes and other finishes reflect cultural influences and individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour schemes or other treatments and finishes of historic interest that remain hidden beneath layers of paintwork. | Do repaint in original colour schemes or seek advice where required. |
### Interiors

<table>
<thead>
<tr>
<th>DON’T</th>
<th>WHY</th>
<th>DO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Don’t fix signage to historic fabric, or mask significant features with obtrusive signage.</td>
<td>This results in damage to and/or loss of important historic fabric and detracts from the aesthetic significance of the place.</td>
<td>Do, where possible, use free-standing signs or signage which will not involve fixings that penetrate significant fabric.</td>
</tr>
</tbody>
</table>

#### 8.4 Interiors

<table>
<thead>
<tr>
<th>DON’T</th>
<th>WHY</th>
<th>DO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Don’t remove evidence of original planning, construction systems door and window furniture or services (e.g. cast iron ceiling vents and fireplaces).</td>
<td>Evidence of past building layout and technologies can tell us how a place was used.</td>
<td>Do leave the evidence where it is and work around it.</td>
</tr>
<tr>
<td>Don’t run services or fix new fixtures or equipment on internal wall and ceiling areas.</td>
<td>Fixings may damage historic building fabric and the installation of new equipment may impact on aesthetic values.</td>
<td>Do carefully consider the visual impact of the work you are proposing and conceal services in wall cavities or in ducting and position new elements in the least obtrusive locations. If in doubt seek advice.</td>
</tr>
<tr>
<td>Don’t make new openings on historic fabric for services.</td>
<td>This results in loss of significant fabric which is unable to be recovered.</td>
<td>Do where possible, use existing, voids, conduits and ducts for the installation of new services.</td>
</tr>
<tr>
<td>Don’t install visually obtrusive services in prominent locations, or mask significant features.</td>
<td>This detracts from the aesthetic qualities of the place.</td>
<td>Do select less visible areas such as sub floor areas and storerooms, and less prominent elevations for the installation of new services.</td>
</tr>
<tr>
<td>Don’t paint surfaces in new or inappropriate colour schemes.</td>
<td>Decorative paint schemes and other finishes reflect cultural influences and individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour schemes or other treatments and finishes of historic interest that remain hidden beneath layers of paintwork.</td>
<td>Do repaint in original colour schemes or seek advice where required.</td>
</tr>
<tr>
<td>Don’t close the building for extended periods</td>
<td>Lack of ventilation in the house may affect existing materials and fabric.</td>
<td>Do open the house at regular intervals (1-2 times per week for a few hours) even if closed to the public.</td>
</tr>
</tbody>
</table>
9.0 RISK ASSESSMENT

9.1 Introduction

Risks are encountered continually, but not all risks and incidents have the potential to result in harm or impact on an actual or planned business activity. A risk is measured in terms of the likelihood of the risk happening and the consequences if it does happen. Risk management is the process used to identify and assess the risks, and the system implemented to avoid, reduce or control the risks.

In addition to the normal risks that businesses face, rural properties and farming activities often face additional risks which the average person may not be aware of. Rural land should be managed with care and responsibility that goes beyond the farm gate and boundary fence. What occurs on a holding can affect neighbours and other landholders in the catchment and there is legislation that addresses many risk and farm safety issues. Tocal has areas of risk that need to be managed for human, livestock and environmental safety and to ensure that the enterprise, humans, livestock and the environment are not harmed. Some of these risks or hazards associated with conserving Tocal are listed below. Risks associated with farm operations are not include but are covered in the Tocal Plan by Peter D Gillespie and David Brouwer.

There are legislative requirements to control risk and owners and managers need to beware of the legislative responsibilities.

9.2 Framework

This risk assessment is based on the general approach adopted for risk analysis.

The risk assessment identifies analyses and rates the current and future risks to heritage values using the following scales:

Note: The purpose of this risk assessment is to identify policy and guideline requirements for the effective management of the site’s heritage values, and does not conform to a Department or Australian standard for risk assessments. Therefore, the risk ratings should only be interpreted as relative indicators of priority, rather than indicative or specific consequences generally associated with a Department of Australian standard risk assessment framework.
### Risk Rating:

<table>
<thead>
<tr>
<th>Risk Rating</th>
<th>Risk</th>
<th>Potential Impact</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moderate-High</td>
<td>Lack of maintenance</td>
<td>Will result in building/site deterioration and loss of heritage value.</td>
<td>Prepare and implement a maintenance schedule.</td>
</tr>
<tr>
<td>Low-Moderate</td>
<td>Lack of an up-to-date Management Plan.</td>
<td>This could lead to inappropriate practices that affect the significance.</td>
<td>Ensure plan is completed as soon as possible. Have the CMP endorsed by Department and NSW Heritage Council. Ensure all relevant personnel have a copy of the plan.</td>
</tr>
<tr>
<td>Low-Moderate</td>
<td>Meet current code requirements of the Disability Discrimination Act (DDA) and Building Code of Australia (BCA).</td>
<td>Could include removal of more original fabric and affect the significance.</td>
<td>Ensure that refurbishment is undertaken in accordance with the policies and guidelines in this CMP by experienced professionals.</td>
</tr>
<tr>
<td>Low-Moderate</td>
<td>Lack of appropriate conservation skills</td>
<td>Inappropriate conservation and loss of integrity.</td>
<td>Careful selection of tradespeople/professionals.</td>
</tr>
<tr>
<td>Low-Moderate</td>
<td>Overtaking farm areas by invasive species.</td>
<td>Reduced native species and impact on setting.</td>
<td>Maintain control of invasive species.</td>
</tr>
</tbody>
</table>

### 9.3 Risk Assessment and Recommendations

This assessment includes risk associated with retention of site elements of heritage value, consideration of the current ownership and management strategies as well as potential future uses. The risks are categorised and recommendations provided to provide practical guidance to mitigate those risks.
<table>
<thead>
<tr>
<th>Risk Rating</th>
<th>Risk</th>
<th>Potential Impact</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>Buildings are not regularly inspected</td>
<td>This may lead to lack of maintenance and lack of care about the building.</td>
<td>Make every effort to ensure the buildings are regularly inspected. In the event that buildings or sections of buildings are not accessed monthly, ensure a maintenance schedule is prepared and implemented.</td>
</tr>
<tr>
<td>Low</td>
<td>Fire or other accidental damage</td>
<td>Could be devastating but risk can be reduced with effective management practices and fire protection.</td>
<td>Ensure adequate fire protection is installed to maintain control of the place.</td>
</tr>
<tr>
<td>Low</td>
<td>Retention of site elements that are intrusive</td>
<td>Diminishes heritage values.</td>
<td>Consider removal of intrusive elements in maintenance and refurbishment proposals.</td>
</tr>
<tr>
<td>Low</td>
<td>Floods</td>
<td>Damage to site.</td>
<td>Will manage the site with the understanding that floods will occur.</td>
</tr>
<tr>
<td>Low</td>
<td>Drought</td>
<td>Loss of trees/plants.</td>
<td>Manage and ensure essential plants are protected as required.</td>
</tr>
<tr>
<td>Low</td>
<td>Damage by animals through insecure fencing</td>
<td>Loss of original/existing fabric.</td>
<td>Maintain fences and gates in good condition.</td>
</tr>
<tr>
<td>Low</td>
<td>Wear of fabric due to high visitation</td>
<td>Damage or loss of original/existing fabric</td>
<td>Manage facility, including visitor numbers, to minimize potential damage.</td>
</tr>
<tr>
<td>Low</td>
<td>Change of building ownership/tenant</td>
<td>Could impact if appropriate controls are not in place.</td>
<td>Ensure compliance with NSW Heritage Act. Ensure the CMP is completed and passed on to any new owner/tenant.</td>
</tr>
<tr>
<td>Low</td>
<td>Hazardous materials</td>
<td>May mean removal of more fabric.</td>
<td>Undertake a hazardous material study and implement recommendations.</td>
</tr>
<tr>
<td>Low</td>
<td>Change of use</td>
<td>May impact on heritage values.</td>
<td>Use to be considered within the context of this CMP.</td>
</tr>
<tr>
<td>Low</td>
<td>Adjacent development</td>
<td>May impact on heritage values.</td>
<td>Adopt the recommendations of this CMP and make representation to local government to minimise adverse impacts.</td>
</tr>
<tr>
<td>Low</td>
<td>No longer fit for purpose</td>
<td>May impact on heritage values.</td>
<td>Use to be consistent with CMP.</td>
</tr>
</tbody>
</table>
This page is intentionally blank.
10.0 PRIMARY REFERENCES

10.1 Principle Sources

The following references are the principle documents which effectively form the base for the CMP and are relied on to provide the documentary evidence and supplementary information for the CMP.

1. Captain Thunderbolt - horsebreaker to bushranger
2. Conservation of Timber Buildings
3. Tocal Visitor Centre - new use for an old shed
4. Guide to Tocal
5. The Soils of Tocal
6. Colonial Silo Mysteries
7. The Climate of Tocal
8. Aboriginal Land Use at Tocal - The Wonnarua Story
9. Tocal Code of Land Use Practice
10. At Home Amongst the Stock - The Kids of Tocal
11. Crimes of Passion on the Tocal Run
12. An Eye for Excellence - The Reynolds of Tocal
13. The Vegetation of Tocal
14. Three Days in May
15. Who was CB Alexander?
16. An Introduction to Tocal Farms
17. Voices from Tocal - Convict Life on a Rural Estate
18. James Phillips Webber - The Man and the Mystery
19. The Paterson at War
20. The People of Tocal
21. Women in the History of Tocal
22. Tocal College CB Alexander Campus - its development and history
   - Tocal’s First European Settler - James Phillips Webber
   - Tocal - The Changing Moods of a Rural Estate

All the above publications are on: http://www.tocal.com/homestead/books/books.htm

- Tocal Landscape Master Plan Report, 1993, Environment Design Associates
- The Development of the Tocal Campus Buildings
- Tocal Property Plan
10.2 References for Section 4.7

- **Section 4.7.1 Theme 2: Peopling Australia – Tocal Aboriginal Heritage**


- **Section 4.7.2 Theme 2: Peopling Australia – Tocal Convict Accommodation and Work Sites**


• Section 4.7.3 Theme 3: Developing local, regional and national economies – Tocal Estate


- **Section 4.7.4 Theme 3 Developing local, regional and national economies – Tocal Homestead Precinct, Campus and Farm**


- **Section 4.7.5 Theme 6: Education – CB Alexander Campus of Tocal College**


- **Section 4.7.6 Theme 8: Developing Australia's cultural life - CB Alexander Campus of Tocal College**


### 10.3 Combined References


Perry, V. *Aboriginal Cultural Heritage Assessment for HCRCMA Scarred Tree at Tocal College*, December 2001, NSW


Tocal College. *Tocal History Notes*. Paterson: nos. 1-7 & 10-17, 1996-2009 (no. 8 & 9 were not produced).


### 10.4 Electronic Resources

- **DVD’s**

  *Tocal on Video* [a compilation of footage from 1965 to 1991].


- **On-line Resources**

  Tocal College - C.B. Alexander Campus and Movable Collection Citation, 2013

  Tocal Homestead Citation, 2013


