3.0 TOCAL HOMESTEAD PRECINCT
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1. THUNDERBOLT’S COTTAGE AND STABLES

Location: S 32° 37.267’ E 151° 35.364’ (SE corner)

Description

A sandstock brick house and stable block housing four separate stables for horses in the north-eastern half of the building. The southern half of the building is the brick cottage. Brickwork is laid in English bond (row of headers and row of stretchers).

The brick cottage is founded on sandstone and has split-levels, with the western side about 900mm lower than the main building. The main building has a hipped roof, originally shingled, but currently covered with corrugated iron with ogee gutters and gutter guard. A verandah to the residence is on the eastern side. Two verandah columns appear early ones but one has stopped chamfers and the other continuous chamfers. Other posts are square.

The main cottage has four rooms at the lower level and a further two rooms are separately accessed from the western side. The house has two rooms at the upper level on the eastern side.

Timber doors to the house are ledged and braced on the west and stables with a panelled door to the east. Timber windows are double hung windows with sandstone sills. The basic detailing was stained timber internally but it is all now painted.

The stable area has a timber ceiling and the residence has a lath and plaster ceiling. Verandah has a timber ceiling.

History note

This building was formerly named Webber’s Cottage and thought to have been constructed c1822 as the first residence of James Webber, but further research has provided a more accurate dating. This building does not appear on Knapp’s 1834 survey of Tocal which locates Webber’s original homestead elsewhere on the site. The cottage is therefore now thought to have been constructed c1836 by Caleb and Felix Wilson following the fire at Tocal in 1835. Its revised name recognises the local legend that the bushranger Fred Ward, alias Captain Thunderbolt, lived in this cottage while employed at Tocal as a horse-breaker.


Present condition

The house and stables has a relatively new roof (c1980) but the rest of the building is deteriorating. The western wall has bowed out in places and there are substantial cracks in the wall.

Walls are cracked in places and show signs of rising damp. Timbers have had borers through a number of areas although they are inactive at the moment. Timber in windows and doors has rotted in places but otherwise are in reasonable condition. One sash to the lower level has smashed glass and damaged frame and is covered over with acrylic. One window is bricked up. Internally the cottage walls are riddled with fine cracks and render is falling off them, ceilings are collapsing and some floorboards are rotten.

The floor at the lower level appears to be on the ground having no substantial substructure and what there is, is rotten.

The bases of the verandah posts are deteriorated. All down-pipes appear to drain to a soakage pit south west of the Cottage.

Other problems include loose electrical conduits, loose vent covers and no sub floor access for inspection of sub floor.

No power is provided to the building although there has been power in the past.
Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>c1980</td>
<td>New Roof</td>
</tr>
<tr>
<td>1990</td>
<td>Guttering And Downpipes</td>
</tr>
<tr>
<td>1993</td>
<td>Fire Mains And Town Water Extended To Cottage</td>
</tr>
<tr>
<td>2000</td>
<td>Installed Stays To Back Wall</td>
</tr>
<tr>
<td>2003</td>
<td>Installed Crowd/Protection Barrier For Plaster Walls, Refixed Windows, Replaced Glass, Re-Nailed Lining Boards And Ceiling In Stables Section, Refixed Internal Slab Dividing Wall (Stables Section)</td>
</tr>
<tr>
<td>2006</td>
<td>Barricaded One Room For Public Safety And Building Protection</td>
</tr>
<tr>
<td>2007</td>
<td>Refixed Down Pipes</td>
</tr>
</tbody>
</table>

Recommendations

Undertake essential maintenance to prop walls and keep weathertight.
Prepare a CMP and conserve the Cottage.
Undertake extensive conservation of the Cottage.
2. STONE BARN

Location: S 32° 37.266' E 151° 35.387' (NE corner)

Description
A sandstone building with brick additions along the west side. Brickwork is laid in English bond (1 stretcher, 1 header course).

The brick gables appear at both ends and sit on top of the sandstone walls. This brickwork appears to be contemporary with the western extension.

Originally the roof had timber shingles on both the original and the western extension. This has been more recently covered with corrugated iron over the top of the shingles. The eastern carport extension is a timber framed structure with a gabled corrugated iron roof and flat sheeting to gable end.

Most of the openings have ledged and braced timber doors or timber louvres. Arched brickwork or sandstone lintel span over all openings in the stone section and timber in the brickwork section.

Some openings have bars and shutters.

The sandstone building consists of a butcher’s room with a store room or a shoemaker’s area above, and three larger rooms at ground level (2 garages and 1 workshop). The Loft extends for the full length at the higher level.

The brick section along the western side consists of a number of stalls for horses with feed loft above.

The original finish internally appears to be limewash stone/brick/timber except the south east room which was rendered.

There appears to have been only one opening in the western wall of the sandstone building originally.

The west wall originally had a series of arched louvred window sized openings with the only access on the north and south ends. The stable doors and rearrangements were made when the building changed from what is believed to have been tobacco drying area to stables.

Floor finishes vary. All are concrete except the horse stalls along the west which have flag stones.

Ceilings are mainly timber although the garages have ripple iron.

History note
The year ‘1830’ is carved in the lintel above one of the doors of the barn. The barn is shown in the 1834 survey of Tocal. Later additions have been made.


Present condition
The building is generally in quite good condition except for some minor items.

There used to be some rising damp problems in the northern end which was treated by adding a concrete wall outside or by rendering the wall up to about a metre. Unfortunately this has tended to force the rising damp problem up the wall. A similar approach has occurred in other areas. The concrete has been removed but deteriorated sandstone remains.

There are cracks in the brickwork near the south west corner, and the north western corner. There has been some effort to repair it in the past which is noticeable but reasonably effective as it does not appear to be a major problem. Brickwork has been bagged with cement which has increased deterioration in several areas, particularly around the north door and the southwest corner where bricks are now loose.
Some down-pipes discharge to tanks, others onto the ground and then to soakage pits but the total system is not very effective.

Render to SE room is failing around openings.

NW room – cement render has accentuated deterioration of sandstone.

NE room – concrete plinth added to overcome deterioration which has only driven deterioration up the wall which has now been cement rendered. (It is suggested that the wall be left until exterior has stabilised but ultimately all concrete and cement render should be removed and sacrificial render added if necessary.)

Garage has some cement render at low level. (In the long term this should be replaced with a sacrificial render.)

**Works carried out 1985-2010**

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>Gutter And Downpipes On Western End</td>
</tr>
<tr>
<td>1992</td>
<td>Reroofed</td>
</tr>
<tr>
<td>2003</td>
<td>Removed Concrete Rendering From Abutment Base</td>
</tr>
<tr>
<td>2006</td>
<td>Replaced Gauze In Flyscreens In Butcher’s Shop</td>
</tr>
<tr>
<td>2007</td>
<td>Replaced Down Pipes</td>
</tr>
</tbody>
</table>

**Recommendations**

- Repoint eroded areas of brickwork and sandstone with a weak lime mortar.
- Assess the drainage system around the building to determine if a more effective system is possible.
- Repair render to south east room.
- Remove all concrete and cement render and replace with weak lime render.
- Otherwise conserve as is.
3. BRICK STABLES

Location: S 32° 37.250' E 151° 35.388' (NE corner)

Description
The Stallion Boxes is a brick building with a rusty corrugated iron roof. It has four rooms with concrete (3 sections) and a flagstone floor (one section) and a loft for the full length above. Brickwork is laid in colonial bond (1 header and 3 stretcher courses).
It has a finely detailed wind ventilator at the top.
The two southern boxes have been re-used for the electrical generation and switchboard metering circuitry for the whole homestead complex. It remains in its original condition and although not operational, is an important part of the homestead and is of industrial archaeological importance.
Doors are ledged and braced, openings have timber louvres or bars with shutters over and sandstone sills.

Present condition
The building is in good condition. Brickwork is sound, although there is some minor deterioration of lower coursing of brickwork and minor movement at lintel level. The roof is showing some signs of rusting but is waterproof. Timber paintwork is deteriorating.
Ogee guttering was replaced in the 1980’s and is in good condition. Timber ledged and braced doors and timber louvers are in good condition except some of the doors are showing some deterioration and rot at the bottom.
A climber on the east and north sides is currently under control.
Timber ceilings to the boxes are showing signs of some borer attack and has collapsed in certain sections. The flat ceiling in the generator section is in fair condition although sagging and one panel is cracked.
The west side downpipe is not connected to storm water. The east side downpipe drains into a tank on the south end.
A smaller tank is in good condition and is used for the generator.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>Refer p17 EMA 1999 vol 2</td>
</tr>
<tr>
<td>2001</td>
<td>Replaced ceiling lining in generator room, repaired doors in battery room</td>
</tr>
</tbody>
</table>

Recommendations
Repaint.
Conserve as is.
4. LOOSE BOXES A

**Location:** S 32° 37.245’ E 151° 35.407’ (NW corner)

**Description**
The building is constructed from vertical split slabs, barked timber pole framed roof supporting timber shingles which have since been covered with corrugated iron and gutter guard. The building has half round gutters to the gable roof. Gable ends have weatherboards above slabs. There is a dirt floor in part and flagstones in the rest.

**Present condition**
The building is in quite good condition with some borer attack in the past although they currently appear to be inactive. External Timbers are weathered with minor deterioration at the base.

**Works carried out 1985-2010**

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1989</td>
<td>Repairs.</td>
</tr>
</tbody>
</table>

**Recommendations**
Conserve as is.
5. BLACKSMITH

Location: S 32° 37.256' E 151° 35.399' (SE corner)

Description
The building is constructed from vertical split slabs, barked timber framed roof supporting timber shingles which have since been covered with corrugated iron and gutter guard. The building has half round gutters to the gable roof. Gable ends have weatherboards above slabs. The blacksmith’s shop has stone flagstone floor. The blacksmith is still an operating facility with forge, bellows, anvil and other tools.

Present condition
The building is in quite good condition with some borer attack in the past although they currently appear to be inactive. External Timbers are weathered and minor deterioration at the base.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1989</td>
<td>Re-Roof, Repair And Refurbish</td>
</tr>
<tr>
<td>2002</td>
<td>Replaced Roof Following Storm, Replaced Pole And Rafters</td>
</tr>
<tr>
<td>2007</td>
<td>Rehung Door</td>
</tr>
</tbody>
</table>

Recommendations
Conserve as is.
6. TEA ROOMS (FORMER STAFF MEAL ROOM)

Location: S 32° 37.267' E 151° 35.397' (SE corner)

Description
Timber framed structure with horizontal weatherboarding. A skillion roofed verandah has been added to the western side and a small extension added to the north side.
The verandah on the southern side is enclosed by lattice work.
Internal rooms are lined with timber boards in the main room and vinyl in the kitchen and both have a flat sheeted ceiling. The northern room has been extended to enlarge the kitchen.
The building has corrugated galvanised iron roof in a gable form with quad gutters. The skillion roof verandah is a continuation of the slope of the roof on the western side.

Present condition
The building is in good condition although the weatherboards to the north section have shrunk and now have minimal overlap. Brick piers supporting the timber floor are gradually fretting away.
It is worth noting that the main power supply to the whole homestead complex came into this building on the southern side and the main meter boards and switchboards were located on the external face of the southern verandah.
The north side gutter is rusted out.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>Upgrading Including Installation Of New Kitchen</td>
</tr>
<tr>
<td>1991</td>
<td>Repairs To Lattice And Studs</td>
</tr>
<tr>
<td>1994</td>
<td>Extension To Kitchen</td>
</tr>
<tr>
<td>2001</td>
<td>Sewerage Extended From Pump Station And Connected To Homestead And Tearooms</td>
</tr>
<tr>
<td>2005</td>
<td>Replaced Guttering, Bird-Proofed Verandah, Replaced Fly Screens, Replaced Lining Boards (Wall) Due Termite Damage</td>
</tr>
<tr>
<td>2008</td>
<td>Installed New Gauze In Screen Doors, Installed New Exit Door In Tea Rooms Kitchen</td>
</tr>
</tbody>
</table>

Recommendations
Remove electrical pole and relocate lights to building.
Replace gutter on north side.
Continue to use as is and maintain building.
7. KITCHEN

Location: S 32° 37.269' E 151° 35.402' (SE corner)

Description
A sandstock brick building, with a hipped slate roof and ogee gutter. There is a brick chimney and a covered link on the south side. Brickwork is founded on sandstone blocks. It is rendered internally with bare floorboards in the main kitchen and the two smaller rooms on the northern side have vinyl covering.

Brickwork is laid in flemish bond (stretcher and header alternating per course).

Windows are timber framed double hung with shutters on the southern window. Sills are sandstone to match the main house.

A painted corrugated galvanized iron skillion roofed garden shed is on the northern side with a smaller freestanding galvanised garden shed beside it.

Bricks on the south side have been painted at the same time as the main house.

The concrete slab on the north end was used for carbide acetylene gas production for early lighting (now covered by the garden shed).

The old slow combustion stove, porcelain sink and water heater remain.

Present condition
Present condition is generally quite good except for minor settlement in some areas which has resulted in minor cracking of brickwork and render leaving render drummy and cracks on the inside.

There are small holes in the ceiling.

Paintwork to fascia and door to garden shed deteriorating.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>Repaired Slate Roof</td>
</tr>
<tr>
<td>2007</td>
<td>Installed New Floor In Back Room</td>
</tr>
<tr>
<td>2008</td>
<td>Installed New Guttering</td>
</tr>
</tbody>
</table>

Recommendations

Repaint externally.

Conserve as is.
8. KITCHEN LINK

Location: S 32° 37.270' E 151° 35.402' (middle)

Description
A timber framed structure with vertical boarding up to about 1200mm and decoratively framed glazed windows above. It is covered with a simple pitched roof with slates.
A timber floor exists adjacent to the homestead (over former basement access) with concrete slab on the ground the rest of the way to the kitchen.

Present condition
Present condition is quite good but slates have slipped adjacent valley on north side, a few planes of glass are cracked and some missing glass. Paintwork is weathering.
There are a number of architectural styles represented in the covered way and they are not of the same period as adjacent buildings.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1991</td>
<td>Repairs</td>
</tr>
<tr>
<td>2005</td>
<td>Replaced Gauze</td>
</tr>
</tbody>
</table>

Recommendations
Repair slate roof
Replace broken and missing glass.
Conserve as is.
9. HOMESTEAD

Location: S 32° 37.271’ E 151° 35.415’ (NE corner)

Description
This is a sandstock brick house on a sandstone foundation with sandstone quoins and sills plus a slate roof. There is a verandah on three sides with sandstone flagstones and timber columns.

Brickwork is laid in Flemish bond (stretcher and header alternating). Gutters are half round copper.

Windows are timber framed double hung and there are French doors off the verandah. Timber shutters are provided on the ground floor windows and doors.

Internally the walls are rendered, joinery is stained and the floors are bare boards.

There are tank stands along the west side.

Measured drawings do exist and they were prepared by Philip Cox and Partners in 1985.

Present condition
The building is in good condition except for some minor items of maintenance and repair required and some items of restoration necessary. The basement is damp and does not effectively drain.

Downpipes discharge to the front of the house probably to soakage pits.

Internally the building has been refurbished and is in good condition.

However there is evidence of rising moisture to one hall wall, one door sticks, stair window beading is loose, verandah ceiling needs some repairs and stair soffit is damaged.

Works carried out 1985-2011

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1985</td>
<td>Installation of water supply. Roof and gutter repairs.</td>
</tr>
<tr>
<td>1986</td>
<td>Major renovations, modernise existing kitchen, create bathroom upstairs, remove hoods over upstairs windows, remove downstairs bathroom, general upgrade and painting.</td>
</tr>
<tr>
<td>1987</td>
<td>Installation of security system and fire alarm.</td>
</tr>
<tr>
<td>1988</td>
<td>Renovations to laundry.</td>
</tr>
<tr>
<td>1996</td>
<td>Repaint exterior.</td>
</tr>
<tr>
<td>2000</td>
<td>Repaired southern homestead fence, repaired box gutter</td>
</tr>
<tr>
<td>2001</td>
<td>Removed render from sandstone blocks on verandah to conserve the sandstone, cleaned out basement, uncovered and cleaned convict-laid drain, sewerage extended from pump station and connected to homestead and tearooms</td>
</tr>
<tr>
<td>2005</td>
<td>Cut inspection hole in &quot;office&quot; (off north verandah), repaired burst water pipe in back yard, installed drainage pipe across front</td>
</tr>
<tr>
<td>2006</td>
<td>Replaced guttering, re-sealed fish pond, stripped and repainted windows, eaves and chimneys</td>
</tr>
<tr>
<td>2007</td>
<td>Relocated and repaired fire service main in front yard, installed new timber gates (at side of milk room), rehung front gate</td>
</tr>
<tr>
<td>2008</td>
<td>Replaced verandah guttering (with copper), replaced front picket fence, repaired pipe-frame gate near graves, replaced gauze in screen doors</td>
</tr>
<tr>
<td>2009</td>
<td>Repaired front picket fence</td>
</tr>
<tr>
<td>2011</td>
<td>Shutter repairs</td>
</tr>
</tbody>
</table>
Recommendations

At some stage open whole house as a museum.
Prepare a separate CMP.

Prepare a detailed collections policy and develop an appropriate interpretative and conservation plan.

In the short term, conserve as is.
10. MILK ROOM

Location: S 32° 37.279' E 151° 35.403' (NE corner)

Description

A single roomed brick building with a hipped corrugated iron roof which was timber shingled. It appears to be contemporary with the main house as brickwork is Flemish bond (stretcher and header alternating). The verandah on the western side is now enclosed and lined with weatherboards. The verandah had timber shingles that have been covered with corrugated iron.

Present condition

The building is in quite good condition, except for the weatherboards which are deteriorating particularly at ground level and some of the top of the south side are missing.

There are several minor problems such as rising damp to a small extent, some rotting of ends of timber shingles where they are exposed and minor cracking.

There is a sag in the verandah in the centre of the western side which is due to settlement of the verandah posts.

Cracking internally has caused some render to fall off and in the south west corner of the ceiling it is quite unstable.

Tree roots are lifting path adjacent the milk room and parts of the milk room.

No gutters are provided to verandah or the main building.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996</td>
<td>Replaced decayed weather boards</td>
</tr>
</tbody>
</table>

Recommendations

Investigate and assess the structure and advise on conservation work required to stabilise the building.

The drainage to be investigated to reduce rising damp.

Conserve as is.
11. TOILETS (FORMER GARAGE) AND LOOSE BOXES

Location: S 32° 37.278' E 151° 35.386' (NW corner)

Description
A timber framed barked pole structure with corrugated iron gable roof with ogee gutters. The former garage on the northern half has been converted to toilets and the southern half retaining the original cattle pens. The walls are vertical slabs except the northern side which is corrugated iron. Toilet floors are concrete but the stalls have dirt floors. Toilets are lined and fitted out.

Present condition
The building is in quite good condition. Timbers are weathered but are sound.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1987</td>
<td>Re-roofed</td>
</tr>
<tr>
<td>1990</td>
<td>Installation of toilets and a new septic system for visitors</td>
</tr>
</tbody>
</table>

Recommendations
Continue use and conserve as is.
12. FOWL SHEDS

Location: S 32° 37.282’ E 151° 35.395’ (W end)

Description
The fowl pens consist of five elements. Two of the structures are timber framed with bird-wire on walls and a corrugated iron hipped or skillion roof. One is a timber structure with corrugated iron roof and vertical board walls. Brick paths run down the centre of the area. A windmill has been erected over an old well although inoperational. The area is surrounded by a vertical timber paling fence.

Present condition
All timbers are showing signs of deterioration and the corrugated iron is aged (second hand material in reasonable condition). The bird-wire throughout is generally in reasonable condition.

There is no effective drainage system or watering system.

Other rubbish and remains of a collapsed fowl pen remains.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>Fowl pens fence</td>
</tr>
<tr>
<td>2000</td>
<td>replaced southern section of fowl pens fence</td>
</tr>
</tbody>
</table>

Recommendations
As a priority undertake a photographic record of the existing prior to any work.

Investigate site drainage with the aim to improve the drainage system.

Remove rubbish and collapsed pen.

Keep operational and conserve as is. Rebuild elements as necessary.
13. STORE

Location: S 32° 37.286' E 151° 35.381' (NW corner)

Description
The store has poles as its main structural frame, including roof structure. Walls are lined with vertical slabs.
It has a corrugated iron skillion roof with and ogee gutter.
Timber ledged and braced doors exist along the north side (when the building was used as horse stalls).
The structure has no floor. The original dividing walls have been removed.

Present condition
The building is in reasonable condition although the roof is not level.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1987</td>
<td>Re-roofed</td>
</tr>
<tr>
<td>1989</td>
<td>Stabilised</td>
</tr>
<tr>
<td>2004</td>
<td>Replaced roof sheets, refixed and stabilised wall</td>
</tr>
<tr>
<td>2005</td>
<td>Removed debris and silt from floor, repaired posts, restumped</td>
</tr>
</tbody>
</table>

Recommendations
Conserve as is.
14. LOOSE BOXES B

**Location:** S 32° 37.297’ E 151° 35.396’ (NE corner)

**Description**

The loose boxes have poles as the main structural frame, including roof structure. Walls are lined with vertical slabs.

The building has a gabled roof covered with corrugated iron with an ogee gutter. Gable ends have weatherboards.

Timber ledged and braced doors exist along the north side.

The structure has no floor except at the western end which has a timber floor. Originally there were dividing walls throughout, breaking them up into small stalls. However the only intermediate wall that remains is at the eastern end.

**Present condition**

The building is in reasonable condition.

The structure leans slightly and all the slabs are weathered and deteriorating at the base. Most of the doors are not able to be easily operated due to settlement and movement of the buildings.

**Works carried out 1985-2010**

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1987</td>
<td>Re-roofed</td>
</tr>
<tr>
<td>1989</td>
<td>Stabilised</td>
</tr>
<tr>
<td>2004</td>
<td>Replaced roof sheets, refixed and stabilised wall</td>
</tr>
</tbody>
</table>

**Recommendations**

Conserve as is. Has potential to be used as classroom for small school groups without any impact on fabric.
15. HAYSHED

Location: S 32° 37.299' E 151° 35.383' (SW corner)

Description
This gabled roofed building has an extended roof to the eastern side and is therefore lower on the eastern side. Gutters are ogee and the west side drains to a tank on the south end. The pole structure had timber shingles on the roof originally but currently corrugated galvanised iron placed over the top of the original shingles. Wall cladding is a mixture of weatherboards to north gable, vertical slabs to east and part of the north and corrugated galvanised iron lower part of north and to other sides. A large opening is in the western side has a gate across.

Present condition
The building is in reasonable condition with wall cladding rusty and a number of the slabs rotting at the base. The tank is in poor condition.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1987</td>
<td>Re-Roofed</td>
</tr>
<tr>
<td>1991</td>
<td>Barge And Ridge Capping Refixed</td>
</tr>
<tr>
<td>2003</td>
<td>Stabilised With Steel Rods, Replaced Roof Sheets</td>
</tr>
<tr>
<td>2005</td>
<td>Installed Extra Stays</td>
</tr>
</tbody>
</table>

Recommendations
Conserve as is. Can be used as store and workshop for homestead maintenance purposes.
16. BLACKET BARN

**Location:** S 32° 37.301' E 151° 35.368' (NW corner)

**Description**
Very large structure consisting of a central space with smaller rooms around the southern, eastern and western sides.
The main space consists of tree-trunk poles supporting king post trusses.
The roof has been extended down on the southern, eastern and western sides to enclose the smaller rooms.
The roof structure itself has sawn rafters supporting a timber-shingled roof which has currently been over clad with corrugated iron. There is one small section, the access point on the southern side which has no shingles and is clad in the corrugated iron. Gutters are ogee. All the walls have split vertical slabs. Timber framed gates close off the main access through the centre.
The smaller perimeter rooms are stalls and are all accessed externally with doors constructed from split slabs in a ledged form. However there is one door on the southern side, which is lined internally.

**History note**
This is the second barn on this site to be designed by Edmund Blacket. The first barn was completed in mid 1866 and burnt down a year later. It is thought the second barn was constructed shortly afterwards. Blackett’s plans for the first Tocal barn are held in the Mitchell Library (State Library of NSW, Sydney).


**Present condition**
The building is in quite good condition having been reroofed about 1980. The east side sags at ends.
The timber slabs and structure is showing minor signs of weathering. Most doors to the pens are sagging and in only fair condition.
The floor is gravel in the central space with battened and floorboarded floors in the perimeter rooms. The floors are generally in a fair condition.

**Works carried out 1985-2010**

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>Stabilisation</td>
</tr>
<tr>
<td>1992</td>
<td>Repair of doors, slabs and other parts to make easy access, reconstruct panel of slabs on the eastern wall</td>
</tr>
<tr>
<td>2000</td>
<td>Repaired feed bins and troughs</td>
</tr>
<tr>
<td>2003</td>
<td>Replaced (renewed) guttering</td>
</tr>
<tr>
<td>2008</td>
<td>Repaired horse-works</td>
</tr>
</tbody>
</table>

**Recommendations**
Conserve as is.
17. BULL BARN

Location: S 32° 37.315' E 151° 35.358' (NW corner)

Description
A simple rectangular building consisting of central corridor with five cattle pens either side. Each pen has internal access gate and an external timber shutter.
The building is constructed from poles supporting barked timbers and a timber shingled garble roof which has been roofed over with corrugated iron with ogee gutters. Gable ends have weatherboards and walls and pen dividers are split vertical slabs.
The pens themselves have timber slats floors and the central corridor a board floor.

Present condition
The building is in quite good condition although external timbers are weathered.
The roof was erected (c1980) and is in good condition. The ogee gutters were reused from Webbers Cottage but are still sound.
Some deterioration of logs continues and one on the east side has moved out.
The main entry gate is deteriorating.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1989</td>
<td>Stabilisation</td>
</tr>
<tr>
<td>1992</td>
<td>Major structural repairs including installation of new supporting beams under the entire building</td>
</tr>
<tr>
<td>2007</td>
<td>Manufactured and installed tie-bars and tie rods</td>
</tr>
</tbody>
</table>

Recommendations
Repaint entry gate.
Restabilize base logs.
Conserve as is.
18. DAIRY

Location: S 32° 37.324’ E 151° 35.377’ (SW corner)

Description
This building consists of four milking bays and an enclosed section. The building is a pole-supported structure with a gable roof of sawn timbers covered with corrugated galvanised iron and half round gutters. Some of the walls are bed log supported. All of the walls are slab except the open section of the dairy. Slabs on the northern and southern sides stop about 300mm short of the roof. The enclosed section is being converted to a small visitor's centre with window and door to the east and will be fitted out. Gable ends have weatherboards. Floors throughout are concrete.

Present condition
The building is in good condition. Concrete slabs throughout are cracked and uneven and timbers are weathered.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1991</td>
<td>Downpipes</td>
</tr>
<tr>
<td>1992</td>
<td>Stabilisation and general repairs</td>
</tr>
<tr>
<td>2008</td>
<td>Prepared site for stabilisation and conservation</td>
</tr>
<tr>
<td>2009</td>
<td>Stabilisation and conservation—restumped posts, replaced rotten wooden elements, propped building and straightened, replaced guttering and downpipes, connected building to storm water system, re-instated surrounding post and rail fencing,</td>
</tr>
<tr>
<td>2010</td>
<td>Re-instated further post and rail fencing surrounding building</td>
</tr>
</tbody>
</table>

Recommendations
Complete adaptation of Milk Room as an interpretation/reception centre. Conserve remainder of building.
19. FEED SHED

Location: S 32° 37.347' E 151° 35.406' (NE corner)

Description
A small pole supported building with a gabled corrugated iron roof. It is divided into 2 sections both with concrete floors. The only wall cladding is on the west side and the gable ends have weatherboards. The building is set up for BBQs.

Present condition
The building is in good condition. Some of the timbers are weathered and are showing signs of deterioration.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1991</td>
<td>Support</td>
</tr>
<tr>
<td>2004</td>
<td>Commenced stabilisation</td>
</tr>
<tr>
<td>2005</td>
<td>Completed stabilisation</td>
</tr>
</tbody>
</table>

Recommendations
Conserve. Continue use as BBQ area.
20. VISITORS CENTRE (FORMER HAYSHED)

Location: S 32° 37.351' E 151° 35.439' (NE corner)

Description
A large timber pole shed with gabled corrugated iron roof and walls except top of gable ends which are weatherboards.
All wall cladding is raised about 900 mm off the ground. It is now converted to visitors’/function centre with a basement, main level and mezzanine. It includes a window to north and part of south. It has a ramp and access doors to south west corner (refer plans below)

Present condition
The building is in good condition and heavily used for weddings.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1992</td>
<td>Re-roofed</td>
</tr>
<tr>
<td>1998</td>
<td>Test dig, straightened poles</td>
</tr>
<tr>
<td>2000</td>
<td>Adaptive re-use of visitor centre began</td>
</tr>
<tr>
<td>2001</td>
<td>Adaptive re-use of visitor centre continued</td>
</tr>
<tr>
<td>2002</td>
<td>Adaptive re-use of visitor centre continued</td>
</tr>
<tr>
<td>2003</td>
<td>Adaptive re-use of visitor centre continued</td>
</tr>
<tr>
<td>2004</td>
<td>Replaced front window, installed low voltage display lighting</td>
</tr>
<tr>
<td>2005</td>
<td>Installed bench, sink, disabled toilet</td>
</tr>
<tr>
<td>2006</td>
<td>Installed fluorescent lights</td>
</tr>
<tr>
<td>2007</td>
<td>Replaced skirting boards</td>
</tr>
</tbody>
</table>

Recommendations
Continue use as visitor/function centre.
21. BARRACKS

Location: S 32° 37.328' E 151° 35.315' (NW corner)

Description
A brick building divided into four equal sections, with each section of two ground floor rooms and one first floor room.
Brickwork is in English bond (one header course, one stretcher courses).
The roof structure is currently machined timber rafters supporting corrugated galvanized iron roof. The brick gable ends have since been rendered over.
Floors have been added throughout but only one (east end) has a stair to the upper level.
Fireplaces are provided in the main ground floor rooms throughout but only one fireplace surround remains intact.
The doors and windows are in good condition.
The verandah on the northern side is a recent reconstruction (c1980) and many windows and doors have also been rebuilt.

History note
This building does not appear in the 1834 survey of Tocal, and is thought to have been built by Caleb and Felix Wilson about 1836 as part of construction to replace accommodation destroyed in a fire at Tocal in 1835.

Present condition
The building is in quite good condition. Not all the first floor structures are complete.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>Repairs</td>
</tr>
<tr>
<td>1993</td>
<td>Fire mains and town water extended to building</td>
</tr>
<tr>
<td>1995</td>
<td>Conservation works</td>
</tr>
<tr>
<td>2000</td>
<td>Access made for termite inspection</td>
</tr>
<tr>
<td>2000</td>
<td>New floor joists and floor boards upstairs</td>
</tr>
<tr>
<td>2001</td>
<td>Replaced wall top-plates, continued flooring work</td>
</tr>
<tr>
<td>2003</td>
<td>Repaired storm damage, refixed roof sheets, replaced some roof sheets and flashing, rebuilt chimney</td>
</tr>
<tr>
<td>2007</td>
<td>Replaced down pipes</td>
</tr>
</tbody>
</table>

Recommendations
Conversion of area to accommodation units has been approved and will proceed when funding permits.
22. SLAUGHTER HOUSE

Location: S 32° 37.298’ E 151° 35.310’ (NE corner)

Description
A very small simple structure with poles supporting an open gabled roof. It was reconstructed in 1991. The walls are slabs with two timber gates. Floor is a concrete slab.
Stone remains to the north of the building, however, their previous use is unknown.

Present condition
The building is in good condition.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1991</td>
<td>Reconstructed in a major project that involved interpretation of the existing building. The building was fully constructed using new timber, except for the corner posts, and all the steel components.</td>
</tr>
</tbody>
</table>

Recommendations
Conserve as is.
23. HOMESTEAD CATTLE YARDS

Location: S 32° 37.344' E 151° 35.392' (to the west of the visitor centre).

Description
The cattle yards were a fundamental part of the operation of the farm. The yards were located around the dairy and loading ramp and included higher fences to retain horses and cows. Portions of the yards have been refurbished as part of the fence conservation program.
Evidence remains of the branding hearth (S 32° 37.338' E 151° 35.383'), calf force and early 20th century cradle (since rebuilt but not in situ).

Present condition
Reasonable condition for the remaining sections, although sections have collapsed and some have been removed.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996</td>
<td>Part re-instatement, repairs</td>
</tr>
<tr>
<td>2004</td>
<td>Re-instate fencing, repairs</td>
</tr>
</tbody>
</table>

Recommendations
Keep existing in good condition.
Reconstruct known earlier sections.
Conserve as is.

Above: The remains of the branding hearth in the foreground.
Above: the cattle crush and part of the yards.
24. TANK STANDS

Location: S 32° 37.290' E 151° 35.378' (current stands and tanks beside wash pad).

Description
This is a timber pole supported structure with 6 tanks.
Former main tank stand: This was a very large structure which originally supported four tanks on top of an eight tree-trunk poles supporting a large platform. It was removed in 1989 due to its poor condition and concern that it may collapse and fall on adjacent buildings.

Present condition
Good condition.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>Rebuilt tank stands for wash-down tanks</td>
</tr>
<tr>
<td>2001</td>
<td>Re-installed water tanks on stands (wash-down tanks)</td>
</tr>
</tbody>
</table>

Recommendations
Conserve as is.
Consider rebuilding original large tank stand.
25. ANIMAL WASH PAD

Location: S 32° 37.290' E 151° 35.375'

Description
Concrete slab on ground near tanks.

Present condition
Slab is cracked and uneven.

Recommendations
Conserve as is.
26. TANKS

Location: (various, see description)

Description
The tanks to the Brick Stables retain water but water in the large tank is not used but the water in the small tank is used to cool the generator.
The small tank on the south east corner of the Stone Barn retains water and the water is used. The other tank stand on the south east corner is deteriorating with a rusted steel base and weathered timbers.
One tank remains on the Hayshed but it is in fair condition.
The tank stand (refer item 24) remains in good condition with water used.

Present condition
Quite good.

Recommendations
Retain and continue to use.
27. WATER TROUGHs AND 19TH CENTURY FEED TROUGHs

Location: Various

Description
Around the farm there were timber and metal water and feed troughs. One timber feed trough, one log shaped trough and some old pop riveted square tanks remain. These are located around the Homestead.

Present condition
Variable with some in quite good (reconstructed) condition and others decaying.

Recommendations
Conserve as long as possible.
28. GRAVES

Location: S 32° 37.301' E 151° 35.418'

Description
The graves of Myrtle and Marguerita Curtis, sisters who died in 1985, remain on the site. These were heirs of Charles Boyd Alexander. The polished black headstones are enclosed within a white painted picket fence. A rose bush is at each end of the headstones.

Present condition
Good.

Recommendations
Conserve as is.
29. FORMER WINDMILL

Location: S 32° 37.218' E 151° 35.471'

Description
Only a timber lined well remains with part of the windmill drive shaft. It is covered by the original steel mesh grid and is overgrown.

Present condition
Quite good.

Recommendations
Conserve as is.
30. PUMP SHED AND HORSE WORKS

Location: S 32° 37.239' E 151° 35.369'

Description
In about 2000 the remains of a track for a trolley cart, cable winch and horse works were discovered under vegetation alongside a pump shed on the bank of Webbers Creek below Tocal Homestead. These items were associated with various methods of obtaining water from the creek for the homestead, and together they represent a sequence in the use of technology for this purpose. The earliest evident technology used a bucket pump driven by a pitman arm from a horse works which in turn was driven by a horse harnessed to it. This horse-driven mechanism was probably in use for much of the Reynolds era at Tocal.

The later technology used a piston pump (a Southern Cross No. 1346) attached via a belt to an electric motor. This technology would have been used in the Alexander era. The wooden track, trolley cart and windlass provided the means to raise the electric motor to higher ground in the event of a flood. Since the discovery of these items the wooden track has been restored, as shown in one of the photos below.

Present condition
The horse works and restored wooden track are being covered by encroaching vegetation.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>c2004</td>
<td>Rebuilt timber tracks and trolley rails for pump</td>
</tr>
<tr>
<td>2005</td>
<td>Replaced wooden handrails with pipe, re-instated two power poles and cross arms from generator room to pump</td>
</tr>
</tbody>
</table>

Recommendations
Reduce the vegetation around these items and install interpretive signage so these important items of farm water technology can be more widely accessed and understood.
Above: pump house.

Below: horse works, pitman arm and tracks soon after discovery. The shed for the electric motor is above the tracks (photo: Bill Murton).
Above: detail of the horse works and pitman arm soon after discovery (photo Bill Murton).

Above: the site in 2011 showing the restored wooden track and encroaching vegetation.
31. CONVICT-ERA STONE BRIDGE ABUTMENTS

**Location**: Northern abutment: S 32° 37.222' E 151° 35.335'. Southern abutment (visible at low tide, partly submerged). S 32° 37.225' E 151° 35.331'.

**Description**

Bridge abutments constructed of large sandstone blocks on opposite banks of Webbers Creek upstream from Thunderbolt's Cottage. The northern abutment appears substantially intact and remains in situ, while the southern abutment has largely collapsed but is clearly visible at low tide, with some blocks submerged. The structures are believed to be the stone landings for a former log bridge across the creek, built in the convict era. This bridge is shown as operational in Knapp's 1834 survey of Tocal.

**History note**

See also item 33. These bridges would have facilitated travel from Tocal Homestead to the north, providing access to Tocal's wharf which, according to Knapp's 1834 survey, was located on the northern side of the junction of Webbers Creek and the river. The bridges also provided access to Paterson village (established in 1833).

**Present condition**

The stone blocks of the northern abutment are retained in their original position. The southern abutment has partly collapsed, and a large number of its stone blocks can be seen above and below the water at low tide. Stone lacks mortar/pointing.

**Recommendations**

This is a significant convict-era heritage item. Repoint with lime rich mortar.

Above: the northern abutment is relatively intact.
Below: the southern abutment at low tide. Note the submerged blocks in the middle photograph.
32. FORMER SHEEP WASH

Location: Off Webbers Flat Paddock: S 32° 37.074' E 151° 35.214'

Description
The location of a sheep wash in the creek is indicated by a pile of stones that are uncharacteristic of this section of the Webbers Creek bank and have been brought to the site as part of the sheep wash structure.

History note
The sheep wash is an important element of the convict-era heritage of the Tocal estate. It represents an early agricultural practice and a significant element of convict work practices on rural estates. Washing sheep before shearing was later abandoned in favour of washing the wool after shearing. For further information on the context and significance of this item, refer to the Convict section of the Thematic History.

Present condition
The stones that mark the site have survived nearly two centuries of floods and tidal movements. However, fewer stones are evident at low tide in 2011 compared to the number visible in 1999 when the photograph below was taken.

Recommendations
The stones should be left in place and the bank undisturbed. The site should continue to be recognised and identified as a significant and rare element of the estate's heritage.
33. COLONIAL-ERA TIMBER BRIDGE REMNANT

Location:  In Webbers Flat Paddock at S 32° 37.152' E 151° 35.383'

Description
Several upright timber stumps on both sides of a drainage line to Webbers Creek from the north. These stumps are believed to be the remains of a colonial-era timber bridge.

History note
See also item 31. These bridges would have facilitated travel from Tocal Homestead to the north, providing access to Tocal's wharf which, according to Knapp's 1834 survey, was located on the northern side of the junction of Webbers Creek and the Paterson River. The bridges also provided access to the village of Paterson which was established in 1833. The dating of this timber bridge is problematic, as Knapp’s 1834 survey indicates a bridge over the drainage line at a different location, closer to the homestead and closer to the bridge over Webbers Creek (item 31). Presumably, therefore, the remnants are from a later bridge, possibly built to replace the one shown on Knapp’s survey for this drainage line.

Present condition
The timber stumps are firmly embedded in the banks but will continue to decay over time

Recommendations
As a priority undertake an archival recording of all existing elements. Conserve as long as possible.
34. FORMER LAUNDRY FOR THUNDERBOLT'S COTTAGE

Location: SW of Cottage.

Description
No evidence remains today.

Present condition
N/A.

Recommendations
Treat as an archaeological site and add sign.
35. PIG STIES

Location: S 32° 37.279' E 151° 35.361' (NE corner)

Description
These have been reconstructed to earlier photographic and insitu evidence. They include post and rail fences, gable roofed structures with corrugated iron and no gutters, and some slab walls. Floors are slabs with some concrete and include some feed troughs.

Present condition
Good.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>Reconstruction and conservation</td>
</tr>
<tr>
<td>2006</td>
<td>Connected to water supply, re-instated post and rail fence</td>
</tr>
<tr>
<td>2007</td>
<td>Continued to re-instate post and rail fence</td>
</tr>
</tbody>
</table>

Recommendations
Retain in operational condition.
36. SILOS

Location: S 32° 37.275’ E 151° 35.351’ (most northern silo)

Description
Three grain silos remain although one has been converted to a well. These are rare brick lined grain storage bottle shaped underground silos constructed by convicts.

Present condition
Quite good.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>Conservation works—new bricks around heads, made safe, cleaned out, sludge and debris removed from silos 1 and 2, covers constructed</td>
</tr>
</tbody>
</table>

Recommendations
Conserve as is.
37. FORMER GRANARY AND BOILING VAT SITE

Location: S 32° 37.296' E 151° 35.336'

Description
These are visible in some photographs and the ground levels indicate where they were located but nothing else remains about them. A path that lead across toward the bull barn remains under grass and dirt.

Present condition
Very little evidence remains.

Recommendations
Preserve the little evidence that remains.
38. KOORI GRINDING GROOVES

Location: See 'description' below.

Description

In an exposed rock at S 32° 37.313' E 151° 35.342' on the ridge of the hill leading down to the barracks are Aboriginal grinding grooves which remain as part of the earlier occupation of the land. There are six distinct grooves in a small exposed rock. Typically they were located near water and where suitable rock was exposed.

There is another set of grooves in the homestead precinct, on the east bank of Webbers Creek at approximately S 32° 37.238' E 151° 35.365' (to be confirmed). These grooves are on what appears to be a boulder in the creek bank below high tide level at the rear of Tocal Homestead. The location suggests that the site was inhabited by Aboriginal people when tidal levels were different to those today. In fact, the Lower Hunter was subject to very different sea levels until as recently as 6,000 years ago. Prior to this through the Pleistocene and Holocene eras Aboriginal people were known to live on the east coast of Australia. The location of the grooves suggests either the sea level was much lower which gave access to the grooves, the creek was in a different location or this was a large boulder that was finally located here following the erosive forces during the Holocene. At today's tidal levels, these grooves are not in a convenient place for use by Aboriginal people.

Present condition

Good.

Recommendations

Conserve existing.

Above: the grinding grooves in Webbers Creek. Note they are submerged at high tide.
Above: Grinding grooves between the barn and the Barracks.
39. SITE OF FORMER WASHHOUSE/STORE

Location: S 32° 37.343' E 151° 35.311'

Description
Site of former washhouse/store that was storm damaged in the first decades of the 20th century and later demolished. The photograph below shows evidence of adaptive reuse. The building was constructed in the late convict era, possibly initially as a residence in the convict barracks complex of buildings.

Present condition
There is evidence of the footings and foundations of the building (see photos).

Recommendations
Consider as an archaeological site and add interpretative sign.

Above: the building after storm damage (Reynolds Collection, Tocal Archives)

Above: extant imprint of the building (digitally enhanced, satellite image © Google Earth Pro).
Above: the base of the former washhouse/store behind the Convict Barracks.
40. FORMER FEED SHED

Location: S 32° 37.347' E 151° 35.412'

Description
A timber farm building with shingled roof, near the cattle yards at Tocal Homestead. The photo, probably taken in first decades of 20th century, shows the roof has badly deteriorated. Apparently this building was not sufficiently valued to be reroofed and maintained. It was later demolished.

Present condition
Some evidence of the base of the building can be seen.

Recommendations
Conserve any remaining evidence.

Above: the former farm building at left. The building in the middle of the photo is believed to be the feed shed (Item 19, page 166). Reynolds Collection, Tocal Archives.
Above: the base of the former building can be seen in the foreground (middle and right of photo).
41. STALLION YARD

Location: S 32° 37.256' E 151° 35.405' (centre)

Description

The stallion exercise and parade yard is an enclosed circular timber structure that adjoins Tocal Homestead on the northern side. Its close proximity to the residence reflects the importance and profile of the Thoroughbred stud horse enterprise to the estate during the Reynolds era. Potential buyers could walk just a few metres from the homestead to inspect the stock. The fence is vertical slab and the gate is framed with vertical boards. Much of the fence to the south and east is overgrown.

Present condition

The exposed parts of the fence are in quite good condition but the gates need restoration and the overgrown fence is deteriorating.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>Re-fixed slabs</td>
</tr>
</tbody>
</table>

Recommendations

Remove overgrown vegetation from vertical slab fence and carry out conservation works to the fence.

Repair gates to operating condition.

Conserve rest as is, noting that it is possible that remains of the early homestead could be part of this site.
42. STONE FLOORING AND CONVICT HUT SITES

Location: S 32° 37.325' E 151° 35.379'

Description
A recently discovered section of stone flooring immediately adjoining the western wall of the old dairy. The function of this flooring is not known. It could possibly be the remains of one of three convict huts shown on Knapp's 1834 survey of Tocal (see reconstructed survey on page 85). Unfortunately, while most structures in Knapp's survey where positioned by bearing and distance from data points, the three convict huts were simply sketched in without being located precisely.

If the stone flooring is the remnant of one of the convict huts, this item is highly important as evidence of the convict era at Tocal.

The general area between the bull barn and the convict barracks has considerable archaeological potential in view of the three convict huts having been built somewhere in this vicinity.

Present condition
Fair

Recommendations
Conserve existing remains.
43. CONVICT BELL

Location: On the northern eaves of the stone barn.

Description
This bell dates from Tocal’s convict era and was used to call convicts to their meals and work. It was at Tocal Homestead until 1965 and was then donated to the College by Gordon Reynolds and the Misses Curtis. It hung on the SW corner of the College dining hall until it fell off in about 2000. It has since been reinstated to its original location as indicated by a photograph in Reynolds collection (College archives).

Present condition
Good.

Recommendations
Conserve as is.
44. PRIVY FOUNDATIONS AND PIT

Location: S 32° 37.256' E 151° 35.354'

Description
Sandstone blocks forming base of former privy, built as part of stone retaining wall to the west of Thunderbolt's cottage.

Present condition
Quite good.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>Cleaned out and iron mesh cover constructed, minor repairs to associated stone wall, safety fence constructed</td>
</tr>
</tbody>
</table>

Recommendations
Retain and add sign.
45. STONE RETAINING WALL

Location: S 32° 37.249'E 151° 35.357'

Description
Retaining wall consisting of large sandstone blocks, possibly convict-era, to the west of Thunderboll's cottage

Present condition
Quite good.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
</table>

Recommendations
Continue to ensure stability and maintain.
46. BUILDING REMNANTS NEAR SLAUGHTER HOUSE

Location: S 32° 37.292’ E 151° 35.312’

Description
Stone remnants of previous building on steep slope below and slightly north of the slaughter house.

Present condition
Reasonable.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
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</thead>
<tbody>
<tr>
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</tbody>
</table>

Recommendations
Conserve remnant elements.
47. PRIVY (STALLION YARD)

Location: S 32° 37.255' E 151° 35.410'

Description
A pit a metre or more deep on the eastern perimeter of the stallion exercise yard. It is believed to be the remains of a pit toilet that was accessed via a walkway from the homestead. The walkway adjoined the eastern side of the fence surrounding the exercise yard.

Present condition
Completely obscured by woody shrub growth.

Recommendations
Conserve remains and treat as an archaeological site as may be associated with earliest cottage.

Above: the pit lies just inside the shrubbery, immediately behind the picnic table.
48. TIMBER WC AND PAN TOILET

Location: S 32° 37.266’ E 151° 35.344’

Description
Timber WC/outhouse with pan toilet near (to the south of) Thunderbolt's Cottage. The walls are weatherboard and the gable roof rusting corrugated iron. The door is ledged and braced with rimlock and knob handle.

Present condition
Poor with weatherboards missing, timbers decaying and rusty roof.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
</table>

Recommendations
Needs essential maintenance work to return the exterior to sound condition.
49. STONE STEPS

Location: S 32° 37.214’ E 151° 35.463’. Between Webbers Creek and the high voltage substation adjoining the coach parking area for the homestead.

Description
These stone steps provide access from the homestead to portion of the flat land on Webbers Creek by traversing a steep bank. They are located at the eastern end of a constructed stone wall (see item 63).

Present condition
Overgrown with weeds and difficult to access.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
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</thead>
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</tbody>
</table>

Recommendations
Keep weeds away and conserve.
50. 19TH AND 20TH CENTURY FARM MACHINERY AND EQUIPMENT

Location: Various.

Description
There is diverse range of farm tools, machinery and equipment in various barns and sheds, particularly from the Alexander era, along with earlier items.

Present condition
Variable.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
</table>

Recommendations
That a collections policy and inventory of moveable items be developed.
Those relevant to the operation of the farm to be retained but others should be disposed of.
51. 19TH CENTURY ORCHARD (REGENERATED)

Location: S 32° 37.314' E 151° 35.438' (NE corner)

Description
A 19th century orchard block to the south east of Tocal Homestead. It has recently been replanted using early photographs to guide placement of trees. Some trees were replanted from original cuttings.

Present condition
Generally good although variable in detail, especially some post and rail sections.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>Re-Planted Trees, Constructed Walkway Through Orchard To Homestead</td>
</tr>
<tr>
<td>2007</td>
<td>Re-Planting Continued (Some From Original Cuttings), Installed Signage For Individual Trees</td>
</tr>
</tbody>
</table>

Recommendations
Retain as an orchard.
52. 19TH CENTURY FARM FENCES AND SPATIAL PATTERNS

Location: Various

Description
In the Tocal homestead precinct there is a network of fences, mostly of post and rail construction, that have been repaired and rebuilt over the years. Most of these fences retain their colonial location and character.

A significant and easily overlooked feature of the estate is that the spatial relationships between the buildings, fences and other items of the homestead precinct are substantially as they were in 1834 and today they still accurately reflect the form and function of early colonial agriculture. (See estate layout in 1834 according to Knapp's survey on page 85).

Present condition
Generally good although variable in detail especially some post and rail sections.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
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</thead>
<tbody>
<tr>
<td>1996</td>
<td>Part re-instatement, repair of post and rail fences</td>
</tr>
<tr>
<td>1998</td>
<td>Part re-instatement, repair of post and rail fences</td>
</tr>
<tr>
<td>2000</td>
<td>Part replaced post and rail fencing</td>
</tr>
<tr>
<td>2001</td>
<td>Part replaced post and rail fencing</td>
</tr>
<tr>
<td>2002</td>
<td>Part replaced post and rail fencing</td>
</tr>
<tr>
<td>2003</td>
<td>Part replaced post and rail fencing</td>
</tr>
<tr>
<td>2004</td>
<td>Part replaced post and rail fencing</td>
</tr>
<tr>
<td>2005</td>
<td>Re-instatement orchard fence, continued post and rail fencing</td>
</tr>
<tr>
<td>2007</td>
<td>Part replaced post and rail fencing</td>
</tr>
<tr>
<td>2009</td>
<td>Repaired post and rail fencing</td>
</tr>
</tbody>
</table>

Recommendations
Conserve as is. Continue to reinstate fences.
53. 19TH CENTURY EUROPEAN LANDSCAPE

**Location:** Distributed around the site.

**Description**
There is a 19th century European landscape around Tocal lagoon and homestead precinct. Poplars, willows and other planted species dominate the knoll on which the homestead is located.

The Valley Garden, in the grounds of the homestead, displays the style of garden favoured by early settlers, based on familiar English plants.

**Present condition**
Generally good.

**Recommendations**
Refer landscape sections in Volume 1.

Don’t plant trees in this landscape, especially around Lagoon.
54. EARLY 19TH CENTURY DRAINAGE WORKS

Location: Running between the northern end of Tocal lagoon and Webbers Creek. This drain passes under the entrance road to Tocal Homestead at S 32° 37.252’ E 151° 35.577’.

Description
James Webber’s early drainage efforts at Tocal were noted favourably by Robert Dawson in 1830 as an example for other settlers. Extant evidence of Webber's drainage is possibly provided by the channel running between the northern end of Tocal lagoon and Webbers Creek. On Knapp's 1834 survey this waterway is labelled "ditch", suggesting a man-made structure, although this conclusion is open to discussion and further evidence. It is also possible that the Reynolds partially blocked off Webber's ditch out of Tocal Lagoon to provide more water for stud stock and to maintain the effective operation of subdivision fences that terminated in the lagoon.

Areas in the vicinity of Tyeli Lagoon, Racecourse, Railway Paddocks and north of Webbers Creek (Webbers Flat and Sheep Paddock) may have also been subject to drainage by Webber but are probably not extant because of subsequent drainage works. (Note that Webbers Flat is a post 1965 paddock name but Sheep Paddock is a long standing Tocal paddock name).


Present condition
Reasonable.

Recommendations
Further research is required to determine if the ditch carrying the overflow from Tocal lagoon has been modified in the Webber or Reynolds’ eras.

Drain running between Tocal Lagoon and Webbers Creek.
55. HOMESTEAD BASEMENT DRAIN

**Location:** Runs from Tocal Homestead to the lagoon, exiting under the front steps of the homestead. An approximate line of the drain is indicated by the following two positions: S 32° 37.292' E 151° 35.444' and S 32° 37.326' E 151° 35.511'. Due to high water levels in the lagoon, the exit point could not be located at the time of writing.

**Description**
A late convict-era drain. The section from the homestead itself to the front picket fence is constructed of sandstone blocks laid in a box pattern while the section from the picket fence to the lagoon is laid in a box pattern using bricks.

**Present condition**
Operational. This drain was discovered in 2002 while investigating water seepage into the homestead basement. The drain was then tracked to the lagoon and found to be still capable of carrying water.

**Works carried out 1985-2010**

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>Drain discovered and unblocked</td>
</tr>
</tbody>
</table>

**Recommendations**
It is recommended that the exit point in the lagoon be located precisely and its position marked and recorded.

Above: a close-up of the sandstone section of the drain with part of the top removed for inspection (photo courtesy of Rod Morris).
Above: the sandstone section of the drain, in the front yard of the homestead (photos courtesy of Rod Morris).

Above: the brick section of the drain (photo courtesy of Rod Morris).
56. VEHICLE ACCESS

Location: Various, see description below.

Description

Access Road to College: The gravel access road to the college exists from the main access past the proposed Visitor Centre. It is effectively used as part of the management of the homestead.

Access from Tocal Road: Access to the homestead is via a gate from the Tocal Road, and gravel track up the homestead. The line marking on the Tocal road should be modified to formally permit vehicles to turn right on exit or to enter. An approach should be made to the Department of Main Roads to achieve this. The gravel track is in good condition up to the homestead.

Barracks Road: This is a gravel track from near the Visitor Centre past the Barracks to Webbers Creek.

Parking: Gravel parking is provided near the homestead Garden entry which is sufficient for current needs of buses and cars. For special events parking on the grass in the paddock in front of the homestead is permitted and works effectively. Parking for the Visitor Centre is within the cattle yards near the centre.

Present condition

Quite good.

Recommendations

Maintain existing. Do not seal.
57. HOMESTEAD GARDEN

Description
Gardens spread around three sides of the Homestead and are largely open lawn (former tennis court) with four large figs to either side of main view.
There are a few shrubs against house, against fences and around the perimeter
On south side shrubs screen a timber picket fence and fowl yard.
Brick dairy is also south of the house.
Gravelled drive from north extends around the house.
Shrubs exist around sheds.
White picket fence with top rail along the north, west and east sides.

Present condition
Quite good, although the fence to drive is in poor condition with damaged rails, rotting pickets and paint deterioration.

Recommendations
Repair fence to drive.
Maintain. Refer also to Volume 1.
58. VALLEY GARDEN

Location: Beside drive the back of Main Homestead.

Description
A timber slab fenced garden northwest of the main drive which runs along the edge of Webbers Creek bank. They include a wide variety of plants with flowers around perimeter and a lawn area in the centre. It is maintained by Friends of Tocal

Present condition
Quite good.

Recommendations
Maintain as is.
59. SERVICES

Location: Various, see description below.

Description

**Power Supply:** Electricity power is provided to the homestead and most of the out buildings by an underground supply and network and a kiosk substation near the Valley Garden.

**Water Supply:** The water supplied to the house is town water with numerous tanks spotted around the homestead outbuildings (refer item 26).

The current water supply system extends to fire hose reels located around the homestead and outbuildings and these provide an extra degree of safety for the ongoing protection of the buildings.

**Storm-Water:** The storm-water system generally from the buildings is via down-pipes discharged to the ground or to pipes discharging to the creek. It is important that down-pipes discharge away from any timber elements to minimise the rate of decay and rot that would occur if water is discharged on to the timber at ground level.

**Sewerage:** Sewerage system is provided to the main house which is a septic system discharging to the west and works satisfactorily.

The public toilets and Visitors’ Centre are connected to the public toilets to the College sewer treatment plant and eventually extend it to include the Homestead as well.

**Communication:** Telephone currently extends to the Tea Room, Homestead, Barracks and Visitors Centre.

Present condition

Quite good.

Recommendations

Continue to maintain and ensure safe and effective operation.
60. SITE OF TOCAL'S FIRST HOMESTEAD

Location: Approximately S 32° 37.270' E 151° 35.399'

Description
According to a reconstruction of Knapp's 1834 survey of Tocal, the original Tocal Homestead built by James Webber was located between the current homestead and the stone barn or possibly where the detached kitchen now stands. The original homestead included a complex of outbuildings on its northern side.

This site therefore has considerable archaeological significance and potential. It is hoped that further analysis of the 1834 survey may be able to locate the original homestead and associated outbuildings more precisely.

Present condition
No above-ground evidence has been found.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
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</table>

Recommendations
Further investigation and site plotting of early survey and then additional interpretation.

Appendix – Survey of Tocal Homestead Precinct 1834

This plan has been reconstructed from a detailed survey of Tocal commissioned by its owner, James Webber, and undertaken by Edward Knapp in May 1834 just prior to Webber's sale of the estate.
61. SITE OF FORMER SLAB HUT

Location: In the vicinity of S 32° 37.333' E 151° 35.333'

Description
Site of a former slab timber hut with large chimney attached. It is possibly one of the three convict huts marked on Knapp's 1834 survey of Tocal. Therefore the site has significant archaeological potential.

Present condition
Little above-ground evidence remains.

Recommendations
Identify as an archaeological site and add sign.

Above: the hut with iron roof. Below: the hut with shingled roof (Reynolds Collection, Tocal Archives). See also next page.
Above: in the middle foreground can be seen a stone block that probably formed part of the foundation of the slab hut.
62. ROCK WALL AND TERRACE

Location: Unknown terrace: from S 32° 37.222' E 151° 35.493' to S 32° 37.238' E 151° 35.503';
          Constructed or natural rock wall: S 32° 37.222' E 151° 35.484'

Description
To the north east of Tocal Homestead there is a rock wall and nearby terrace, both of unknown origin. They may have been constructed or may be natural features. These items require further investigation, including their relationship to the wall indicated in this vicinity in Knapp's 1834 survey (they may be part of this structure).

Present condition
Little remains.

Recommendations
Further investigation and archaeological examination be undertaken.
63. STONE WALL

Location: From S 32° 37.213' E 151° 35.460' to S 32° 37.217' E 151° 35.452'

Description
A dry-laid stone wall forming a terrace between Webbers Creek and Tocal Homestead. Note in particular the fourth photograph below that shows a stone block that appears to be of a different type and shaped more precisely than the stones forming the bulk of the wall. It is possible that this wall comprises two layers – a Webber era (1820s and 30s) layer of similar character to the stone retaining wall west of Thunderbolts Cottage, and a Reynolds era wall that uses the earlier wall as a base.

Present condition
Reasonable, but partly overgrown.

Recommendations
Some clearing of weeds be undertaken to allow a more detailed examination of the wall. Specialist, archaeological assessment would be appropriate. The relationship of this wall to the wall indicated in this general area in Knapp's 1834 requires investigation.
Above: this stone is out of character with the bulk of stones in the wall.
64. BRIDGE REMNANT

Location:  S 32° 37.227' E 151° 35.560'

Description
There are remnants of a timber bridge that spanned the overflow channel from Tocal lagoon into Webbers Creek. This bridge would have facilitated access from Tocal Homestead to Paterson via the new line of road that was surveyed in 1835.

Present condition
Little remains and what exists is in poor condition.

Recommendations
Archival recording as a priority.

Further archaeological research desirable.

Preserve remains for as long as possible.

Above: remnants of the bridge timbers in the channel between Tocal lagoon and Webbers Creek.
65. GATE AND FENCE REMNANT

Location:  S 32° 37.208' E 151° 35.466'

Description
At the base of the stone wall between Webbers Creek and the Tocal Homestead there are the remnants of a post and rail fence, with a gatepost and gate hinge.

Present condition
Poor.

Recommendations
Preserve for as long as is possible.

Above: gatepost, fence and hinge remnants at the base of the stone wall (item 63).
66. HOLLOW LOG CULVERT

Location:  S 32° 37.243' E 151° 35.190'

Description
A hollow log used in the Tocal wetlands as a culvert.

Present condition
Fair.

Recommendations
Archival recording as a matter of priority.

Preserve for as long as is possible.

Refer also Volume 3 Section 2 Item 57.
67. SITE ON THE EDGE OF TOCAL LAGOON

Location: \( S 32^\circ 37.386'\ E 151^\circ 35.509' \)

Description
An indentation or depression on the edge of Tocal lagoon that is worthy of further investigation.

Present condition
Good.

Recommendations
Further research and investigation required.
68.0 PLAQUES

Location: As listed below.

Description:
As detailed in the photographs.

Present condition
Reasonable but some are deteriorating.

Recommendations
Maintain in good readable condition.
Location: Tocal Homestead - convict barracks

Transcript:

TOCAL HOMESTEAD
This plaque was unveiled by Mr David Hunt,
Member, C B Alexander Foundation and
Mrs Judy Hunt on 1 November 1996 to
acknowledge completion of Tocal Barracks
conservation works, Stage 1.

These works were funded by the NSW
Department of Urban Affairs and Planning
under the National Estate Program, in request
of the late Nancy Klinger, funds raised by
tours and open days, and NSW Agriculture.

W J Courtney Dr K P Sheridan
Secretary Chairman
C B Alexander Foundation C B Alexander Foundation
Location: Tocal Visitor Centre.
**Location:** Tocal Visitor Centre.

---

*C B Alexander Foundation*
*Tocal Homestead*

This plaque was unveiled by the Hon Bob Carr, MP, Premier of NSW on 25 October 2002 to acknowledge the completion of the Tocal Visitor Centre. Construction of Stage 2 was funded by Hunter Economic Development Corporation, National Office of Tourism, Commonwealth Department of Transport & Regional Services, C.B. Alexander Foundation with the support of the Friends of Tocal, NSW Agriculture and Department of State & Regional Development.

Mr. J. C. Price, MP  
Member & Member for Maitland

Mr. R. P. Sheilake  
Chairman

Mr. W. J. Courtney  
Secretary

Mr. E. J. Martin  
Architect

Mr. A. G. Archer  
Principal

Mr. R. E. Morris  
Project Supervisor
4.0 TOCAL CAMPUS
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1.0 CAMPUS OVERALL

Location: Various, see description below (and refer map on previous page).

2.0 MAIN CAMPUS


Description
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 41).

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 tress where space permits.

Special interiors are:

- The EA Hunt Hall with exposed timber trusses and brackets similar to what Blacket 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 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.

Present condition

Good generally.
Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>Residential Supervisor's accommodation: architects – Eric Martin &amp; Associates; builder - Bilas Knight</td>
</tr>
<tr>
<td>2010</td>
<td>Adaptive Reuse of Staff Residences: architects – Eric Martin &amp; Associates; builder Wenham Brothers</td>
</tr>
<tr>
<td>2010</td>
<td>Kitchen upgrade: architects – Eric Martin &amp; Associates; builder - Thomas Coffey</td>
</tr>
</tbody>
</table>

Recommendations

- Maintain facilities as an operating College.
- Review student bathrooms and hot water heating.
- Review student common room facilities.
- Respond to outcome of Masterplan.
3.0 BRUCE URQUHART SKILLS TRAINING CENTRE   Asset No: 506

Location:  Near Maintenance Sheds (refer plan)

Description
Large steel columns and open web trussed building with gabled beige Colorbond® roof. The top metre of the walls are clad in Colorbond® metal and 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 galvanized steel yard and race is on the south side.

Present condition
Good

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>Extended</td>
</tr>
</tbody>
</table>

Recommendations
Maintain as an operating facility.
4.0 SERVICE SHEDS  Asset N°s: 457, 458, 459, 460, 461, 502 and 500

**Location:** Refer Plan under Item 3.

**Description**

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 two later buildings and one under construction in 2011 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.

A shadehouse beside the amenities includes a concrete slab, galvanised steel frame and shade cloth to walls and roof.

**Present condition**

Good.

**Works carried out 1985-2010**

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>Fifth main shed constructed.</td>
</tr>
</tbody>
</table>

**Recommendations**

Continue as operational maintenance and service facility.
5.0 TANK

Location: on rise between college and service sheds. (Refer plan under item 3).

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

Present condition
Good.

Recommendations
Retain as a serviceable tank.
6.0 FARM SHEDS

Location: South end of site (refer plan under Item 3)

Description
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

Present condition
Good.

Recommendations
Maintain as an operational facility.
7.0 CATTLE YARDS

Location: refer Volume 3 Part 2 Item 26.

Description
Timber and steel cattle yards, crush and race located near the farm sheds.

Present condition

Recommendations
8.0 DAIRY AREA

Location: Refer plan

Description

Former Dairy  Asset No: 473
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  Asset Nos: 354, 477, 487, 496, 501, 503 and 499
Series of steel framed, colourbond, 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.

Ruminant Centre  Asset No: 474
New TC tiles and wall battens.
The building was refurbished as a lecture/assembly space in 2010

Feed Shed
Small feed shed with pipe frame including yards. Corrugated metal skillion roof. There is a concrete floor and vertical timber boards on three walls.

Hayshed  Asset No: 478
Steel frame, corrugated iron-gabled roof and corrugated iron cladding on walls.

Former site of pigsties on west side of the current dairy building.

Present condition

Good.

Works carried out 1985-2010

<table>
<thead>
<tr>
<th>Year or date</th>
<th>Details of work undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>Former chicken shed converted to Ruminant Centre; architects – Eric Martin &amp; Associates; builder - Bilas Knight.</td>
</tr>
<tr>
<td>2010</td>
<td>Former Hatchery demolished.</td>
</tr>
</tbody>
</table>

Recommendations

Retain as operational facility.
9.0 GLENDARRA AREA

Location: Refer Map, Volume 1.

Description

**Glendarra** Asset No: 470
Designed by P. Freeman with NSW Public Works.
Tan bark 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)** Asset No: 485
Designed by Edwards Madiga, Torzillo and Briggs International (EMTB).
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 (HCRCMA)**
Designed by Phillip Cox and Partners (Pat Gagel Project Architect).
Tan brick building with skillion brown glazed tiled roof and timber framed windows.
Verandah and shade to north.

Present condition
Good.

Recommendations
Retain as operational facility.