

### 3.4 Detailed Descriptions of Principal Buildings - Homestead Group

This section includes descriptions of the major buildings in the Homestead Group. Measured drawings have been prepared and are included here at a small scale. A3 versions are in a separate volume or can be viewed electronically. Note that the drawings are at the same scale and where possible are oriented on the page with north to the top. These drawings are a record of the structures in 2009 to 2010 and are suitable to use for documenting works. Phases of development plans are included here to indicate the probable sequence of development of the group and of the Main House and Kitchen Wing.

#### 3.4.1 The Homestead Group Generally

This group of buildings is south of the Sturt Highway on a peninsular that projects into Yanga Lake accessed by a road from Yanga Creek. The earlier Homestead was located on Yanga Creek. The original structure at the current site was an outstation and is believed to have been a cottage looking south to the lake. It is thought to have been added to, or rebuilt into a larger structure to become the present kitchen wing. The main wing of the house was added facing east to the lake and forming an L shape with the main gardens to the east and a smaller garden in the L to the west of the main wing. Enclosing the west garden was fence and later a wind break of pepper trees along the west side. Both wings used local materials such as eucalypt slabs and posts and cypress logs and posts and manufactured materials such as corrugated galvanised iron (cgi) and timber joinery. The 1881 portion plan shows a stable to the west of the kitchen wing in the location of the current store building.

In the late 19<sup>th</sup> century the current stables and coach house / smithy sheds were constructed, north of the main wing, in a mixture of bush and sawn timber and cgi. The stock yards are west of the stables on the west side of the peninsular and a kill house. The early staff quarters were replaced but are understood to have been further north of the stables. An elevated structure possibly for pumping bore water was built near the house from early on, in about the location of the current later metal tank stand.

The old stables were replaced with the current store. This is one of a number of buildings that may have been moved from elsewhere in the early 20<sup>th</sup> century including the refrigeration shed and laundry to the south of the kitchen wing, interrupting lake views. The building known as the 'cooks house' is believed to have been built as the Jackaroo's quarters, later extended and readapted as a residence for the cook. It was built on the north side of the rear garden and was later moved further north to allow the construction of the tennis court. The meat house, and possibly the ablution block, appear to have been constructed earlier and insitu (from photos) but the date of construction has not been established. Gardens were formed around the house, a lawn east of the main wing, flower gardens in both the front and rear gardens, an orchard to the north and vegetable gardens to the east of the flower gardens.

A series of simpler service buildings was also constructed or extended about this time along the western lake shore such as the pump house and tank stand, the long shed and the kill house. Also constructed later were the first part of the machinery shed and a chook shed to the south where there was probably also a piggery. Also to the east the potting shed and gardeners shed. Additions were made to most buildings including the house and the cooks house. Services were also installed such as underground petrol tanks. The tennis court was added in the rear garden and later the pepper trees were removed.

The latest staff quarters were built in the mid 20<sup>th</sup> century north of the stables. The nearby shower block also appears to have been built at about this time but it is not clear what other structures or functions it related to. There are also kennels and other minor structures in this area.

The last phase in c1950 included alterations and additions to the homestead main wing and kitchen wing and the introduction of modern services. Also additions to the machinery shed to the south. A new managers residence was built to the north in 2002.

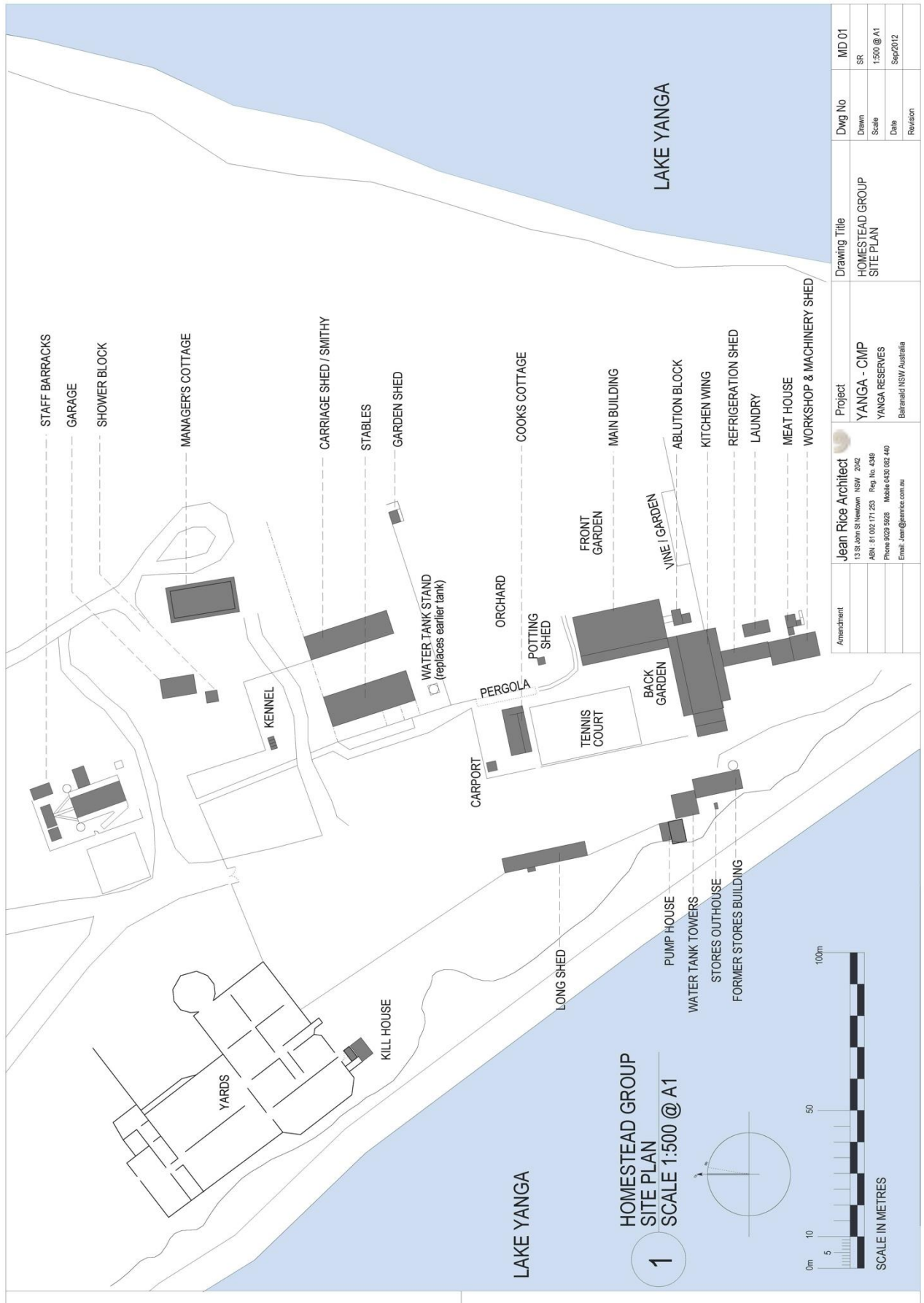
The acquisition by National Parks saw the adaptation of the staff quarters as an office and the cooks house as an exhibition space. There has also been repairs, fencing, delineation of parking areas and service upgrading. The following plan shows the probable phases of development of the homestead group. Note dates are approximate and the intention is to show the sequence of development and evolution of the group.



Figure 3.4.1 Aerial view of the Yanga Homestead Group from the southeast. The Homestead is at the left of the photo. A second machinery shed has since been built adjacent the shed at the top right. NPWS asset survey 2007



Figure 3.4.2 Aerial view of the sheds and yards of the Yanga Homestead Group. The stockyards and Kill House are in the foreground and the Stables and Coach house / Blacksmiths Shed at the top right. NPWS asset survey 2007



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			Drawn SR	Scale 1:500 @ A1
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			Revision	Revision

Figure 3.4.3 Homestead Group site plan. Jean Rice Architect, site assessment 2009.



Figure 3.4.4 Homestead Group site plan showing phases of development. Jean Rice Architect, site assessed 2009.

### 3.4.2 The Main House

The Main House is a rectangular building oriented north south. It has an M shaped roof with a central valley running north south and two parallel ridges. The building has wide verandahs all around with enclosures on the north and south. The enclosures at the centre of the north and south verandahs appear to be original.

In plan the building has a wide central corridor running across the building and four large rooms open off the hall. The rooms also open onto the verandahs via French doors except for the dining room which has windows only. A French door has been added between the windows in the other main room opposite the dining room. At the north and south end are four smaller rooms originally entered from the verandahs only and having windows in the north and south walls onto the verandahs. The exception is the servery off the dining room which has a door into that room. The enclosure on the south verandah is a bedroom entered from the east. The enclosures on the north verandah are modern rooms built since 1981 though the northeast corner was a sleep-out in 1981.

The house is formally designed with symmetrically arranged French doors and windows around the front and rear doors. The joinery is fine, probably workshop made, with fine margin glazing bars including to an elliptical fanlight over the front door. The hall has an elliptical arch at the centre of the space.

The structure is adzed c150 x 150mm hardwood (Eucalypt) posts, top and bottom rails, probably redgum. It is presumed to be on round stumps which are visible under the east verandah where there are no ant-caps evident. The internal walls are drop slab construction using split hardwood slabs, also probably redgum, which are visible from within the roof space. They were originally lined with hessian, also visible in the roofspace. The external walls are drop log cypress pine with the bark left on and the top and bottom surfaces trimmed square to fit together, with the joints parged. The ends are rebated or notched to fit neatly around a batten fixed to the uprights. There are high level vents at intervals in the external walls including over French doors. The interior is all relined with modern sheet materials (c1950).

The roof structure is all sawn timbers with 120 x 50mm hardwood rafters at 450mm centres birds-mouthed over the top plates. The timbers are largely pit sawn, that is, have straight saw marks not rounded. The ridge and hip boards are 140 x 25mm hardwood (some are floor boards). The hip boards are propped off the internal walls. The corrugated iron roof is fixed to 75 x 38mm rafters at 1025 centres and there is no evidence in the roof space of there ever having been timber shingles as roof cladding. There are heavy gauged roll top ridge and hip flashings dressed into the corrugations with lead at the junction of the hips and ridge. There are a range of fixings including nails, screws and hexagonal head roofing screws and many are loose.

The box gutter is supported on timbers fixed to the rafters which support a gutter board. This is generally intact with some deterioration near the chimneys. The gutter lining is galvanised steel sheet soldered at the joins and has been patched externally and coated in bitumen in places. Water ponds adjacent to the chimneys.

The chimneys are brick structures with two flues in each chimney rising towards the west side of the box gutter. The bricks are soft red dry pressed bricks set in lime mortar. There is mortar loss on the exterior and some joints have been repointed in cement leading to the deterioration of the bricks. A third chimney near the south end of the house has been removed.

The ceiling joists are generally 100 x 45mm at 450mm centres and three main rooms have timber ceilings of 150 x 15mm boards. These ceilings have pressed metal ceilings underneath the boards (later additions). The exception is the sitting room which has a fibrous plaster ceiling like the smaller rooms. The main hall has 100 x 50mm joists with a pressed metal ceiling fixed directly to the joists. The four smaller north and south most rooms have 140 x 50mm ceiling joists at 1225mm centres with 70 x 30mm battens at 610mm centres, laid on the flat, and fibrous plaster ceilings.



East view of Main House.



West view of Main House.



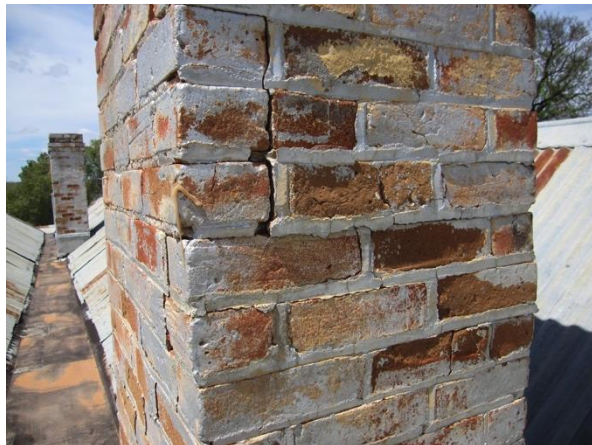
Top of ceiling lining boards from roof space.



Top plate of wall with remains of hessian wall lining.



Central roof valley looking north.



Detail of chimney.



Underside of verandah shingles and chicken wire.



Yanga dining setting.

Figure 3.4.5 Photos of the Main House. Photos by CMP authors, 2009

The verandah roofs are a lower pitch and the sawn rafters are supported on a plate bolted to the building wall and a top plate on the outer edge. The verandah posts are round cypress logs with the bark on. They were originally double posts with canvas vertical blinds between them. The double posts were removed some time before 1943 when a historic photo shows them missing. The posts have a tenon at the top let into the top rails and the mortices for the missing columns remain. The verandahs have a timber decorative valence and gutters. The gutters are now quadrant shape but were originally ogee shape (shown in photos).

The verandah has closely spaced battens and timber shingles. These are exceptionally thin and long (720mm) but appear to be split hardwood. Mountain ash is the only timber capable of being split in this thickness and length and this is not available locally and would have been imported. The shingles have battens over them and are clad in corrugated iron, in two lengths. It may be that this was the original configuration as the roof pitch is too low for shingles and the shingles are in very good condition. Such a configuration would have provided insulation. The underside is now lined with chicken wire.

The front doorset has timber pilasters built up over the adzed posts and the pilasters have a base and capital and a curved moulding over the elliptical fanlight. The fanlight has glazing bars in a sunray pattern. There are glazed sidelights with margin glazing bars and timber panels at the base. The door is four panelled with decorative mouldings to the panels. The threshold is a small step up from the verandah floor and the riser has a pattern of ventilation holes drilled. The glass is obscure glass and does not appear to be original. Note that margin glazing bars and elliptical fanlights are more typically Georgian detail, ie. earlier. For example architect John Verge used them in the 1830s. The use of these details at Yanga they are likely to be an aesthetic choice for this earlier style.

The sets of French doors are similarly detailed but with a lower mid rail and four panes of glass over, also with margin glazing bars. The doors are surrounded by a moulded architrave. The rear door is divided vertically into two and has two tall timber panels with mouldings and has moulded architraves surrounding it. The windows are wide double hung windows with each sash divided into eight panes by fine glazing bars. The operating mechanism was not recorded. The south verandah room has a single leaf door also with a glazed upper panel with margin glazing bars. All windows and doors have timber framed flyscreens with metal mesh.

The timber posts and joinery are painted, now cream, but in early photos were a darker colour with only sashes and glazing bars picked out in a light colour. Other early photos show door panels picked out in different colours.

The interior floors are timber boards now covered with linoleum and in some rooms carpet. The verandahs have floorboards running from the building wall to the exterior where they abut an adzed plate between the posts. They are supported on sawn joists, the outer one fixed to the external plate. The outer third of the length of the boards has been replaced on the east verandah with smaller boards and much of the outer edge has dropped. Soil is build up all along the west verandah edge.

In the interior, doors have been clad in ply obscuring the original joinery which in most cases remains. There are modern doors in the newer openings. The moulded architraves and skirtings have generally been removed internally except for the decorative head mouldings to some doors. The fireplaces were replaced c1950 and are red texture brick with texture brick hearths. The fireplaces are enclosed by ply panels. The pantry and scullery have 1950s joinery including cupboards and it is likely that the fireplace in this area was removed at this time. The interior is fitted with electric lighting and power and there is plumbing to the sink in the scullery and the bathroom at the north end.

The south wall of the main house has a room enclosed at the centre of the verandah with a cypress pine log external wall on the line of the edge of the south verandah. This wall and the verandah adjacent to the east are deteriorated with termite damage in the posts and beams and the outer wall and floor has dropped, including the bottom plates and all the logs. This is where the water discharges from the central box gutter of the main building. It is likely that the volume of water would mean that the verandah gutter below would overflow wetting the wall and the ground below. A metal box has been added on the verandah roof at the end of the central box gutter to catch the water and pipe it to the water tank at the east end of the kitchen or drain nearby. However the system is not intact and water is likely to be lying at the junction of these two buildings.

The rooms known as "the flat" are at the northern end of the main house. It includes the two northmost original rooms, an early bathroom on the verandah and modern enclosures on the east and west side of the bathroom. It is within the overall structure of the main building.

The whole of the structure has dropped to the north and east on the outer edge of the verandah, more than 100mm. This was found to be due to termite damage that has now been treated. The room on the western side is similarly added but does not have the same sort of subsidence. The northeast verandah enclosure is entered from the east verandah through an aluminium framed sliding door with a fly screen. The subsidence of the verandah floor to the east means that the aluminium frame is distorted and is now very difficult to lock and with increased subsidence will become inoperable. The door could be removed or replaced with more compatible doors.

The central section of the enclosed verandah, the bathroom, appears to be in an original enclosure. It has been altered with a new external wall and fittings. Original or early elements are the beaded edge board lining, simple panelled doors and cypress pine logs on the eastern face of the wall of the bathroom. This has previously been an external wall. There is also an original external window opening from the eastmost verandah enclosure into the adjacent original room of the main house.

The remainder of the flat is a modern fibre cement clad structure with aluminium windows. The floor and floor structure has been largely rebuilt, the roof appears to be the original verandah roof but the walls are modern. The western face of the bathroom wall is lined with fibre cement sheeting, it appears that the logs that were on this wall have been reused in the external wall where it projects onto the western verandah. The opening into the adjoining room has had the original double hung window removed and is now open. The window has been reused in the western wall of the enclosed verandah. The log cladding remains on the former external wall of the house.

From the bathroom is a doorway into the northeast room of the original house. The door is a narrow sliding door mounted on the face of the wall. The room has been lined with Caneite and battens, including the ceiling. The cornice is timber. The original moulded skirting remains, and the moulded architraves around the original window. The architraves have been changed to modern architraves on the French doors which open onto the east verandah. The floor is linoleum over timber boards.

There is a modern opening into the northwest room of the original house with a sliding door on the western side of the internal wall. The floor has carpet over the linoleum and timber boards. The room had has been completely sheeted in modern material, probably fibre cement, with a modern picture rail. All the joinery is modern except for the French doors opening onto the west verandah. The ceiling appears to be fibrous plaster with battens under and a simple moulded cornice, possibly plaster, and there is a manhole through which the main roof space can be accessed.

There is a structure at the junction of the kitchen wing and the main house. It is a later structure and projects above the adjacent verandah roofs. The original structure had a lower profile roof (visible in photos). It is timber framed and clad in corrugated iron and has a low pitched gabled roof with the ridge running east to west. The sides are clad in corrugated iron and there are box gutters or flashings where the main roof or verandahs structures abut it. In the past there has been a small shelter over the entry into this structure from the east. There is a projecting timber board that would have been part of a roof and this would have kept the weather off the entry and the timber boards of the verandah floor.

The structure between the two wings has deterioration at various junctions with the adjoining structures and water is entering and there is deterioration of columns, rot and termite damage underneath. This is worst at the southwest corner of the structure and the part of the kitchen wing below it.



Figure 3.4.6 Front doorset with elliptical fanlight and sidelights - outside and interior views. Typical French door with margin glazing bars and intrusive aluminium door to the Flat. Photos by CMP authors, 2009



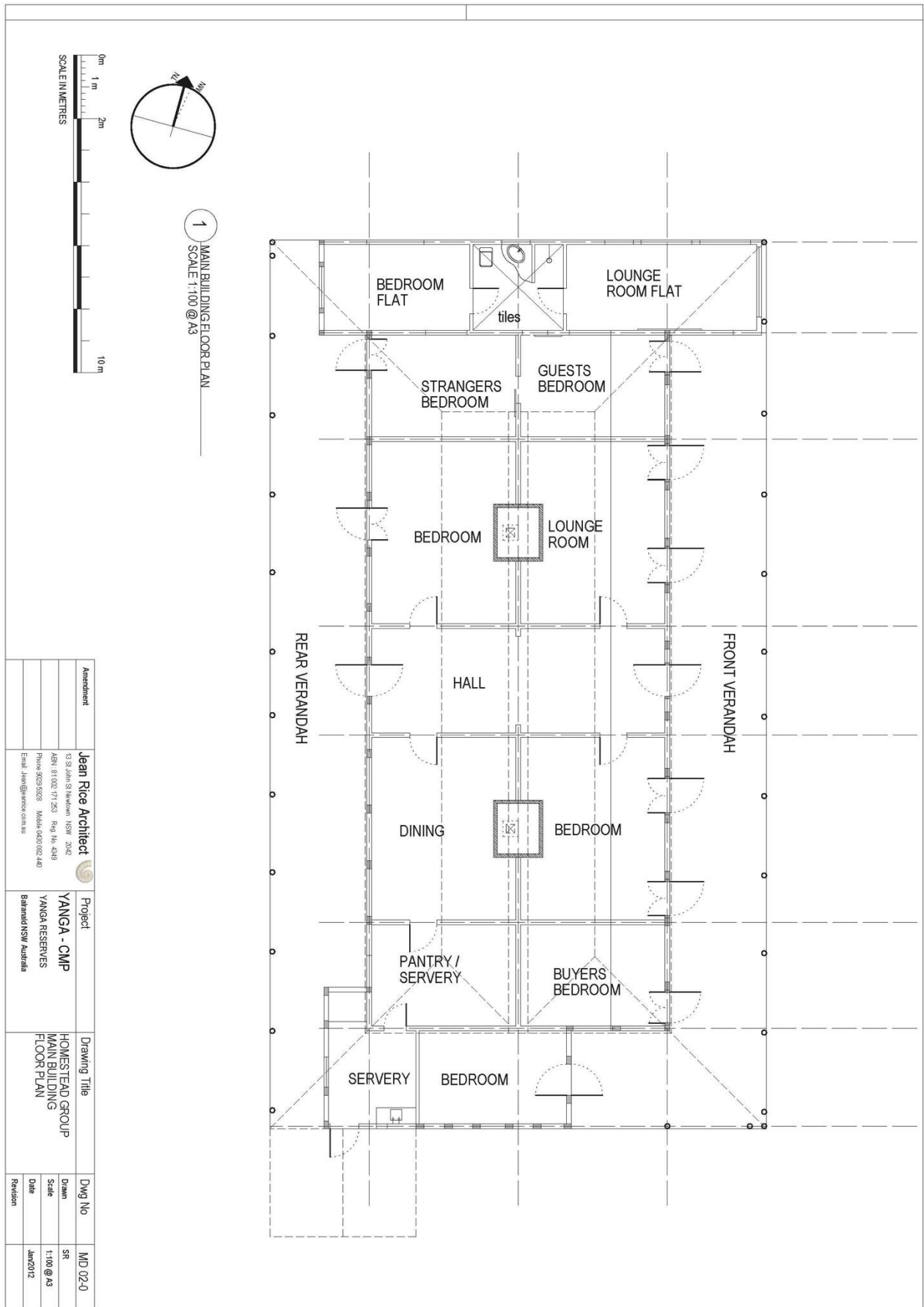


Figure 3.4.7 Homestead Group Main Building floor plan. Jean Rice Architect, site assessment 2009.

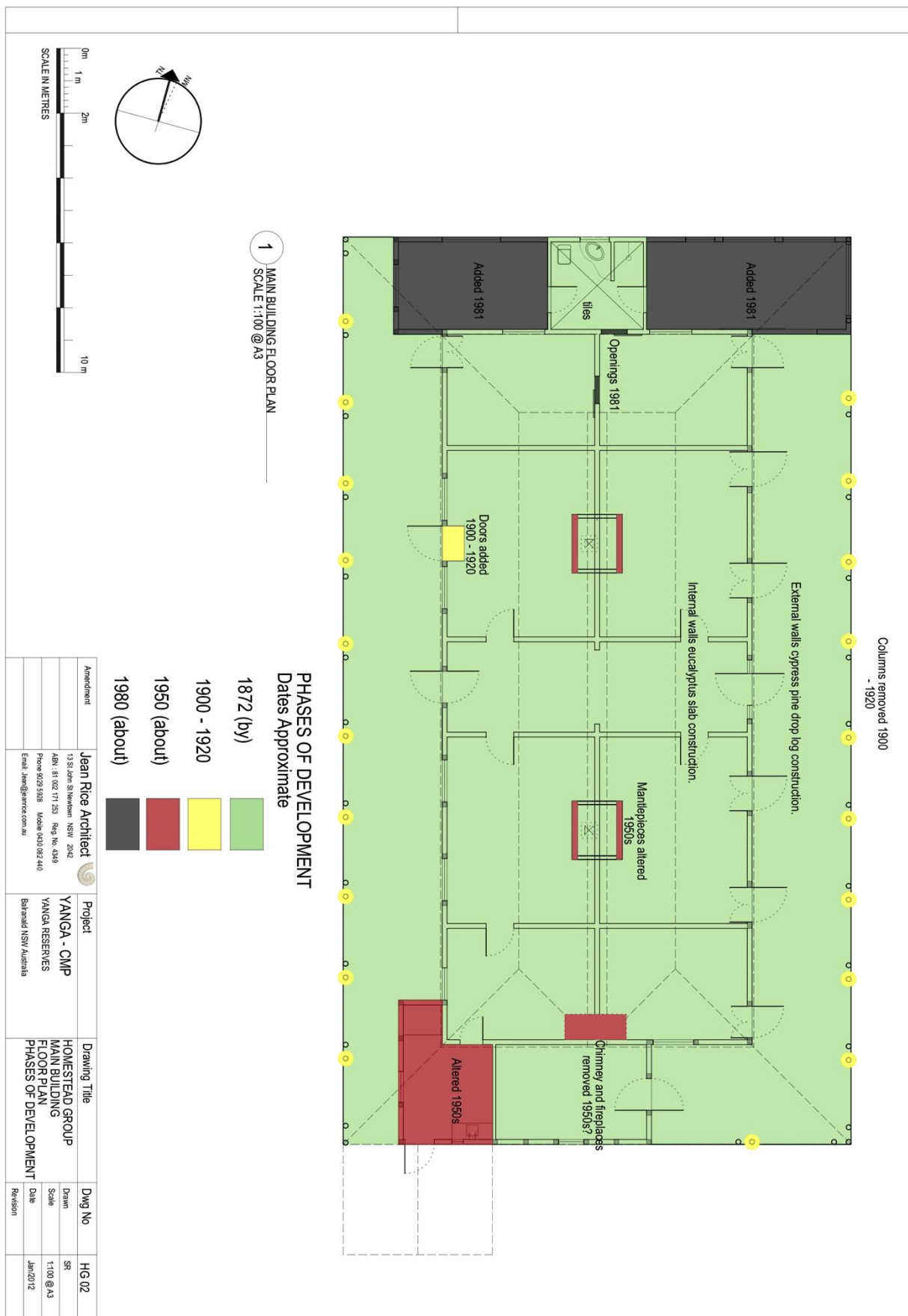


Figure 3.4.8 Homestead Group Main Building floor plan showing phases of development. Areas coloured green are the original structure except that the cladding has been added internally. Jean Rice Architect, site assessment 2009.

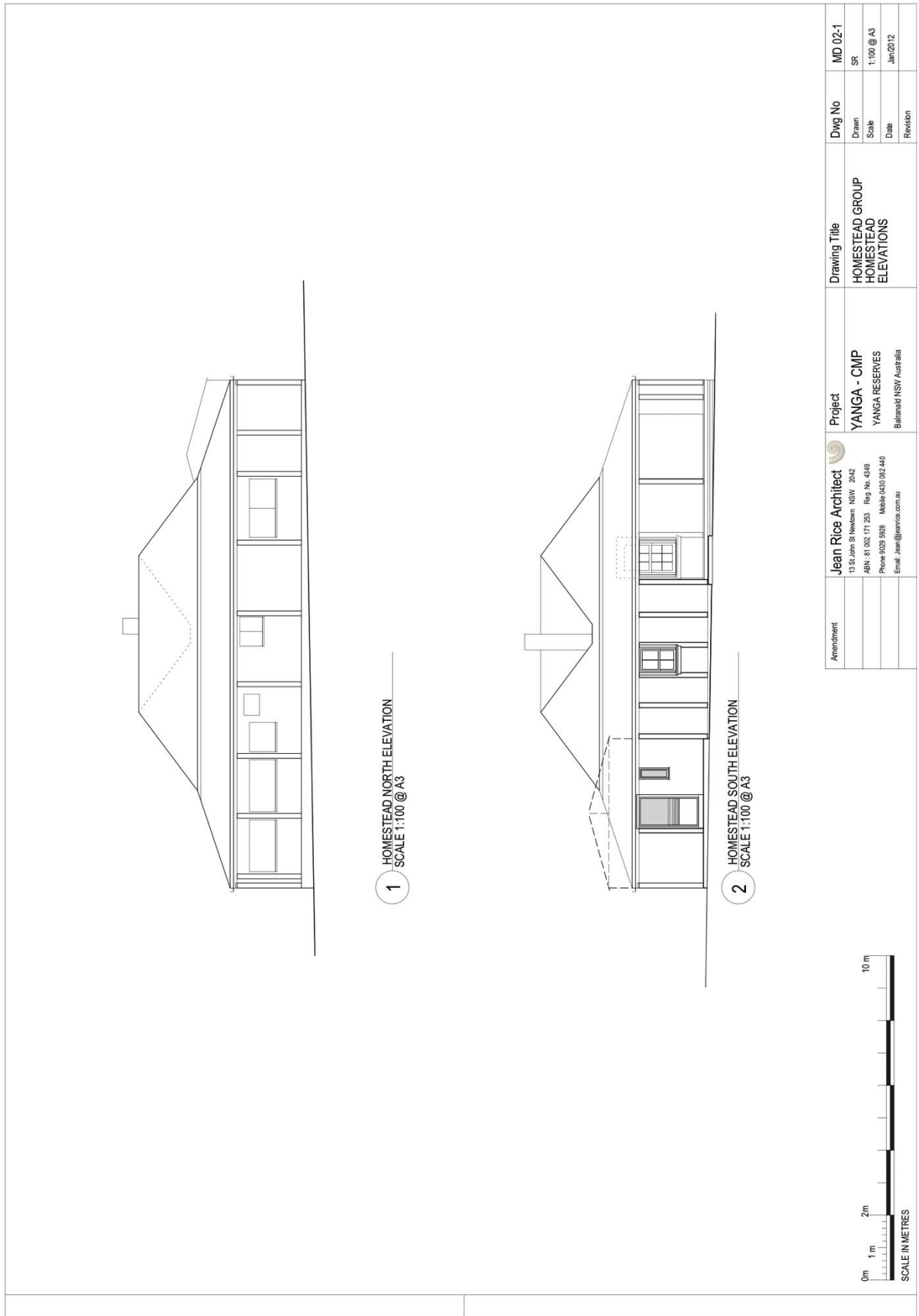


Figure 3.4.9 Homestead Group Main Building Elevations. Jean Rice Architect, site assessment 2009.

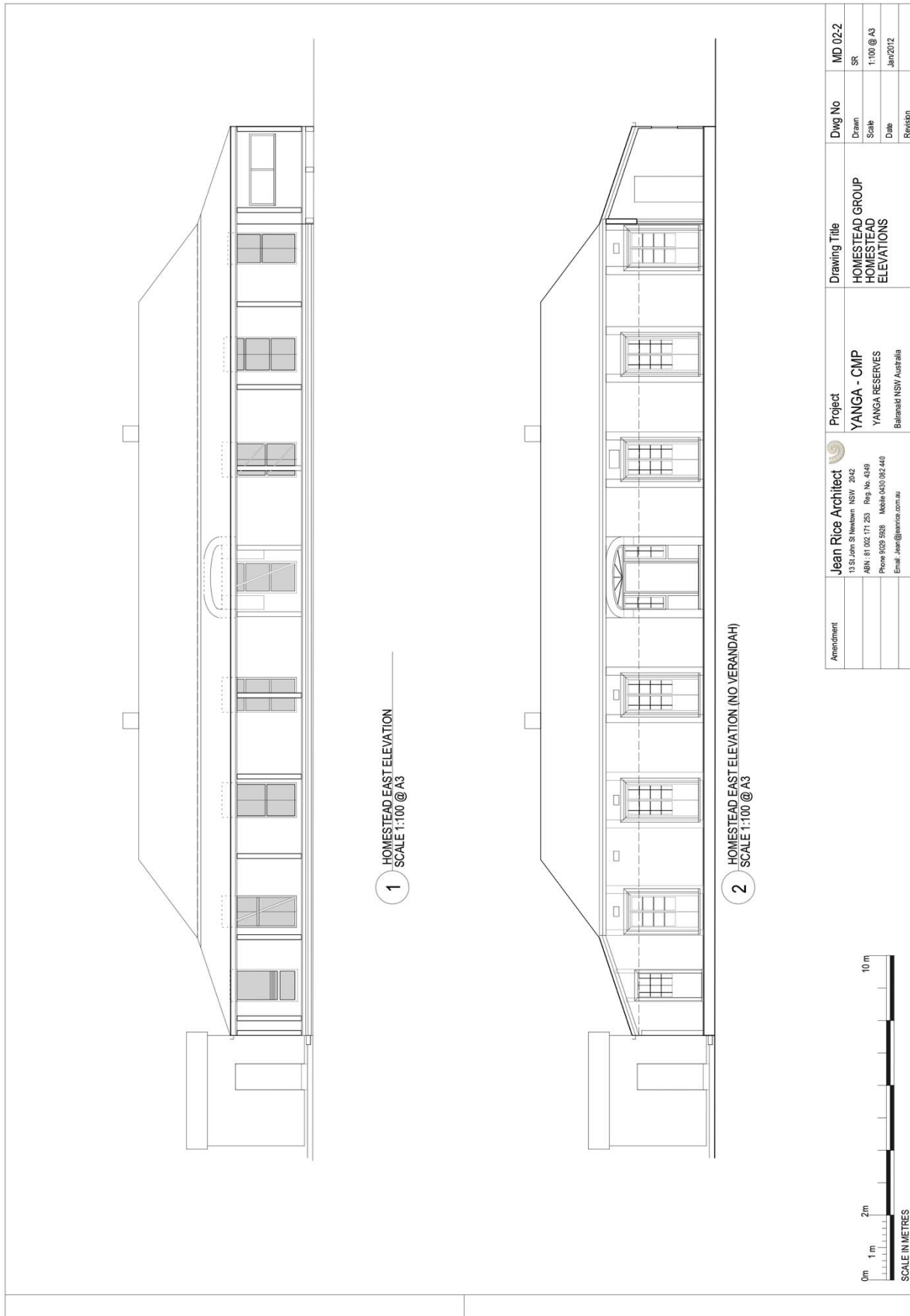


Figure 3.4.10 Homestead Group Main Building Elevations. Jean Rice Architect, site assessment 2009.

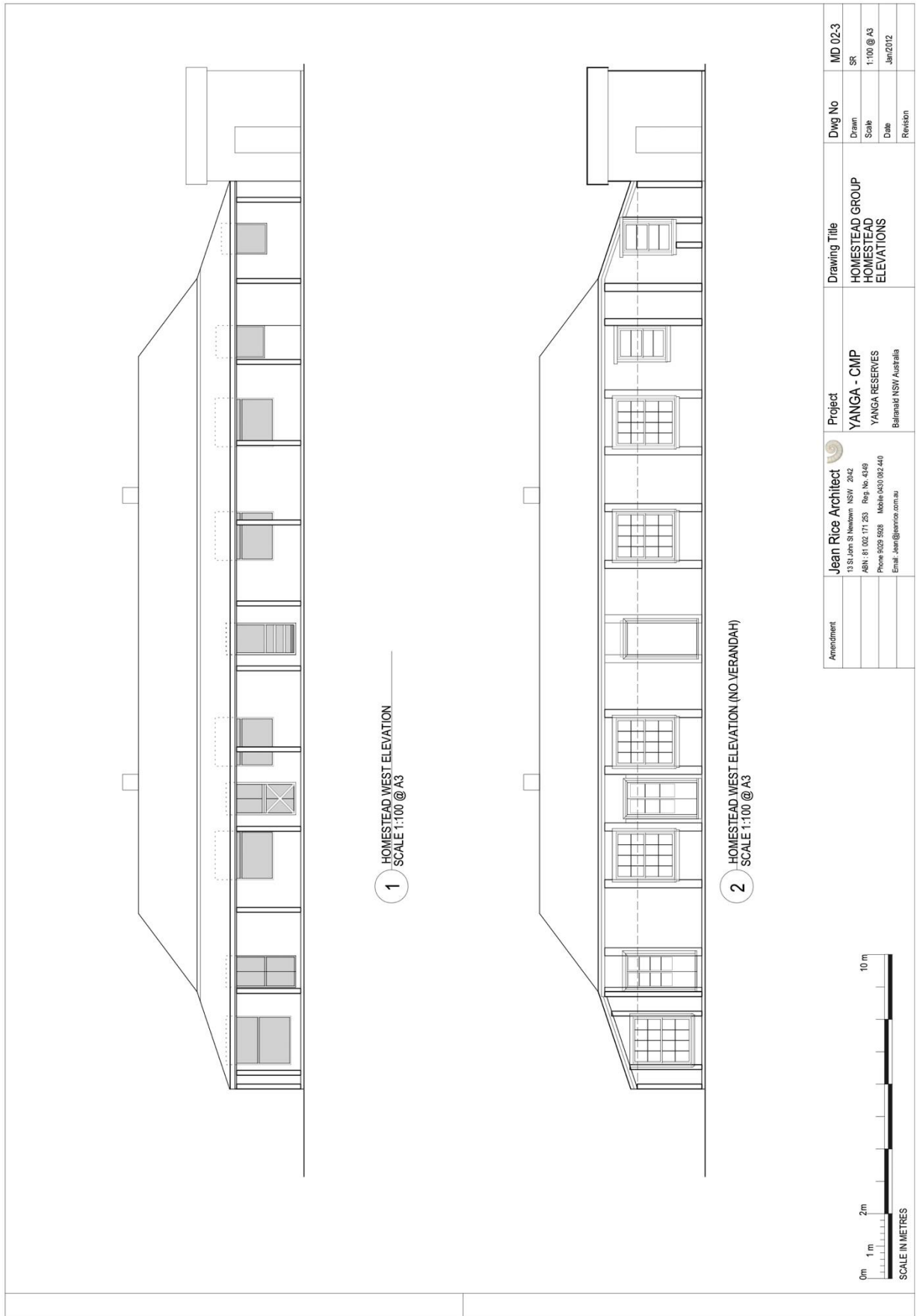


Figure 3.4.11 Homestead Group Main Building Elevations. Jean Rice Architect, site assessment 2009.

### 3.4.3 The Kitchen Wing

The kitchen wing is a rectangular building oriented east west. It has an M shaped roof with a central valley running east west but discharging to the south at the centre of the wing where there is a break in the south most ridge. The building has wide verandahs on the north and south sides.

In plan the building has no corridors and all the rooms open onto the verandahs. The building is divided in half centrally in both directions. In the east end there is a large staff dining room on the north and kitchen on the south. The kitchen has a large fireplace on the outer wall. East of the kitchen is a pantry and east of the dining room a store entered from the verandah. West of the kitchen and opening off it, as well as the verandah, is a former Maids room, now an archival store. West of the dining room and opening off it, as well as the verandah, is a small sitting room. The west end of the wing was originally divided into six roughly equal sized rooms. The two west most rooms were the station office and each has a brick fireplace off the west wall which was formerly an external wall. The chimney is missing to one. The remaining rooms on the north side are two small bedrooms and on the south the dividing wall has been removed and the space was used as a store. A coach house or garage was added to the west and in about 1981 a carport. The roof continues in a single pitch skillion over these spaces.

The design of the wing is more informal and haphazard than the house and there is a range of materials and joinery styles with many doors and windows obviously reused from elsewhere.

The structure is adzed c150 x 150mm hardwood posts, top and bottom rails, probably redgum. The overall height is considerably less than the main wing. The subfloor space is only visible at the west end and is a mixture of square and round stumps and some haphazard props. The space under the north verandah cannot be seen and the south verandah appears to be a new timber structure from the west end up to the kitchen. No ant-caps are evident.

The southern and internal walls are drop slab construction using split hardwood slabs, also probably redgum. The original external west wall, in which the fireplaces are located is also split slabs. The external north wall and the garage west wall are drop log cypress pine with the bark left on and the top and bottom surfaces trimmed square to fit together with the joints parged. The ends are chamfered and held in place by a batten nailed to the posts and the logs overall are much shorter than those in the main house. The east wall is clad in corrugated iron and it is not known what the original material was. The interior is mostly lined with beaded edge timber boards including the walls and to the coffered ceilings which create higher ceilings in the centre of the rooms. The office at the west end of the building has a ripple iron dado. Some walls such as the kitchen are relined with modern sheet materials (c1950). The junctions are finished with beads or simple timber strips rather than skirtings or cornices.

The roof space is not accessible and the structure is not known in detail. It is obviously comprised of rafters supported on the top plates and the ridge, with battens for fixing the cgi sheets. The roofer (Ary van Zanten) who reroofed the wing in c1950 said there were no timber shingles under the roofing iron. There are roll top ridge and hip flashings. The box gutter is presumed to be supported on a gutter board supported on timbers fixed to the rafters. These appear sound from external observation though there is prior water damage evident within the rooms in some areas. The gutter lining is galvanised steel sheet soldered at the joins.

The chimneys and fireplaces are of soft red dry pressed bricks set in lime mortar. There is mortar loss on the exterior and deteriorated mesh covers to the tops.

The coffered ceilings indicate that the ceiling joists are fixed between the rafters at a level above the wall plate. The ceilings are generally beaded edge timber boards and some are other profiles. The ceilings are generally painted but some remain clear finished. In the coffered section the boards line the underside of the rafters. There is a roof light over the kitchen in front of the stove that is roofed with corrugated glass. This appears to be an early addition and is an unusual and significant feature. There are 1925 Scottish patents for improvements in the process for making corrugated glass. It was apparently more commonly used in industrial buildings but it was used in alterations to Broken Hill Town Hall in 1912 and in Australian homes in 1935 as described in newspaper reports.

The verandah roofs are a lower pitch. They are supported on a sawn top plate on the outer edge and the top of the rafters are supported on main roof rafters, above the wall top plate. The verandah rafters are round cypress logs, not sawn as in the Main wing. The verandah posts are round cypress logs with the bark on and were always single posts. The verandahs have a timber decorative valence and gutters, now quadrant shape in section.



North verandah looking east.



View from north.



Drop slab wall and south verandah, looking east.



South east corner of wing.



Roof looking west showing central valley.



Dining room looking towards north verandah.



North wall of Store, deteriorated under central valley.



Interior of Office looking to north verandah.

Figure 3.4.12 Views of Kitchen wing. Photos by CMP authors, 2009

The verandah has closely spaced battens and timber shingles. These are exceptionally thin and long (720mm) but appear to be split hardwood. Mountain ash is the only timber capable of being split in this thickness and length and this is not available in the area and would have had to have been imported. The shingles have battens over them and are clad in corrugated iron, in two lengths. This could be the original configuration as the roof pitch is too low for shingles and the shingles are in very good condition. This configuration would have provided insulation. The underside is now lined with chicken wire.

The typical fenestration arrangement is for each room to have a door with a louvred fanlight above and one window. The windows vary in size and detail but are generally multipane windows with glazing bars. The door details also vary, even in the same room, some are paneled with glazing and margin glazing bars and others are boarded, ledged and braced doors.

The interior floors are timber boards some now covered with linoleum. The north verandah has T&G floorboards running the length of the verandah and there is a brick linear drain along the front of the verandah. The south verandah has floorboards running from the building wall to the exterior. This verandah appears to have been rebuilt, judging on the condition of the stumps and that the roof does not have shingles and does have foil building paper. The east part of this verandah is concrete. The garage space at the west end has irregular brick paving and the carport has an unconsolidated earth floor.

The fireplace in the kitchen accommodates an electric range but would have originally been for a fuel stove. It is rendered brick and the masonry hearth in front of the fireplace is tiled. The fireplaces in the office have arched openings and simple timber mantelpieces. The kitchen, pantry and store have c1950s joinery including cupboards. The interior is fitted with electric lighting and power and there is plumbing to the sinks in the bathroom and pantry. A fuel hot water heater is on the south verandah outside the kitchen and a solar hot water system on the verandah roof above.

The east end of the kitchen wing has also subsided badly affecting the pantry and store and the kitchen. There are two water tanks sitting on the ground immediately east of the kitchen wing. A lot of water coming from the roofs discharges here. The water tanks have water piped from one into the other and the second has an overflow piped somewhere but it is compressed and the top joint is broken. It is not known where the overflow is piped to and whether the drain is functioning. The tanks have water in them, which is leaking out slowly. One downpipe is not connected correctly to discharge into the tank. Water is lying on the ground all around the tanks and east wall of the kitchen wing and is likely to be causing rot and subsidence of the adjacent structures and encouraging termites. The design and function of the roof water disposal and water tanks needs review and repair to ensure water is discharged away from the building.

There is also a garden bed at the east wall of the kitchen wing and this should be relocated away from the wall to allow the ground to be dry adjacent the building. There is also a water pump or a valve near the east wall of the building which is connected to a black plastic water pipe system. It is not clear what the pipes are connected to or their purpose. This is another potential source of water causing deterioration of the kitchen block and should be investigated and rectified.



*Kitchen chimney with capping slab on roof to right. Corrugated glass skylight to right or photo.*



*Interior view of Store door and drop slab wall.*



*View of north wall of Office with drop log wall panels, door with highlight, windows and Yanga Office sign.*

*Figure 3.4.13 Views of Kitchen wing. Photos by CMP authors, 2009*



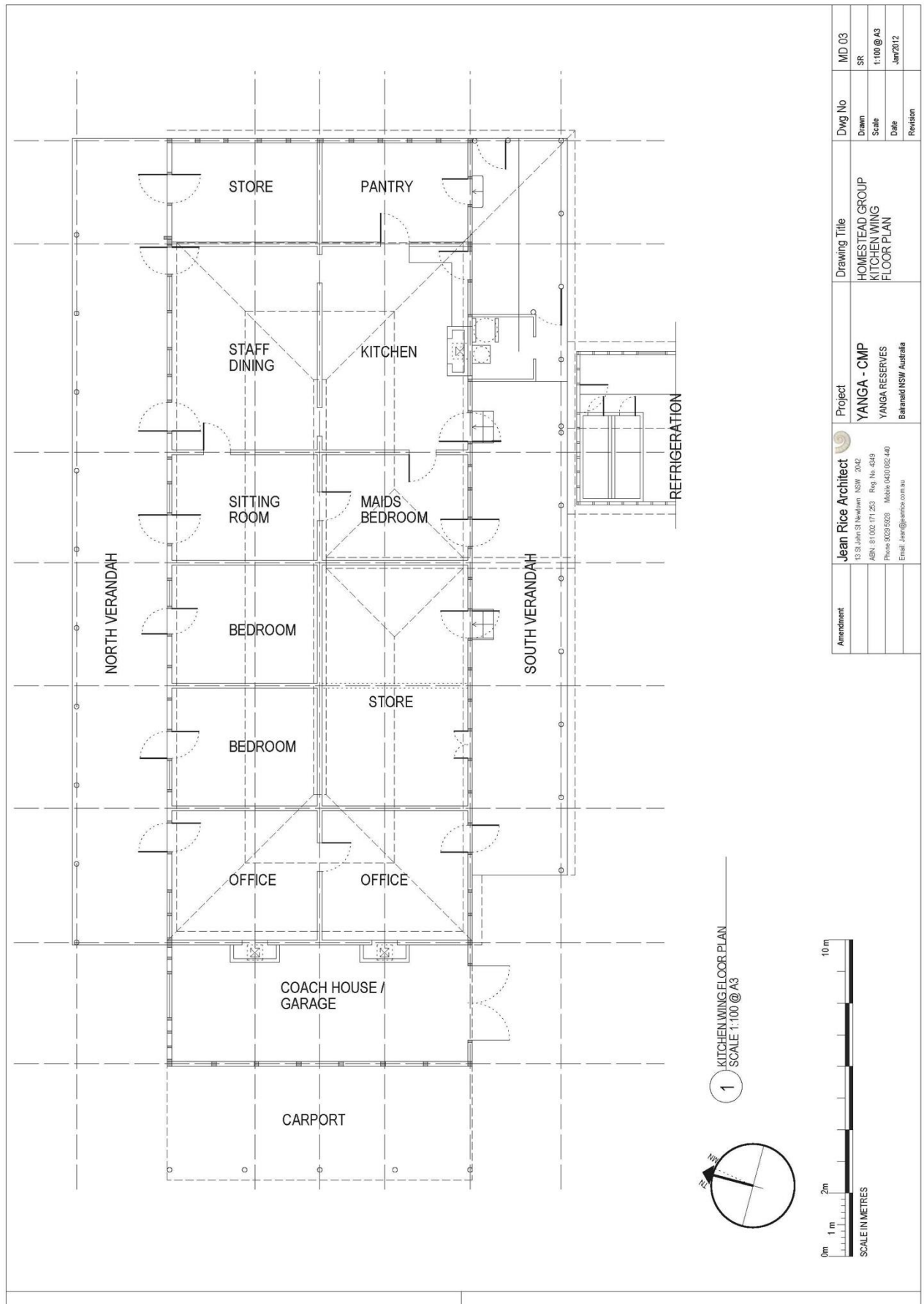


Figure 3.4.14 Homestead Group Kitchen Wing floor plan. Jean Rice Architect, site assessment 2009.

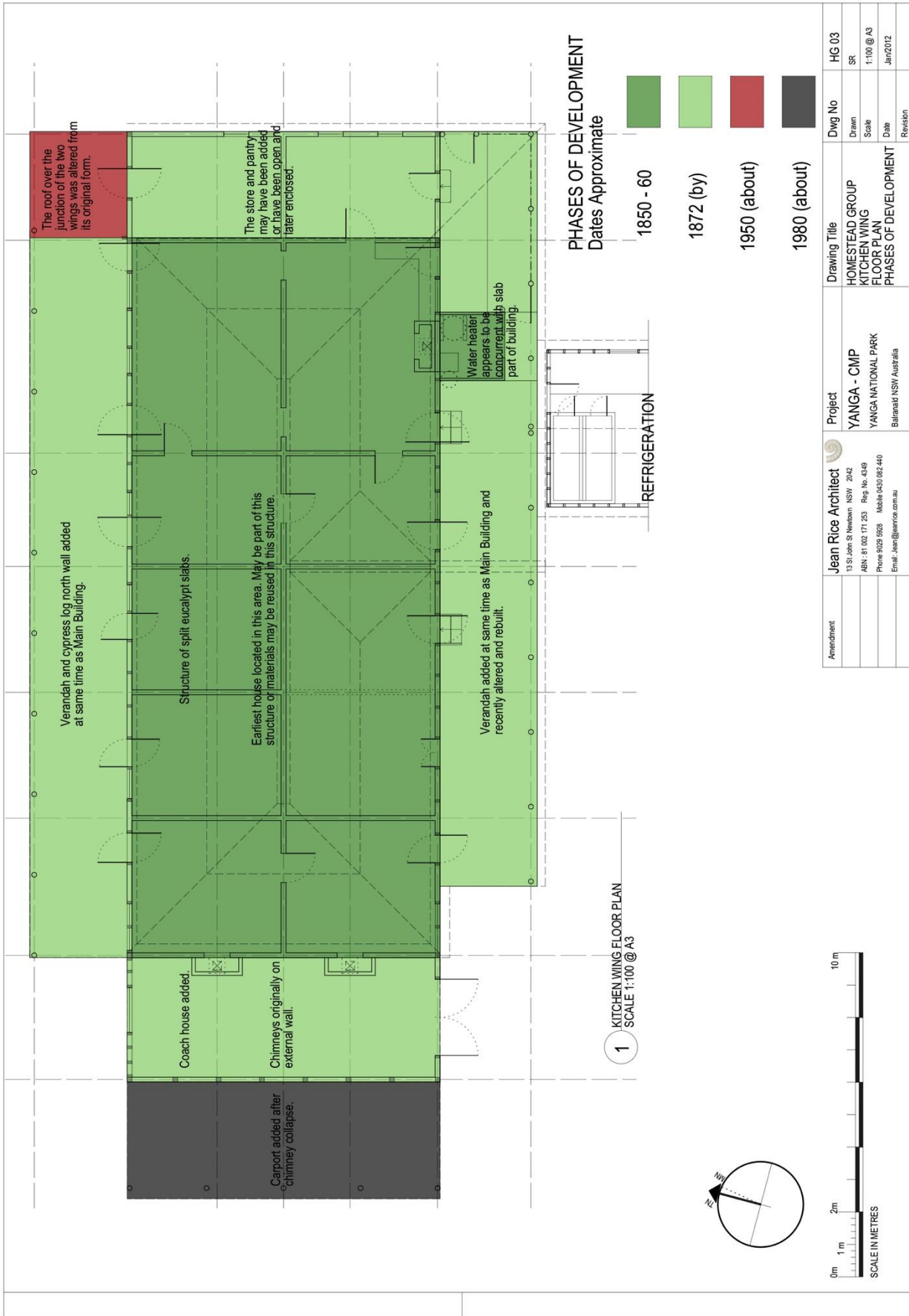


Figure 3.4.15 Homestead Group Kitchen Wing floor plan showing phases of development. Jean Rice Architect, site assessment 2009.

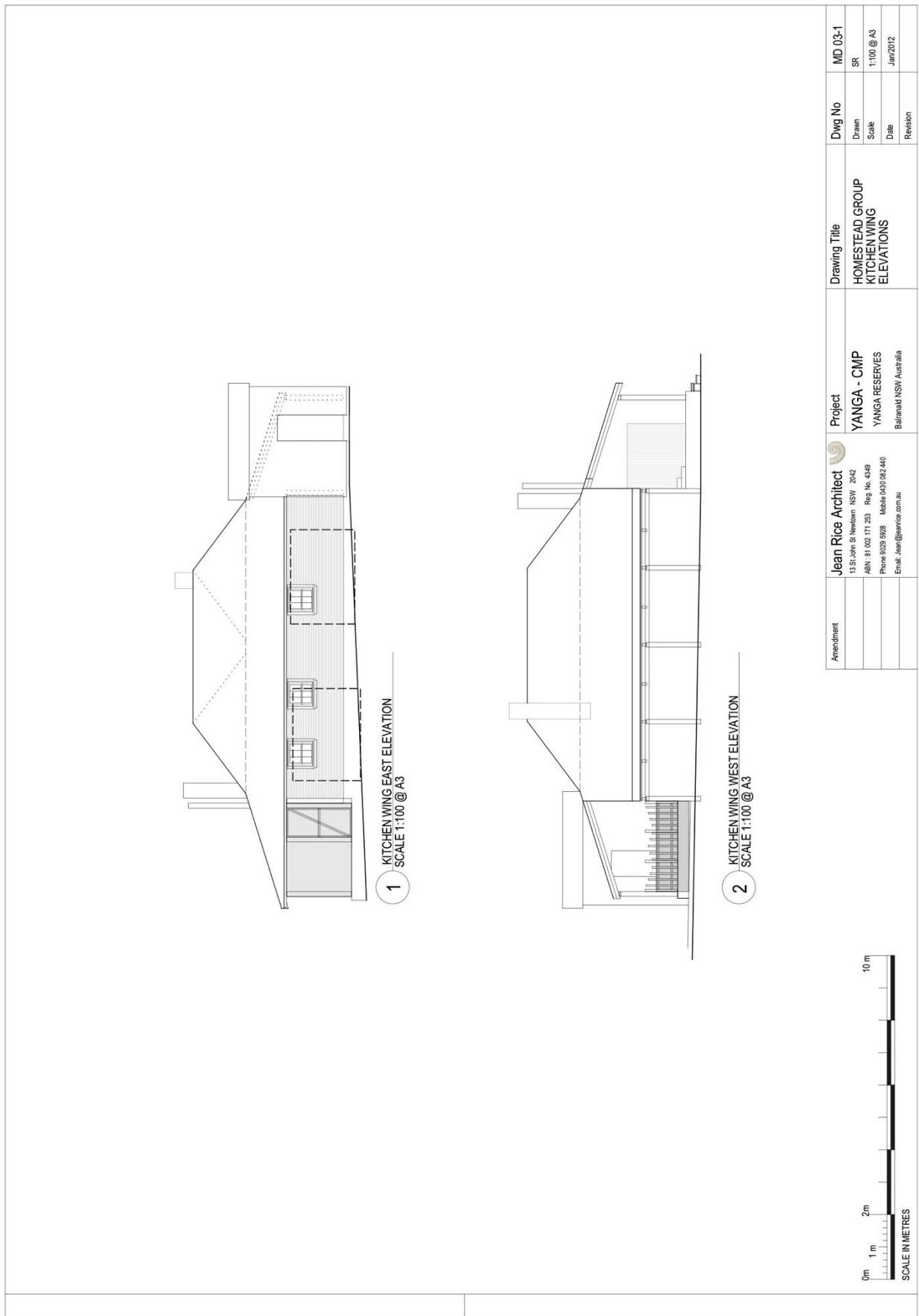


Figure 3.4.16 Homestead Group Kitchen Wing Elevations. Jean Rice Architect, site assessment 2009.

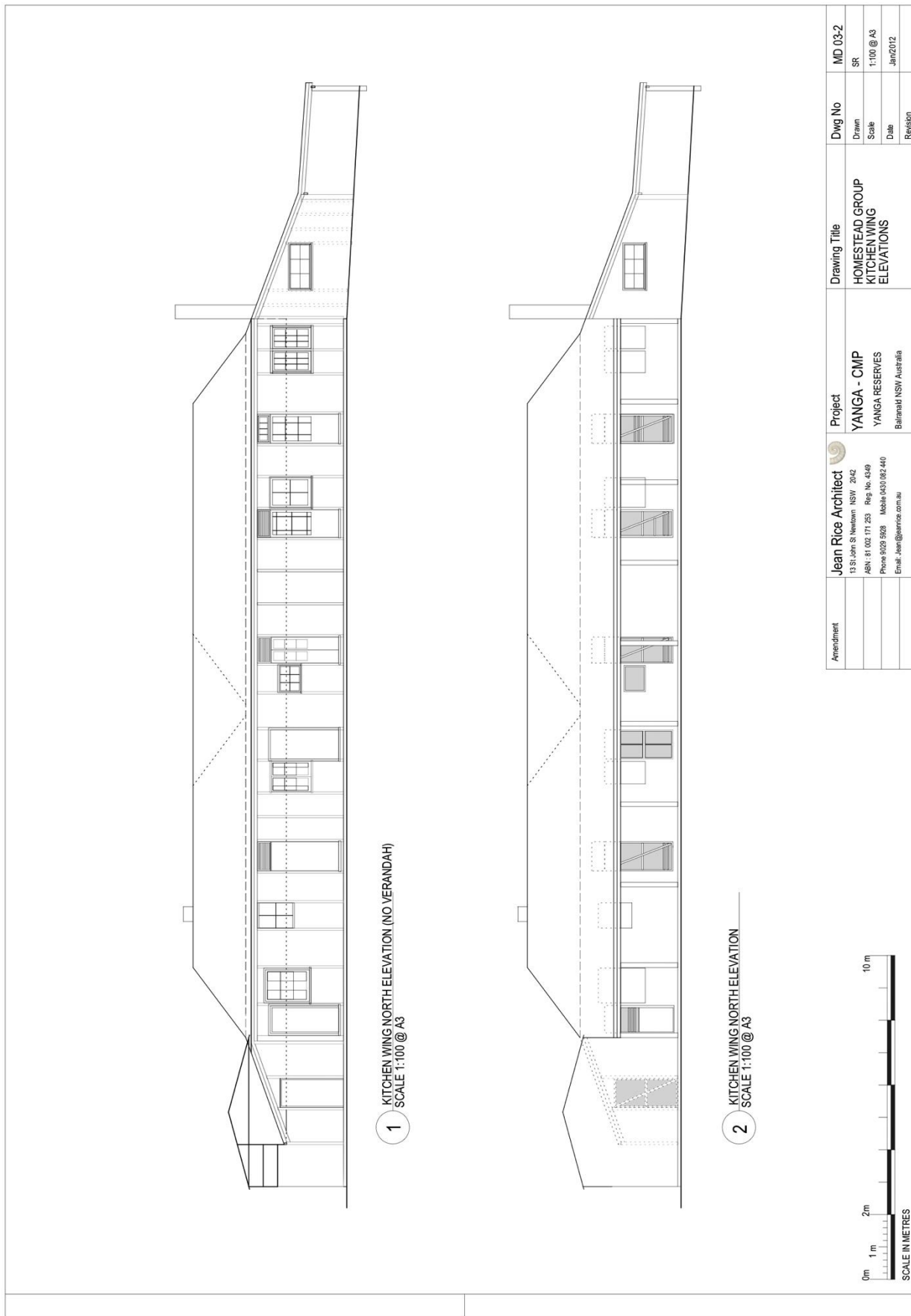


Figure 3.4.17 Homestead Group Kitchen Wing Elevations. Jean Rice Architect, site assessment 2009.

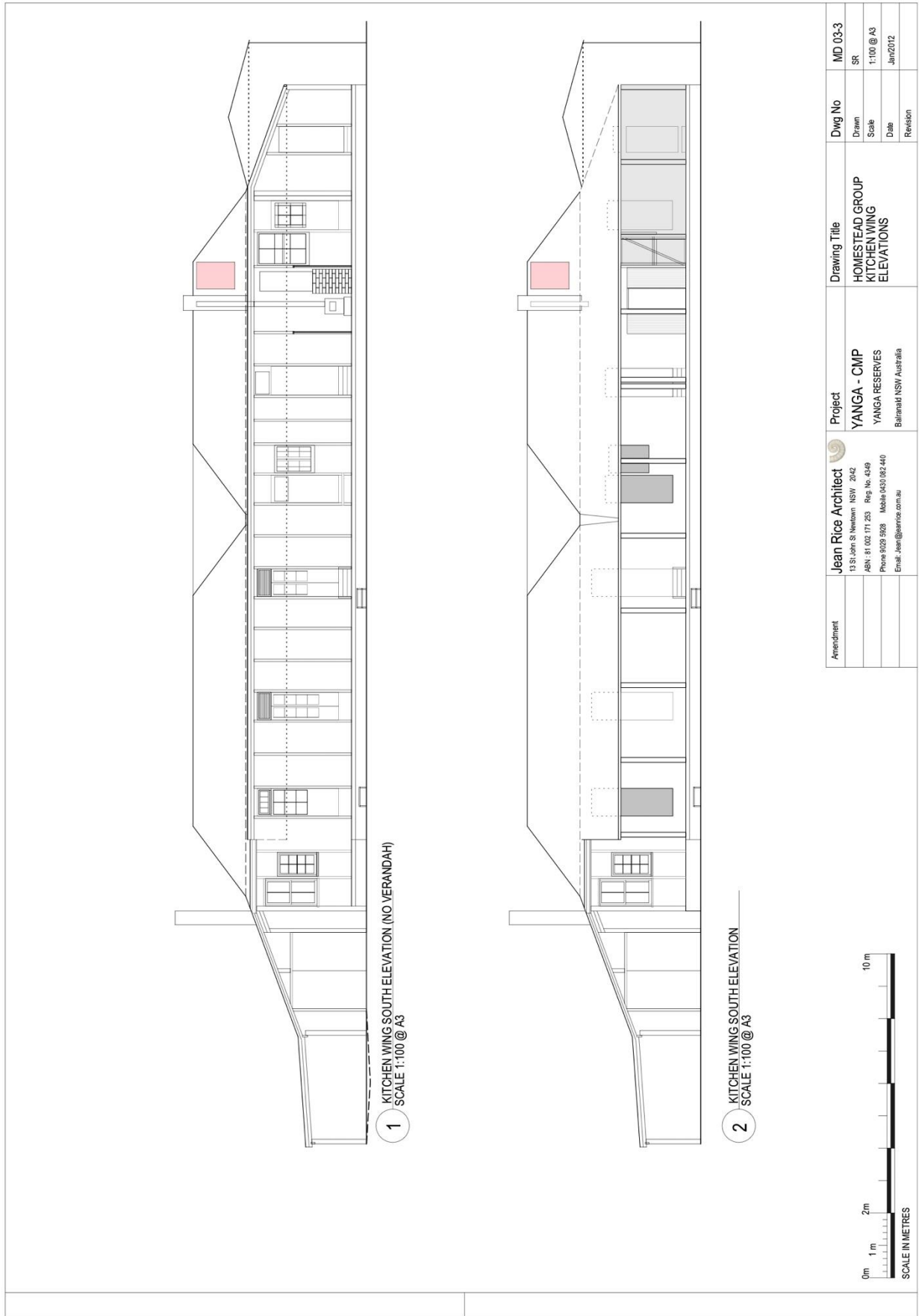


Figure 3.4.18 Homestead Group Kitchen Wing Elevations. Jean Rice Architect, site assessment 2009.

### 3.4.4 Ablution Block

The Ablution Block is to the south of the Main House and East of the Kitchen Wing. There is a new concrete path to the block from each of these wings. It is a rectangular building with a gabled roof oriented east west and a skillion addition to the south. The main part is two bathrooms each accessed by a door in the north wall and with glass louvred windows in the end walls. Each bathroom has a shower (one over a bath) and basin. The gables have timber louvred openings into the roofspace. The rear skillion contains two toilets and a urinal is separate cubicles with entries from the east and west. The cubicles have small high level glass louvred windows.

The structure has a sawn timber frame lined externally with vertical cgi and internally with sheet material, probably asbestos sheet as the building was renovated c1950. At this time the interior fittings were altered. The floor is concrete, tiled in some areas and the doors are timber boarded. The roof has wide eaves with barge boards, fascias and soffit linings and gutters and downpipes. The north gutter is ogee profile. The water supply to the block is connected to the kitchen block by a complex system of overhead pipes on props and there may be a tank in the roof.

The ridge and some of the roof sheets are loose and need refixing. The ogee gutter (NW corner) and some of the downpipes are corroded, some of the fascia board deteriorated (NW corner). The soffits and fascias of the skillion are sagged and the downpipe is missing. There are holes in the cladding where earlier plumbing pipes were. There are vent pipes on each side of the building.



North wall.



South wall.



East wall.



Eave detail.

Figure 3.4.19 Views of Kitchen wing. Photos by CMP authors, 2009

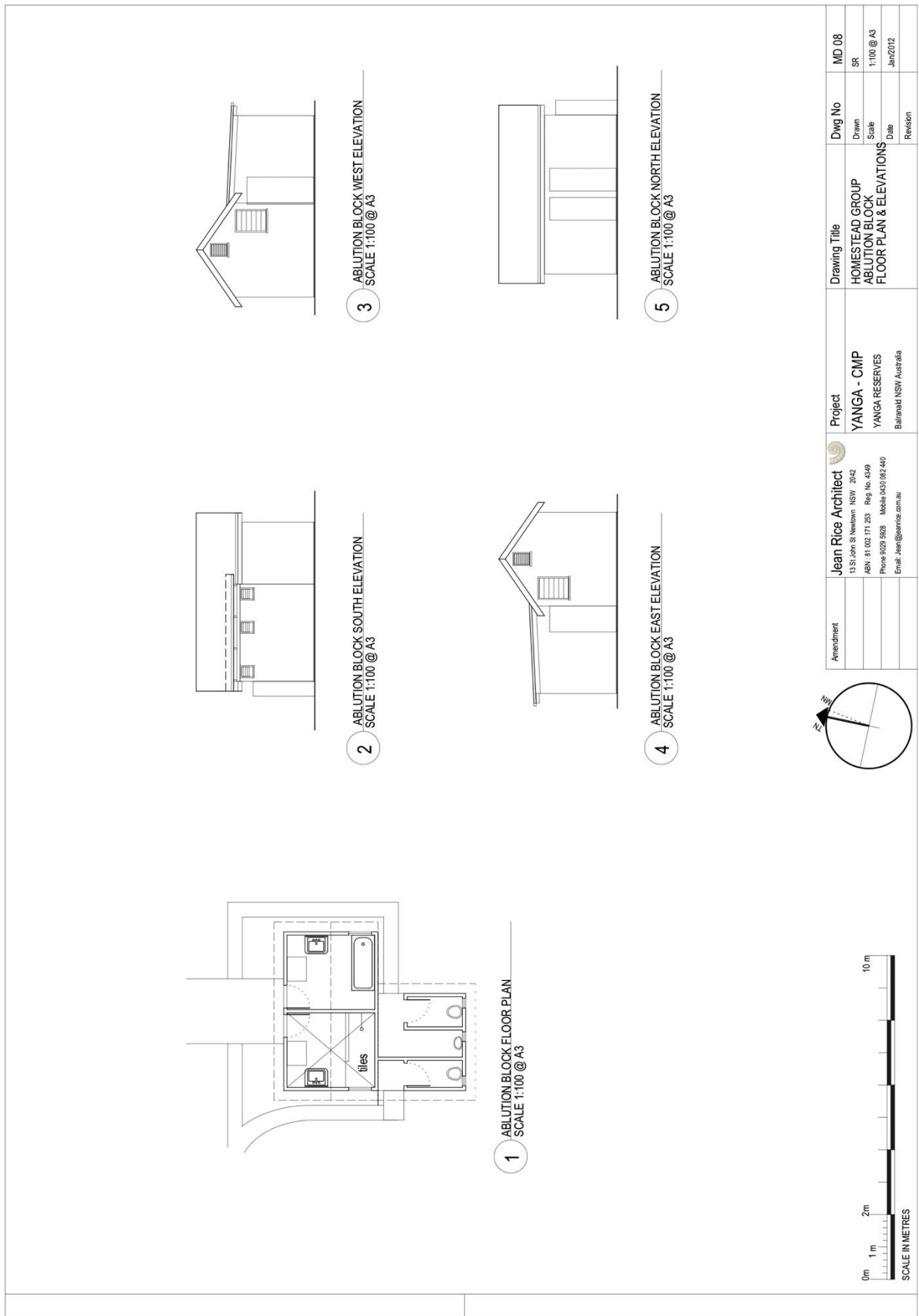


Figure 3.4.20 Homestead Group Ablution Block floor plan and elevations. Jean Rice Architect, site assessment 2009.

### 3.4.5 Cook's Cottage

The Cook's Cottage is a rectangular building north west of the Main House, formerly Jackeroos Quarters. It forms the north side of the rear garden and tennis court. It is understood to have been brought from elsewhere and photos show it was shorter and further south. It is thought to have been moved north to allow for the tennis courts and extended at this time.

The building has three rooms all opening onto the verandah which is on the south side, facing the tennis court. The large central room was previously two rooms and a dividing wall has been removed. These rooms and the larger west-most room have internal timber boarding and appear to be the original rooms with the east-most room added. The boarding in the central room is a dado with fibro above and the west wall is all timber and has a brick fireplace. The east room lining is fibro. There are timber skirtings and architraves, some with Victorian mouldings, but the internal doors have been removed. A toilet and shower has been added on the verandah at the east end.

The building has a sawn timber frame and is on brick piers with ant caps, though the timber verandah is on the ground. The roof is hipped with a gablet vent at the junction with the main ridge. The roof is clad in cgi and there are wide enclosed eaves with timber fascias and gutters all round. The fascia appears oversized, the detail may have been altered when the fascia was replaced. The quadrant gutters are on all sides and the verandah. The roof structure is concealed by a fibro ceiling internally, except in the west-most room that has a timber boarded ceiling. The exterior walls are ripple iron for the lower part and fibro above (probably asbestos) with coverstrips over the joins. The south (verandah) wall is clad in timber weatherboards as are the bathroom wall. The floors are polished timber boards but differ in some rooms. Each room has a rear double hung window shaded by a distinctive metal hood and there is a matching window in the west end wall. The verandah doors are timber paneled some with glazing and all with flyscreen doors.

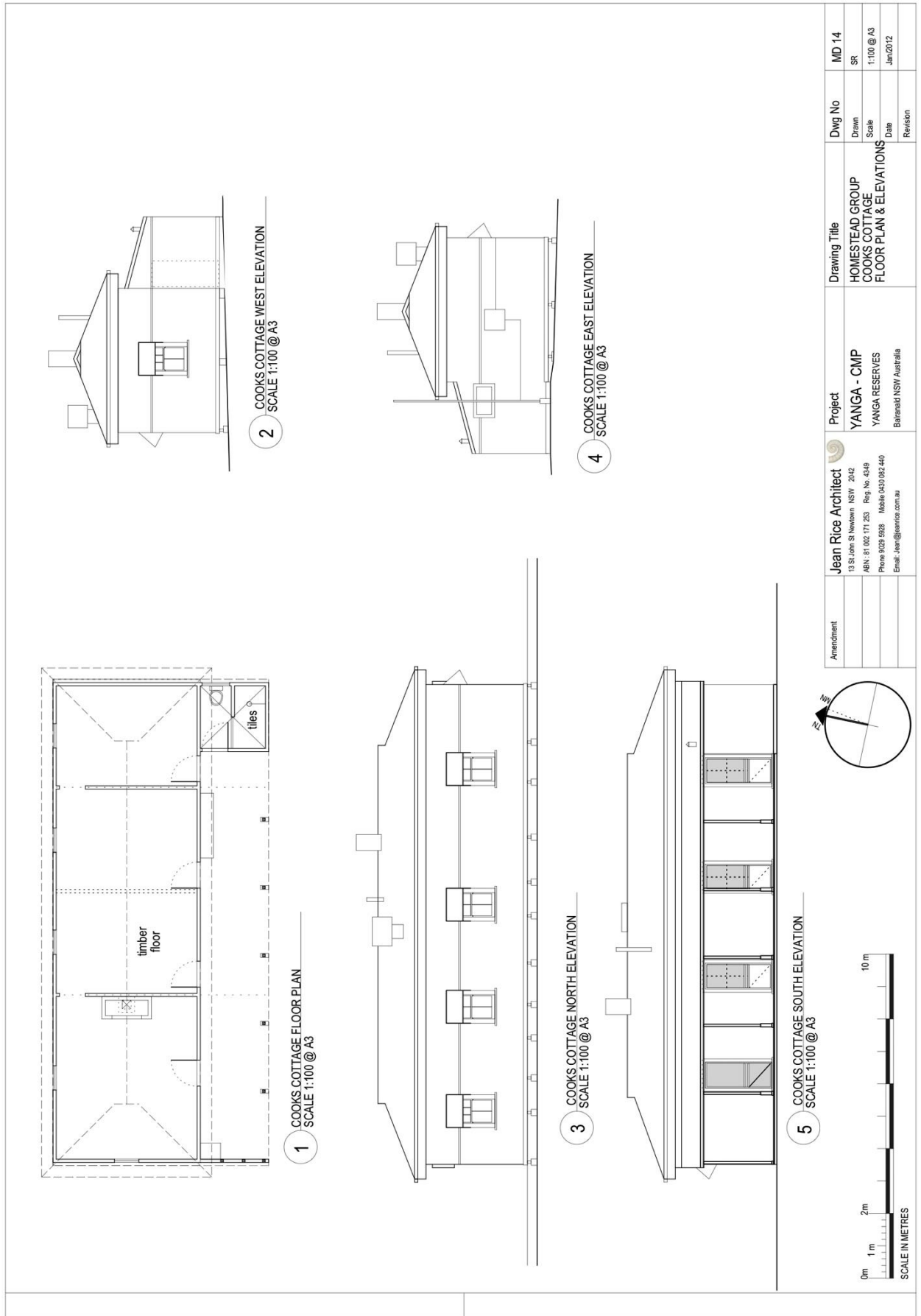
The front verandah has a timber roof frame and posts with chamfered edges. The chamfers on the posts indicate there where previously decorative corners. The base of the posts has been replaced and the outer ends of the verandah boards. The south edge has dropped and the bases of the posts further packed up. The bottom plate of the verandah west end wall has dropped away from the studs and the cover timber fallen.

The building is generally in good condition and has recently been renovated to house the an exhibition. The brick chimney is badly cracked on the north side and should be strapped or rebuilt and some flashing is missing. The mesh enclosing the subfloor space is loose and needs refixing. The ridge capping is also loose and needs refixing and some roof sheet fixings. The downpipe at the south-east and north-east corners are missing and the gutter is split at this corner. The gutters have seedlings growing in them in some places. There is a redundant flue in the south roof slope near the centre of the building and an evaporative cooler on the north face of the roof. The exterior and interior are recently painted. Several fibro sheets on the exterior are cracked but still in place.



Figure 3.4.21 Views of Cooks Cottage. South side on left and north side on right. Photos by CMP authors, 2009





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Figure 3.4.22 Homestead Group Cook's Cottage floor plan. and elevations. Jean Rice Architect, site assessment 2009

### 3.4.6 Laundry

The Laundry is a two roomed rectangular building south of the Main House, and east of the Refrigeration Shed. The two rooms open onto the verandah which is on the east side, and is an earth platform former by a timber retaining wall that may be a later detail. There is one timber step from the north and a small flight from the east. The building looks like it should have a verandah roof but no evidence of this was found.

The building has a sawn timber frame and is on sawn timber stumps. The roof is gabled and the ridge runs north south. The roof is clad in cgi and there are no eaves with the quadrant gutters fixed to the ends of the rafters. The exterior walls are clad in corrugated iron laid horizontally. The walls and ceilings of the north room are unlined internally and the south room has masonite or fibro wall and ceiling lining. The internal partition between the rooms is to top plate height and is open above from the north side.

The floors are timber boards with an area of concrete in the north-west corner of the north room. There is a copper with a flue and a mangle on this slab and tubs adjacent along the rear wall. Each room has a front and rear double hung window shaded by a metal hood. The verandah doors and internal door are ledged and braced with timber vertical boards.

There is a brick chimney and fireplace on the south wall with a hearth and simple timber mantelpiece in the south room. Behind the Laundry is what appears to be a water heater and a modern water tank on an elevated metal framed stand. The overflow from this tank needs to be directed away fro this building.

The building is generally in poor condition. The earth verandah is collapsing and the earth built up against the timber floor structure as well as the interior slab provide paths for termite entry. Erosion along the north wall is also undermining the internal concrete slab and causing it to collapse. Some roof and wall sheeting is loose and needs refixing and the flashing repaired on the flue from the copper. The gutters have failed and downpipes are missing or corroded. The exterior, the joinery and interior south room were formerly painted. leaf litter should be cleared from between the chimney and south wall and the chimney capped. A timber cover board needs to be refixed at the base of the south wall adjacent the chimney. The north-east window is collapsing and needs remaking and all the windows and doors need repair and repainting. Part of the ceiling in the south room is sagging and needs renailing.



*West wall.*



*East wall and earth verandah.*

*Figure 3.4.23 Views of Laundry. Photos by CMP authors, 2009*

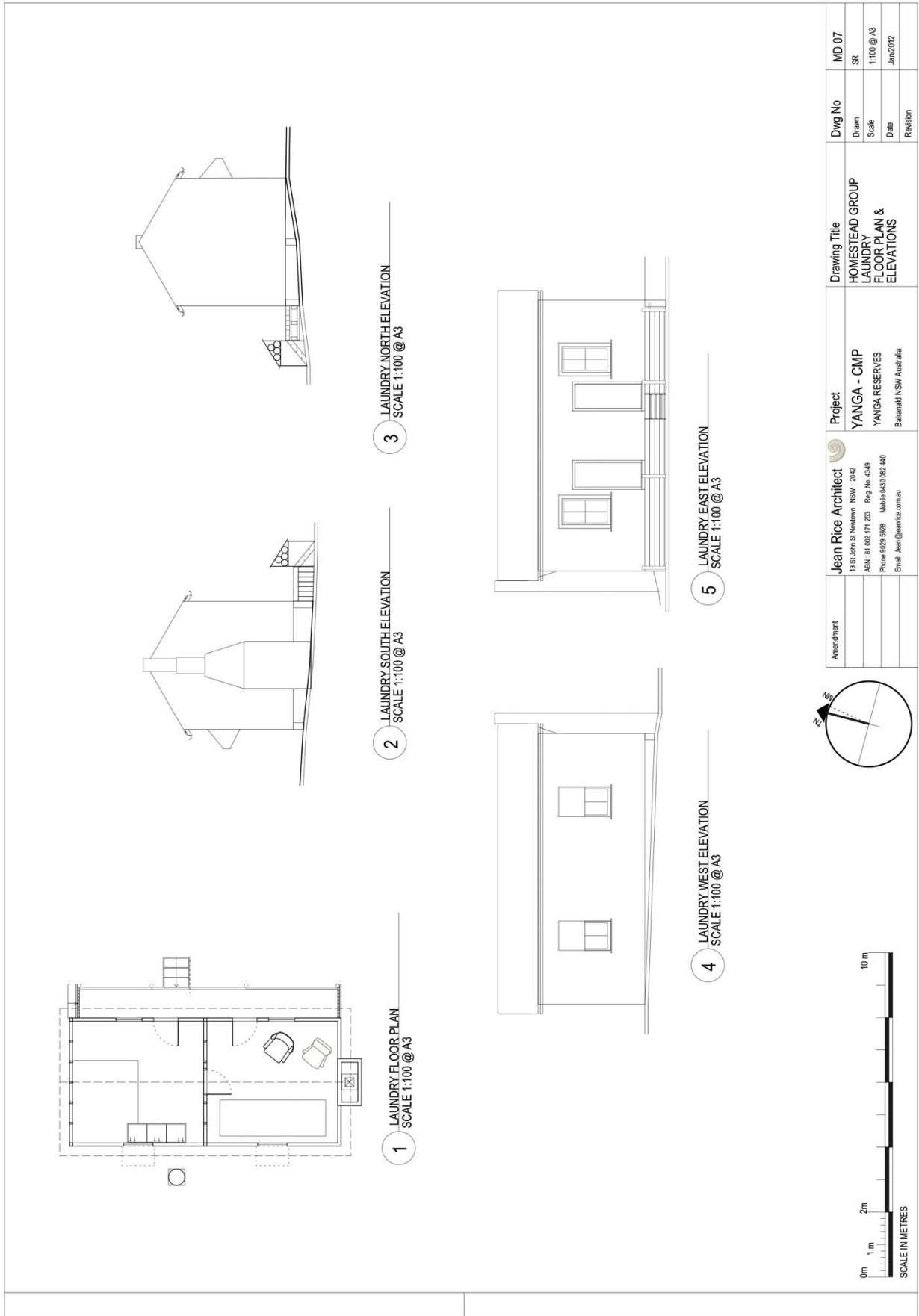


Figure 3.4.24 Homestead Group - Laundry floor plan & elevations and elevations. Jean Rice Architect, site assessment 2009.

**3.4.7 Meat House**

The Meat House is a small rectangular building south of the Laundry, and east of the Machinery Shed. It is a single room elevated well above the ground on round timber stumps (with ant caps). Access is by a modern steel ramp and landing on the south side and this has been enclosed as a fly proof porch. A lean-to has been added on the east side, probably to shelter a car and a modern refrigerated cool room has been added to the west side.

The roof is hipped coming to a central fleche (vent) with a decorative metal cap. The roof has a very wide eave which shades the whole of the walls and has a timber fascia and boarded eaves lining. There are no gutters and it is not clear whether there were gutters originally. The roof is clad in cgi. The cool room has its own skillion roof falling towards the original structure and compromising the pyramidal roof form.

The building has a sawn timber frame. The exterior walls are clad in rusticated weatherboards and the interior walls and ceiling with beaded edge timber boards, all painted. The top of the walls is open with gauze. The internal partition between the rooms is to top plate height and is open above with metal gauze fly screen. The two windows on the north and one on the south are also enclosed with flyscreen and are not glazed. The door is also a flyscreen door. The ceiling has modern sheet lining at the level of the top plate. It may be that the former ceiling followed the roof lining with timber boarding up to the central fleche.

The floor is higher at the central and falls to the east and west and there are drain holes on the wall cladding. The flooring material was not recoded. In the interior are lagre tree stump chopping blocks and metal bars with hooks for hanging meat or tools.

The building is generally in good condition. The cool room compromises the original structure. A side panel is missing from the southside of the cool room roof. Some of the fly wire has holes and some of the wire mesh enclosing the sub-floor is missing. The window sill to the south window is damaged and needs repair and some soffit lining boards are missing at the north-west corner. The top plate is damaged on the north and east sides and may need replacement. A hole in the fibro sheet to the porch west wall needs repair. There is termite damage to the centre stump on the east wall. The building needs repainting.



View from south.



Roof vent.



Northeast view of walls and eaves.



Interior looking south.

Figure 3.4.25 Views of Meathouse. Photos by CMP authors, 2009

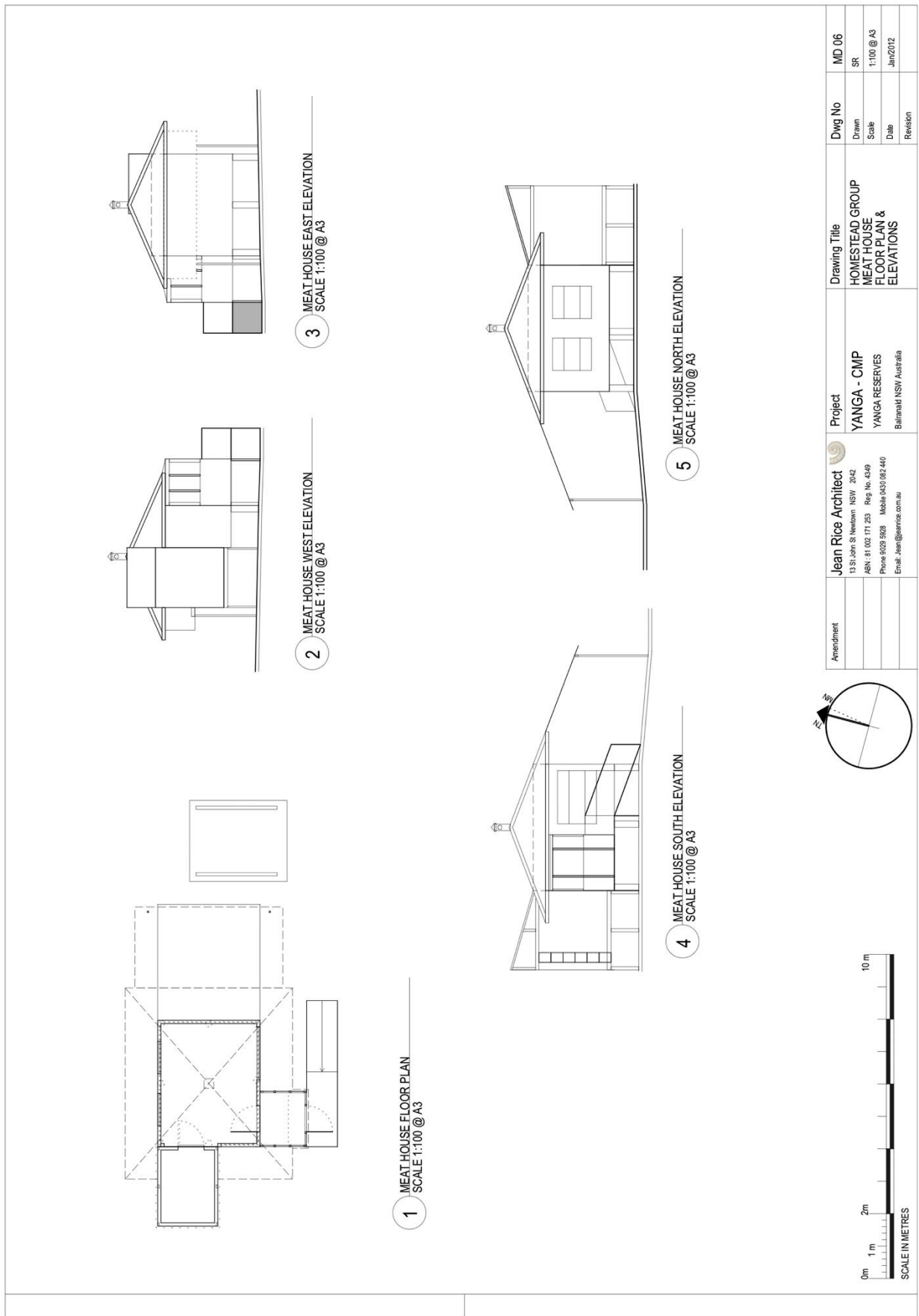


Figure 3.4.26 Homestead Group Meat House floor plan & elevations and elevations. Jean Rice Architect, site assessment 2009.

### 3.4.8 The Refrigeration Shed

The refrigeration building is on the south side of the kitchen wing. The building appears to have been moved from elsewhere and to have been built in several stages. There is an addition of 600mm towards the kitchen wing of the house and there is a more substantial addition of 4 or 5m to the south.

There is a row of large Athel Pines (*Tamarix aphylla*) close to the west side of the building, obscuring the wall which is hard to inspect. They were previously cut down and are reshooting. There is a free standing water tank on the east side of the building. The southern part of the refrigeration shed is now a storeroom. Some of the items from the main house are stored here and also bottled water in case of fire events.

It is a tall single storey rectangular building. The roof form is a gable with the ridge running north south. The building has rafters projecting in the eaves, and the gutters are fixed to the ends of the rafters. Every second or third rafter has a double bottom chord and a truss type structure. The roof has three battens, a ridgeboard and structures in the ceiling associated with the machinery.

The wall construction is hardwood timber stud frame with weatherboard external lining. Where the weatherboards are missing at the southwest corner the stud frame is visible supported on timber stumps. There is a bottom plate with traditional studs and bracing. The original part of the building has two double hung windows, each sash with four panes, in the east wall, close to each end and symmetrically arranged around the original elevation. The addition to the south has the same sort of structure and also has a window in the east wall, double hung, each sash with six panes.

On the north elevation, closest to the kitchen wing, is a doorway the base of which is 450mm below the verandah floor. It appears that the building has been extended towards the verandah and the verandah has been extended towards the building so there is no longer a gap providing adequate access. There is evidence below the verandah indicating an earlier stair. The door to the kitchen verandah is a ledged and braced boarded door.

On the west wall there is a small awning over a horizontal opening which probably allowed cooling for the freezers inside and behind this wall. The original part of the west wall has one central double hung window which has missing glazing and is covered in metal mesh. The addition to the south has double doors clad in beaded edge timber boards. There is evidence of green paint at the top of the doors, and the building is painted a cream colour.

This south section of the building has a concrete slab poured inside and a new internal structure built on the concrete slab with the walls lined on the interior with fibre cement sheeting. It is a modern structure built within the other structure and has two old joinery doors, both in good condition. The door into the machinery shed from the store has masonite on one side over glazed top panels, with margin glazing bars.

Internally the machinery shed itself is unlined. The floor is concrete slabs. At the northwest corner are the two early cool rooms which are of historical interest. They have heavy diagonal timber boarded doors, metal pipes inside and a tank, all badly rusted. There is a lot of rubbish inside and many wasps nests. There are various shelves fixed to the wall studs and machinery for the cool room which is detailed in the movable heritage inventory. There are some boards on the wall from which fanbelts and chains are hung and a water tank. In the space is a large free standing motor with a fly wheel.

#### Condition

There is some damage to the roof sheeting adjacent to the solar collector which is on the kitchen verandah roof, to the north. The east gutter has failed with the gutter straps coming off but it is a new gutter and could be repaired easily. There is a gutter from the verandah of the kitchen wing discharging onto the ground near the eastern wall and the water would be running under the building. On the western side there are some holes in the corrugated iron roof in the eaves. The gutter on west side is not intact and has tipped forward. The down pipe goes onto the roof of the modern machinery shed adjacent to the south.

On the east wall several of the timber weatherboards have split and some are missing. Most of the damage is to the lower part of the wall. The north wall has damage to the timber boarding at the base and at the western wall where a down pipe is leaking and running down the wall. On the western wall the boards have deteriorated at the base and there is some rot in the stud frame. The section of the west wall south of the double doors is badly damaged by termites and the timber boarding is missing. The wall has subsided off the bottom plate at this point. The internal concrete slabs make the timber structure vulnerable to termites.

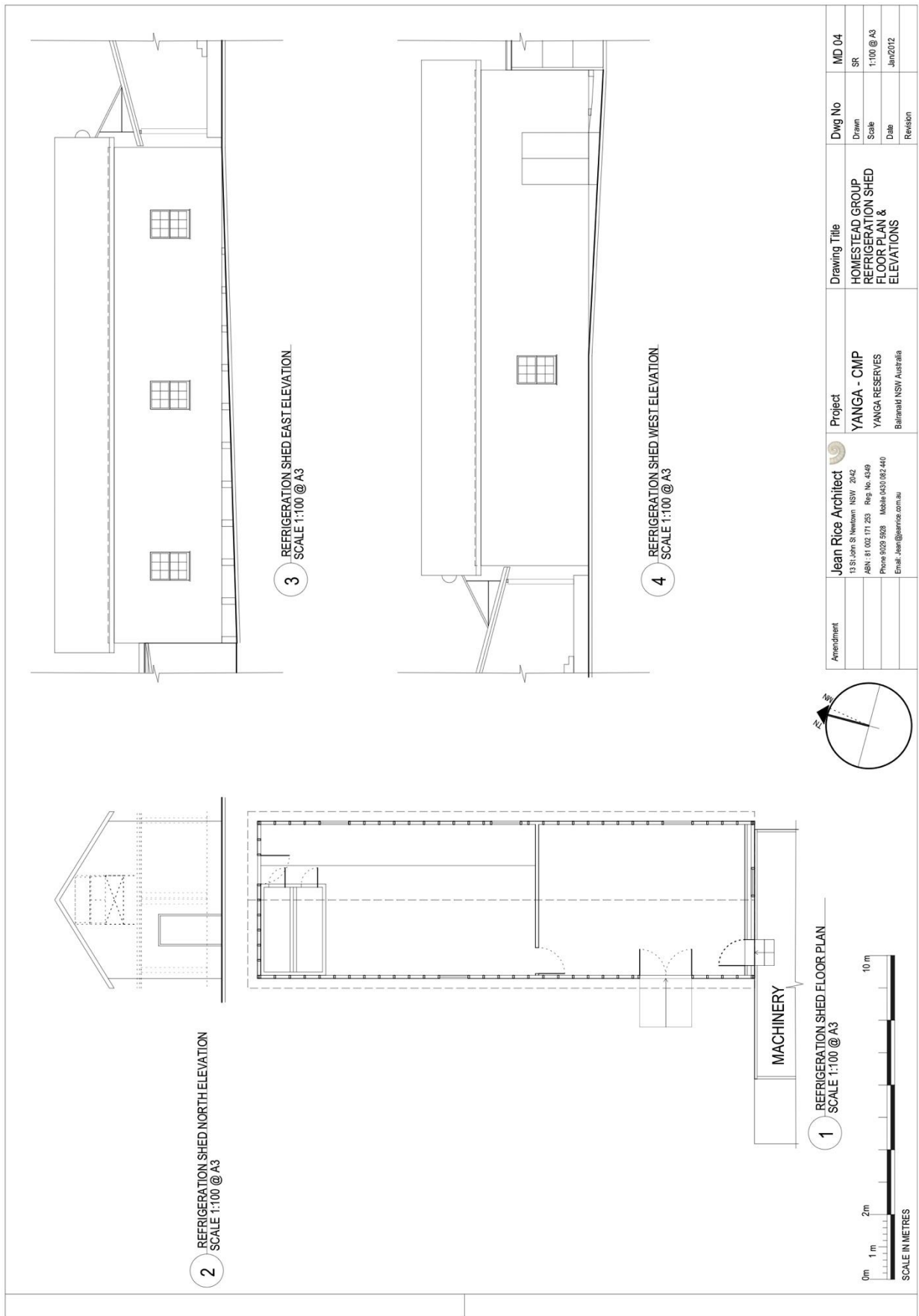


Figure 3.4.27 Homestead Group Refrigeration Shed floor plan & elevations and elevations. Jean Rice Architect, site assessment 2009.

### 3.4.9 The Workshop

The earliest and north section of the machinery shed is built up against the rear wall of the refrigeration shed. The rear wall of the refrigeration shed, still has its timber weather boarding (formerly an external wall) but has been altered with the current door added. The previous opening looks like it was double doors but now has a window inserted in it made of two timber sashes reused and installed to slide horizontally. This part of the machinery shed has a concrete floor with a pit for servicing vehicles. The structure is a pipe frame with timber studs between to fix the corrugated iron wall lining. The roof is supported by a flat trussed beam across the centre of the room, supporting purlins or battens that span north to south and support the roofing iron directly. The roof pitch is low, falling to the east.

There are two windows in the east wall, originally glass louvres. One has the louvres remaining and the other has metal mesh screwed on the inside. There is a similar window in the west wall with louvres and there is a large sliding door for vehicle access. The south wall formerly had two windows and would have been clad on the south with corrugated iron, some of which remains. The west window in this wall is now covered with corrugated iron and the east one opens into the adjoining space, which is the new machinery shed. There is a section of wall opened up between the two stages of the shed at the east end. The floor of the new section is about 1.2m lower, the step formed by a concrete wall. It may have previously been a loading dock and there may have been a door in this opening at some stage.

### 3.4.10 The Machinery Shed

The new machinery shed is a steel frame, which appears to be railway track, with horizontal members between the steel uprights and corrugated iron on the outside. The roof is timber purlins running north south that directly support the corrugated iron. There's a slight fall to the east. The whole of the rear wall is two large sliding doors, metal framed and corrugated iron clad on the outside. There is a steel ramp between the two sections of the machinery shed and there is one post centrally in the room. The roof is higher than the first stage of the machinery shed and the vertical face at the junction is framed up in timber with mesh on the outside so it is open providing ventilation.



East elevation workshop.



West elevation workshop



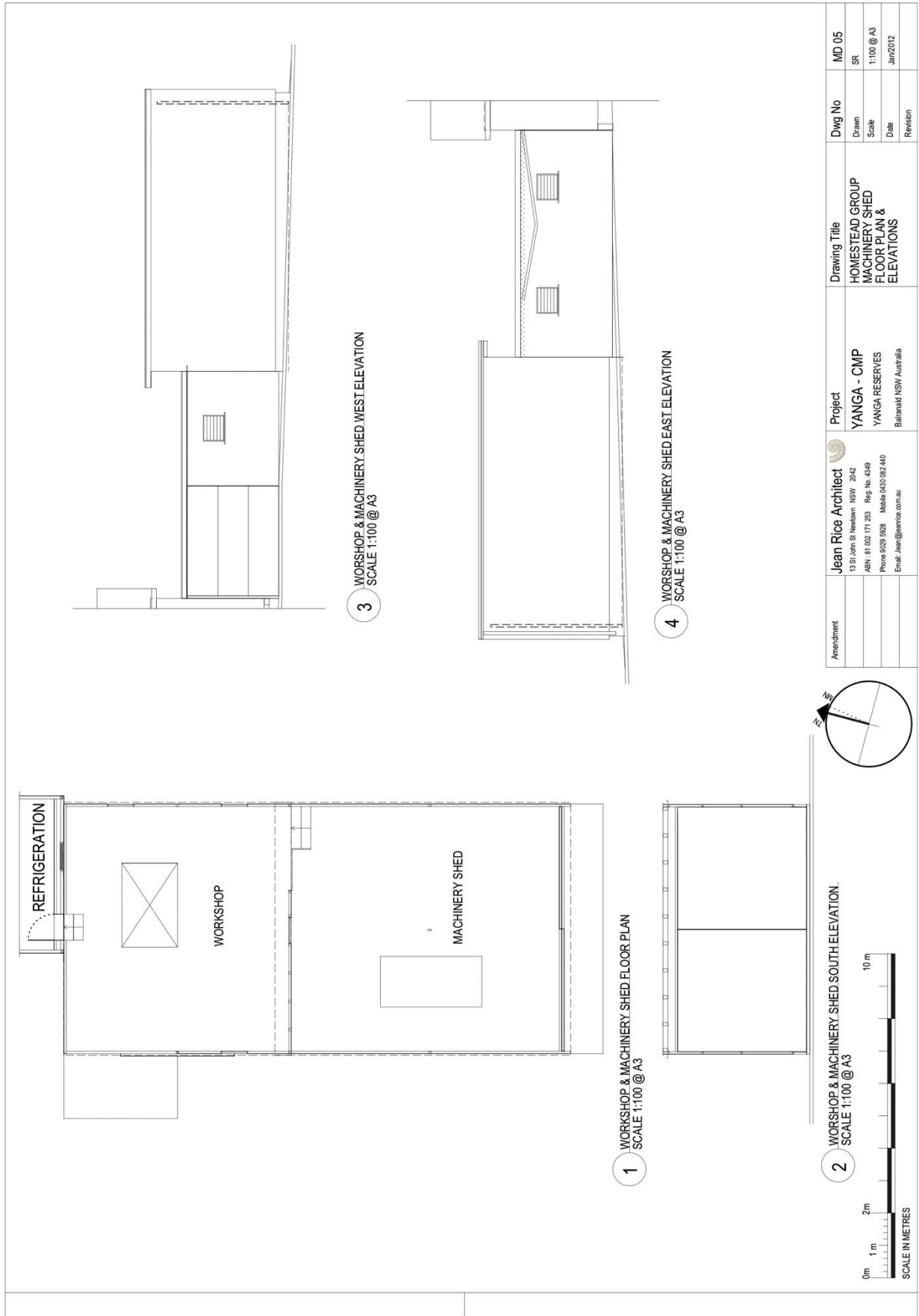
Northeast view of machinery shed.



Interior of Machinery Shed.

Figure 3.4.28 Views of Workshop and Machinery Shed. Photos by CMP authors, 2009





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		Drawing Title HOMESTEAD GROUP MACHINERY SHED FLOOR PLAN & ELEVATIONS	Drawn SR
			Scale 1:100 @ A3
			Date Jan/2012
			Revision

Figure 3.4.29 Homestead Group Workshop and Machinery Shed floor plan and elevations. Jean Rice Architect, site assessment 2009.

### 3.4.11 The Former Stores Building, Outhouse and Water Tank Towers

The Store is located west of the Kitchen Wing and adjacent to the cliff line at the edge of the lake. There is a water tank on the ground adjoining the building on the southeast corner and a bench seat under the adjacent window. The main Homestead elevated water tanks are adjacent the building to the north. There is an Outhouse to the west of the Store.

The Store is a rectangular building with a gabled roof running north south. The walls are clad in corrugated iron, fixed with corrugations running vertically, over a timber stud frame with 90 x 50mm studs. The gable ends have timber louvred windows and there are eleven rafters plus the gable ends. Every third rafter has a tie across the space at top plate level. The roof has a horizontal collar tie just below the ridge, fixing rafter to rafter. There are four battens on each roof plane. The roof extends past the gable ends and the rafters extend at the sides to form a wide eave. The gutters are fixed to end of the rafters. There are braces in both faces of the roof at both ends but no bracing in the walls. The roof has three sheet metal ventilators on the ridge line with decorative cowls and there is a fuel vent on the north wall, probably from the underground fuel tanks that are to the north east.

The corrugated iron is "Emu best" brand on the roof and "Phoenix" on the walls. Emu best brand was sold from the 1880s to 1908. The profile differs from the old Orb brands. Phoenix was an iron works in Glasgow manufacturing cgi from 1844, but the brand in Australia dates from the 1920s made by Baldwins. Advertisements for its sale date from 1926 in Adelaide and 1927 in Sydney (Miles Lewis, Australian Building: A Cultural Investigation [www.mileslewis.net](http://www.mileslewis.net))

The floor is tongued and grooved 150mm timber boards on a timber floor frame of sawn bearers and joists supported on timber stumps, with sheet metal antcaps. A section in the centre has previously been repaired.

The main door is a sliding door in the east side that is timber framed and boarded. The boards are Oregon and are bolted to a frame with top and bottom rails (right at the top and bottom) and a diagonal brace. The door is on rollers and is restrained at the top by a piece of timber. There is a single door in the south wall with a timber stair externally. There are four double hung windows each with two timber sashes divided into six panes. Two windows are on the east wall and two on the west.

The interior has store fittings including a bench, counter, bins and pigeon holes. Currently a range of miscellaneous items from the station are store in the shed as well as stores.

The Store was recently repaired after the south west corner was undermined when a water pipe burst. There are new stumps in this corner. There is a buildup of soil along the east side of the building that should be managed to be below the interior floor. The floor falls to the exterior at the northwest corner indicating footing damage or subsidence. The building is generally in good condition. There is a sheet of iron loose at the centre on the west side of the roof and the bottom edge of the roof sheets on the east side at the centre is also loose. The ridge flashing at the centre is loose and a wall sheet on the north wall. As the building has little bracing it relies on the cgi sheeting to provide these and secure fixings are important for building stability.

The northwest window has a missing lower sash and the southwest lower sash is about to collapse and has a missing pane of glass. Some glazing is broken in the northeast window. The leading edge of the sliding door is damaged and needs repair as does the threshold of the south door. The subfloor is enclosed by mesh and timber rails some of which are missing on the south and west sides.

**Outhouse (no drawing)**

The outhouse is a simple timber framed, cgi clad structure with a gabled roof. The ridge runs east west. It is sited to look over the lake and away from the Store. There is a timber boarded floor and the whole structure is on large section timber sleepers to enable it to be moved. Internally the walls are lined with ripple iron and there is a timber seat. The structure is now undermined, some of the cgi cladding is loose and the door is missing.



Figure 3.9.30 Views of Stores Outhouse. CMP authors, 2009.

**Water Tank Towers**

This structure is two large elevated platforms about 7m high. Each section would have held two circular cgi water tanks but the tanks remain only on the east most structure. The two stands are built from large section sawn timbers and each has 3 x 5 columns set in concrete and with large section timber bracing and bolted connections. The bearers run east west and large section joists run north south and over these is timber boarding. Some junctions have steel straps. There is a metal ladder giving access to the west platform and smaller steel ladders giving access to the top of the tanks.

The structure is in bad condition and needs detailed structural and condition assessment. The west platform is badly damage by termites and much of the flooring is missing. The east platform is braced by three steel pipes set at 45degrees. Much of the pipe work has been replaced in plastic and some steel pipe remains. On the north side are two high level outlets for filling tanks on trucks.

**Petrol Bowser**

The petrol bowser is immediately east of the tank stands and adjacent to the north wall of the stair. The underground tanks are also believed to be in this vicinity.



Figure 3.4.31 Views of water tank towers. Photos by CMP authors, 2009

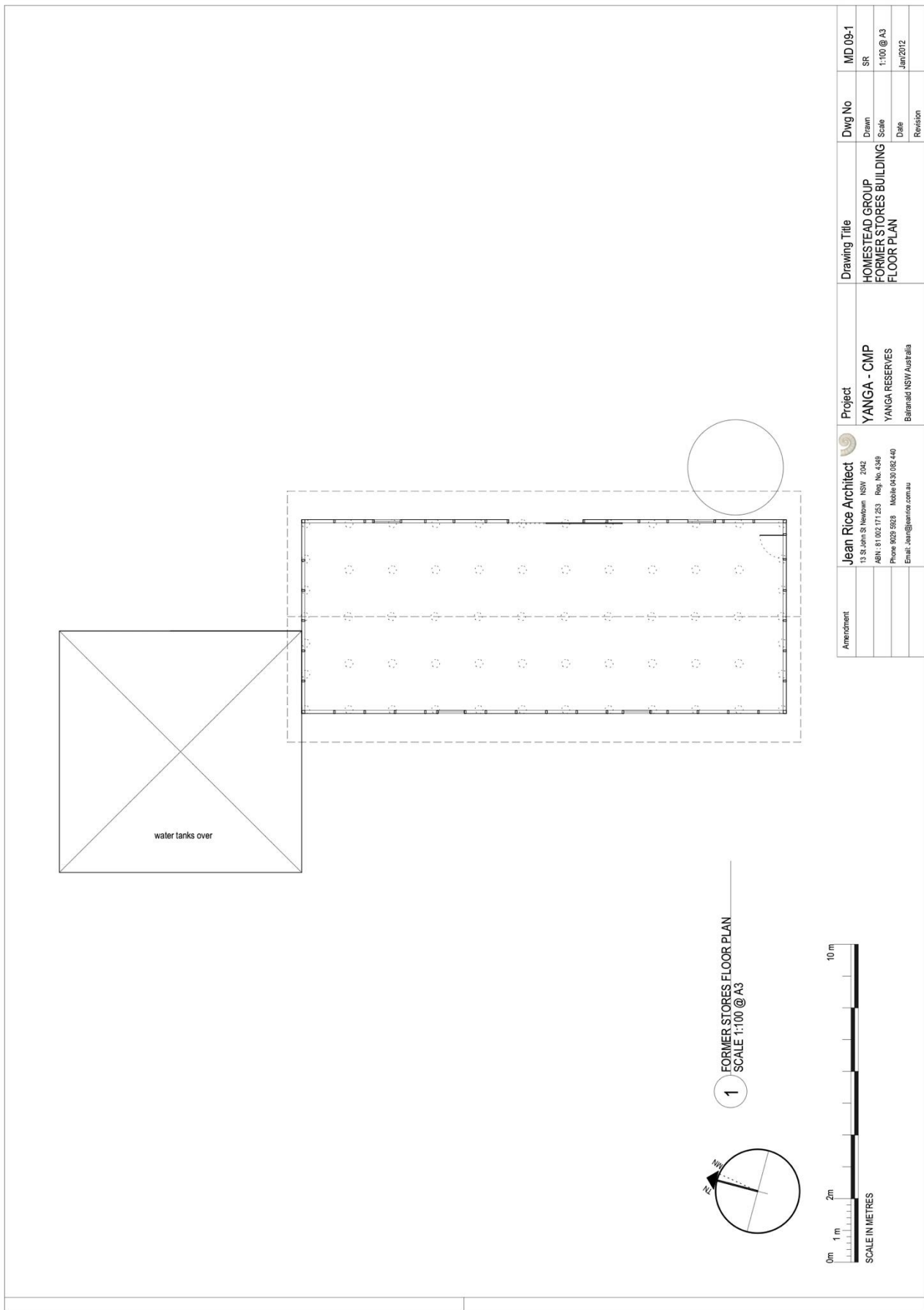
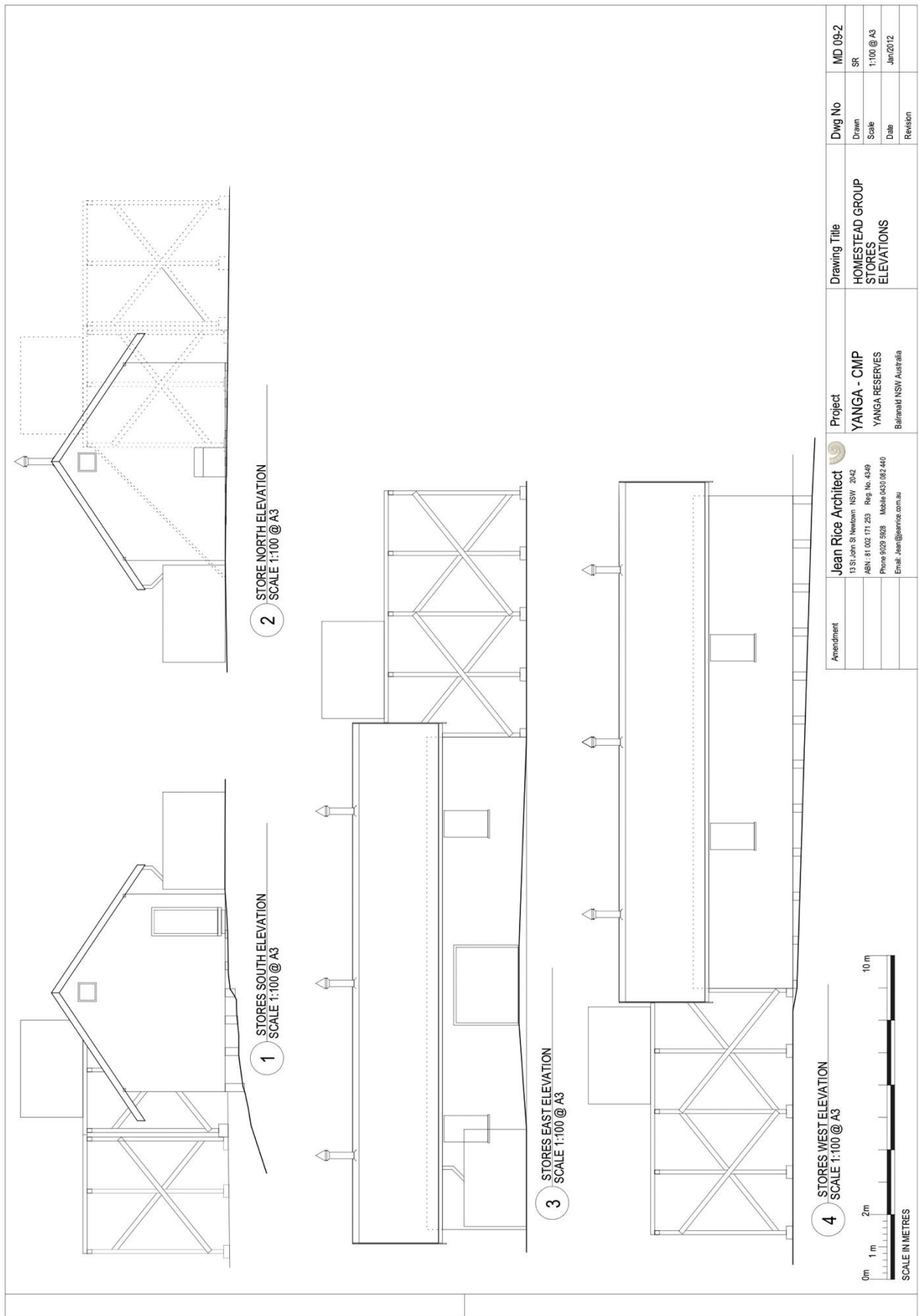


Figure 3.4.32 Homestead Group Former Stores & Water tank tower floor plans. Jean Rice Architect, site assessment 2009.



Amendment	Project	Dwg No	MD 09-2
	YANGA - CMP	Drawn	SR
	YANGA RESERVES	Scale	1:100 @ A3
	Bairnsdale NSW Australia	Date	Jan/2012
		Revision	
<b>Jean Rice Architect</b> 13 St John St Newtown NSW 2052 ABN: 81 002 171 253 Reg. No. 4349 Phone 9329 9928 Mobile 0403 982 440 Email: Jean@jeanrice.com.au		Drawing Title <b>HOMESTEAD GROUP                  STORES                  ELEVATIONS</b>	

Figure 3.4.33 Homestead Group - Former Stores & Water tank tower elevations. Jean Rice Architect, site assessment 2009.

### 3.4.12 Pump House

The Pump House is located north of the Stores and on the cliff line adjacent the lake and machinery in the building formerly pumped water from the lake. The pump has been removed. An associated structure is on the lake edge at the base of the cliff and steel pipes extend down. It has a concrete floor and timber bush pole frame. The west-most posts extend down the hill to a level below the floor. There are sawn timber top plates, rafters and wall and roof battens. It is clad in cgi, laid vertically on the walls. There are window openings in the west and north walls both with no closing sashes. There are large double doors on the east wall and a lean-to has been added to the north. The lean-to is of sawn timber with cgi cladding and the top plate crosses the window. It now has cypress pine logs stored in the space, presumably spares for repairs to the house.

The building is in good condition though was not inspected internally. The westmost edge of the floor is undermined or eroded. The double doors are sagging and there is a tear in the cgi at the top of one leaf. There are no eaves nor gutters. The cgi is corroded from the floor level to the ground on the west wall and south wall at the west end. The north west corner post of the main space is missing at the base. The top of a cgi sheet needs refixing on the north wall, west end. The top of the skillion north wall has been damaged by a tree.



East wall.



North west corner.



Interior looking west.



Pipe linking to lake bed (dry in this photo)

Figures 3.4.34 Views of Pump House. Photos by CMP authors, 2009

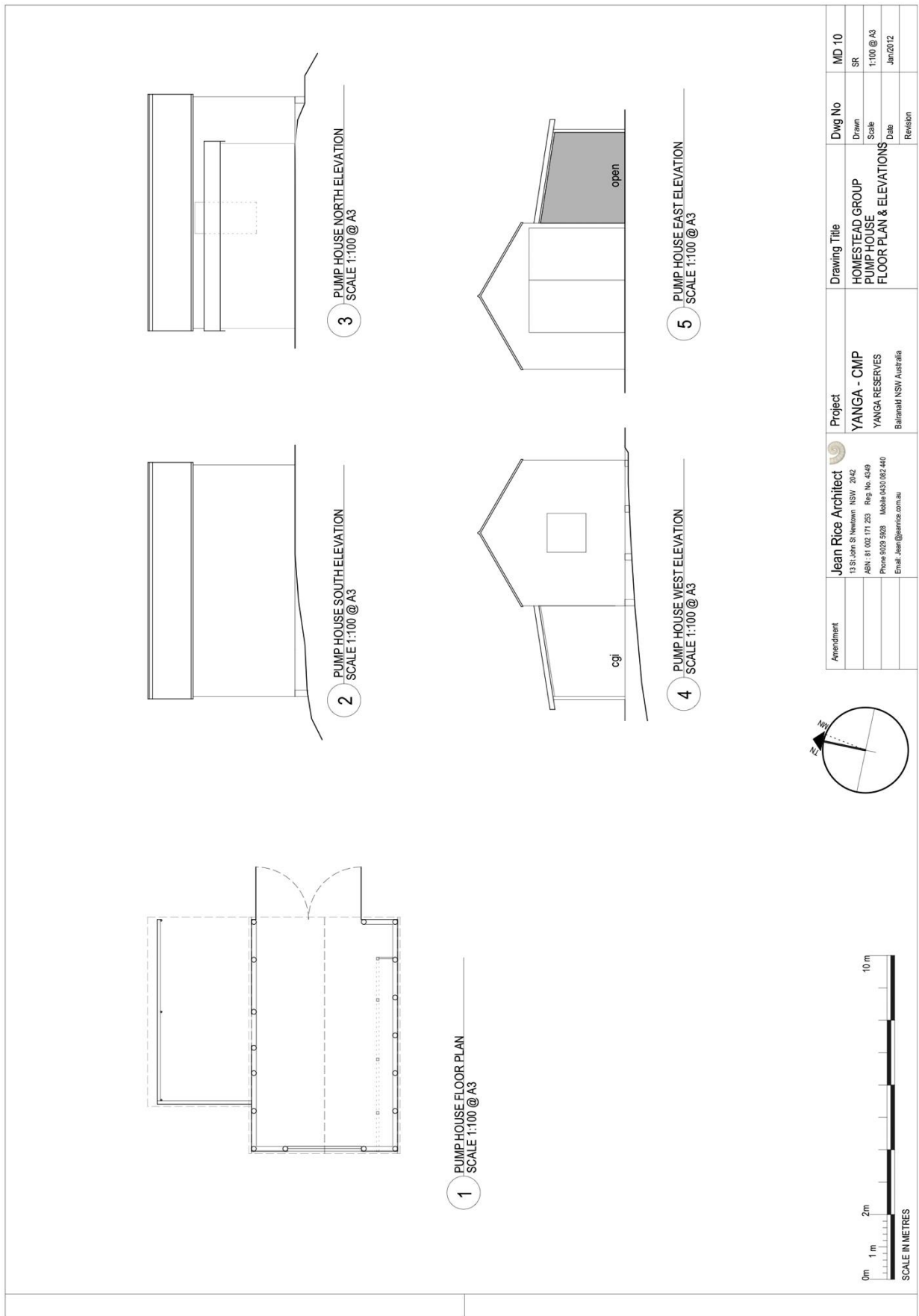


Figure 3.4.35 Homestead Group Pump House floor plans and elevations. Jean Rice Architect, site assessment 2009.

### 3.4.13 Long Shed

The Long Shed is located north of the Store and on west of Cooks Cottage adjacent to the cliff line at the edge of the lake. It is a long, narrow rectangular building with a cgi clad gabled roof running north south. There are vehicle doors in each end and there is a fire truck stored in this space. The centre part of the building has three small rooms opening to the east. The two large rooms were formerly stables (now stores) and the small space was a tack room. There is a small skillion roofed section on the west that has large posts each side and a heavy beam, possibly for lifting items.

There are occasional ties across the space at top plate level. Each pair of rafters has a horizontal collar tie just below the ridge, fixing rafter to rafter, and there is a dropper to the centre of the ceiling joists in some locations. The roof is finished at the wall with a timber fascia, barge board and steel gutters. The original ogee profile gutter remains in some locations.

There is some bracing in roof planes and internal cross walls but no bracing in the external walls. The walls are clad in corrugated iron, fixed with corrugations running vertically, over a timber stud frame with some larger posts. The corrugated iron is generally unbranded. Some sheets are branded "Lysaght Orb" and some "River Brand Kawasaki", neither are dated and may be replacement sheets from elsewhere. The internal rooms have their walls clad in ripple iron and the ceiling of the tack room is also clad in ripple iron. The floor is earth except for the rooms in the centre which have concrete floors.

The north double doors are timber framed and clad in cgi while the south doors are ledged and braced and timber boarded (the eastmost has been replaced). The two sets of double doors in the east wall are timber framed and clad in cgi while the three smaller doors are timber, ledged and braced with timber board cladding, painted. One of the timber boarded south doors has been replaced and the other is sagging and will also need rebuilding or replacing. There are three window openings on the west wall into the three smaller rooms.

The interior has some of the original contents such as the fire truck and the horse tack as well as stores for station repairs such as paints and boxes of roofing nails. In the south end stored materials include joinery doors and a mantlepiece on a platform over the ceiling ties.

The building is generally in good condition. There are missing sheets of iron at the centre on the west side of the roof and the edge of some roof sheets are loose. There are missing wall sheets at the north west corner and loose sheets at each corner. As the building has little bracing it relies on the cgi sheeting to provide these and secure fixings are important for building stability. Some of the cgi sheets on the east doors are also loose. There is corrosion to the cgi walling to the west skillion and nearby, especially at the base. The base of cgi wall cladding is corroded in several locations and has already under sheeted in some locations.

The fascia and gutter is missing for a large part of the west side and the west downpipes are missing. One section of concrete slab has subsided and cracked in the small central room with the double doors. The window sills are rotted and the fly wire missing. There are no window sashes and it is not noted whether there was evidence of former sashes. The south gable previously had a louvred vent which has been removed. The north gable framing does not indicate a vent.



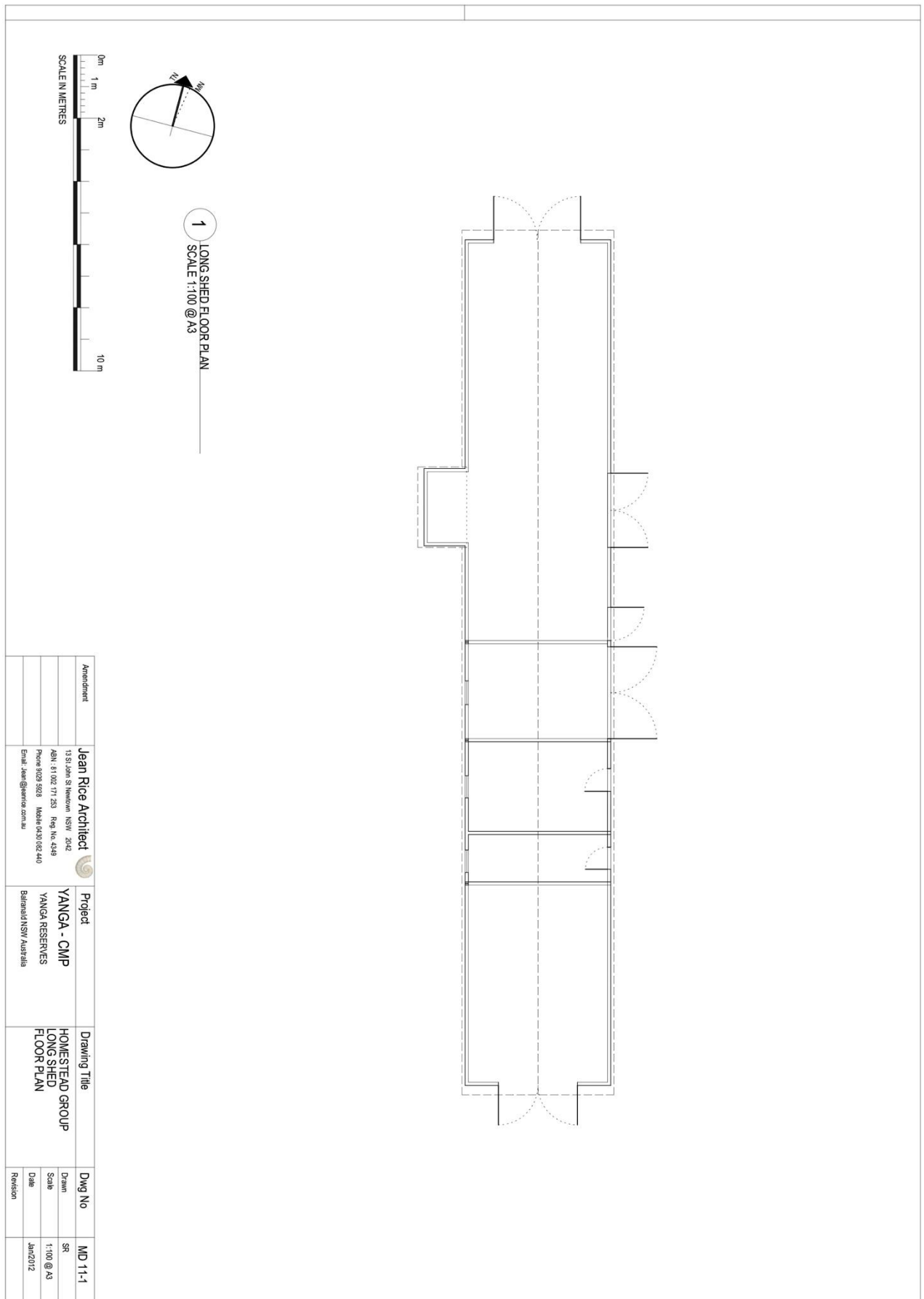


Figure 3.4.36 Homestead Group Long Shed floor plan.. Jean Rice Architect, site assessment 2009.

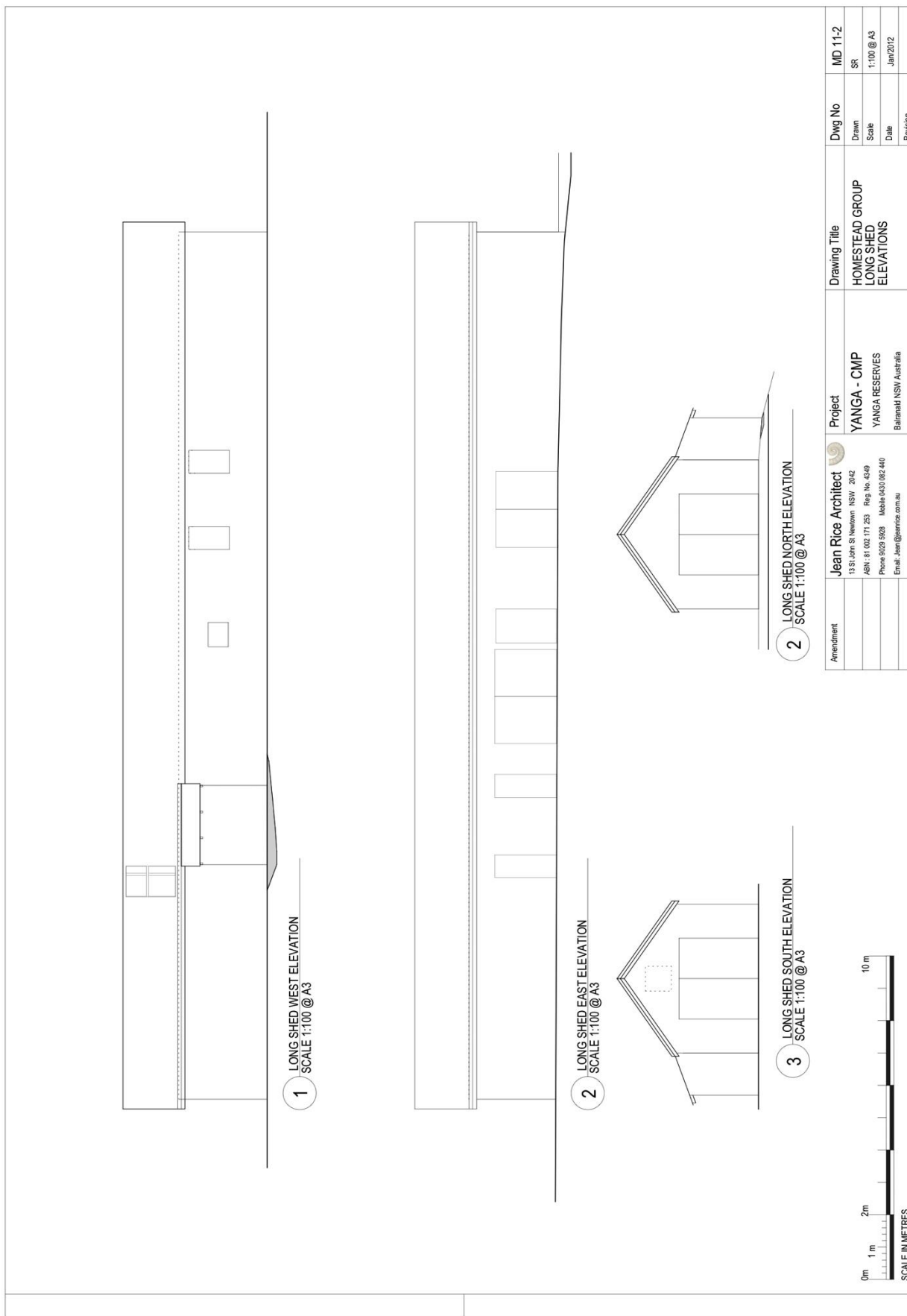


Figure 3.4.37 Homestead Group Long Shed elevations. Jean Rice Architect, site assessment 2009.

### 3.4.14 The Stables

The stable is a light timber framed structure with a rectangular floor plan and a gabled roof. The ridge runs north south. The building comprises a row of stalls along the west side with a tackroom at the northwest corner and an open area at the southwest corner. The east side is not subdivided except for an enclosed general and feed store at the centre. The floor is earth except for the store. There is a cgi water tank at the north end of the building on a timber platform on brick piers. The structure is asymmetric with the east side ground level and roofline lower. The rafters on the east side are longer than the west and extend past the line of symmetry of the building. The roof and walls are generally clad in corrugated iron except the east wall which is open and the west wall which is vertically boarded.

There is a set of external yards on the west side into which the internal stalls open. The yards are constructed of round posts, with two rails 200 x 75mm, let into the posts and fixed with bolts to the posts. The bolts have a plate on the back and large nut and washer on the other side. Where the sides of the yards join the west end of the yard there are pipe gates which have boards at the same height as the yard rails.

The roof is gabled it has sagged substantially near the south and north ends and part way along from the north end. There are some lifted sheets in the sagged area, part way along from the north end. The roofing is in two lengths on each roof face except for some modern replacement sheets. The hip has a roll top as does the gable flashing. There are no eaves. A fascia remains in some places but is missing in others. There is a fairly recent quadrant gutter on the west side but the gutter is missing on the east.

The gable ends each have a timber louvred opening in the gable and the north wall has an doorway into the tackroom at the northwest corner. The west wall vertical boarding is large section hardwood, arranged like a board and batten wall but all the timbers are large section hardwood, 180 x 35mm. According to Bes Murray (Interview 13/12/2010) this wall was previously clad in cgi which was replaced with timber in the 1970s. Bes indicated the recladding was done at the same time as the cladding of Red Gum cottage when Alastair Cox was manager. The east wall has had some posts replaced in altered locations and others removed and a large section steel top plate inserted to make a wider opening at the centre.

The west wall of the building has stable doors, half height and open at the top, to the stall entries. There is a single door to the southmost stall, two double sets of doors and a pedestrian door at the north end of the west wall of the building. The doors are timber with gaps between the vertical boards which are bolted to rails and to a brace. The formerly open top is covered with chicken wire.

The west wall has square posts, 100 x 100mm, and there are four 95 x 50mm horizontal rails bolted to the posts as well as the top plate. The 100 x 75mm hardwood top plate sits on top of the posts, and has halved joints over posts.

On the inside the stalls have a double post system with the rails sitting between two posts, bolted together. At the inside of the external wall the rails are bolted onto the rear face of the posts. The stalls have five 140 x 55mm hardwood horizontal rails, one on the ground. Some of the stable walls are fixed by props to the rafters which also provides some additional support to the rafters at mid span.

The south gable end wall has a timber plate at height of the lower east side top plate which is about 450mm lower than the top plate on the west wall. The plate is supported on 100 x 100mm posts at third points. There is no comparable top plate in the gable end wall at the height of the top plate of the west wall. There is a batten a bit higher which is not supported by or fixed to any of the timber structural members. The bottom and top of cgi cladding that join at that point are fixed to the batten. The wall has bowed out at that point and there is no lateral restraint on the wall.

The roof structure is rafters meeting at a ridgeboard. The 130 x 50mm hardwood rafters are birds-mouthed over the top plate. There are five roofing battens on each face of the roof fixed either with nails, twisted wire and some of them are strapped with hoop iron. A lot of the battens and rafters are deteriorated, some are split, some water damaged. Each second set of rafters has a steel cable tie across at the level of a truss chord. The ties do not have turnbuckles to tension them but are fixed with bolts into the top plates. They could be tensioned by tightening up the bolts from the outside. The structure is no longer strong enough to do this. There are collar ties on every second set of rafters, sometimes every rafter. The roofing iron is rusted and there are some holes at the laps.

The central area on the east is an enclosed store framed up in timber with corrugated iron lining on the inside. The framing is sawn hardwood with 100 x 100mm posts and a range of other timbers mostly 100 x

75mm, there are some battens on the outside, 90 x 20mm. It has a floor on hardwood bearers, joists and square sawn stumps. It has a tongued and grooved 150 x 30mm timber boarded floor, in fair condition except the east side where it is exposed to the weather. The space was not accessible for detailed inspection but some replacement work could be seen and a prop under one of the ties. The prop is severely bowed, indicating that it is carrying a load and providing some support.

The store has four chutes on the west wall, now clad over with corrugated iron on the inside. They have a boarded device, held in by battens, that can be lifted up to open the chute. There is also a set of pigeon holes on the north wall of the grain store with top hung flaps, which have painted numbers on them corresponding to painted numbers on the stalls. They are worn indicating that things have been passed through from the grain store space.

The north/east end of the building is open on the east side and has a double post system that probably supported rails in the past. There is a gate to the outside at about the centre of the east wall.

The post layout in the east wall has been altered so the steel cables tying the rafters do not always coincide with posts. The posts are generally at the junction of the top plates indicating that both have been replaced or altered and the original configuration is not clear. Towards the north end the ridge has dropped and the junctions of the rafters at the ridge board have opened up at the base. Some have pulled away from the ridgeboard at the north end and on the east side rafter has dropped but is still bearing against the ridgeboard.

The tack room has a built up earth floor, with timber boards retaining the earth on the eastside. The retaining wall is leaning over slightly. The room is framed up in sawn hardwood and clad in corrugated iron. The stables have a slightly higher floor level and the change of level is also retained with timber boards, in good condition. The earth floor at the north east of the building falls to the east and was covered by straw at the time of inspection.

This building requires a lot of work to be stabilised, primarily the east wall with most of the elements in the east wall needing to be replaced. The roof structure is also under-sized for the spans. It could be stabilised by having an additional structure supporting it at mid span. The space is open enough for such a structure to be inserted. There is also little bracing in any direction. The steel the cables tying the ends of the rafters are in principal a good system, but the top plates are not in good enough condition to take the structural loads and the ties are not fixed securely enough to the posts or rails to bear those loads.

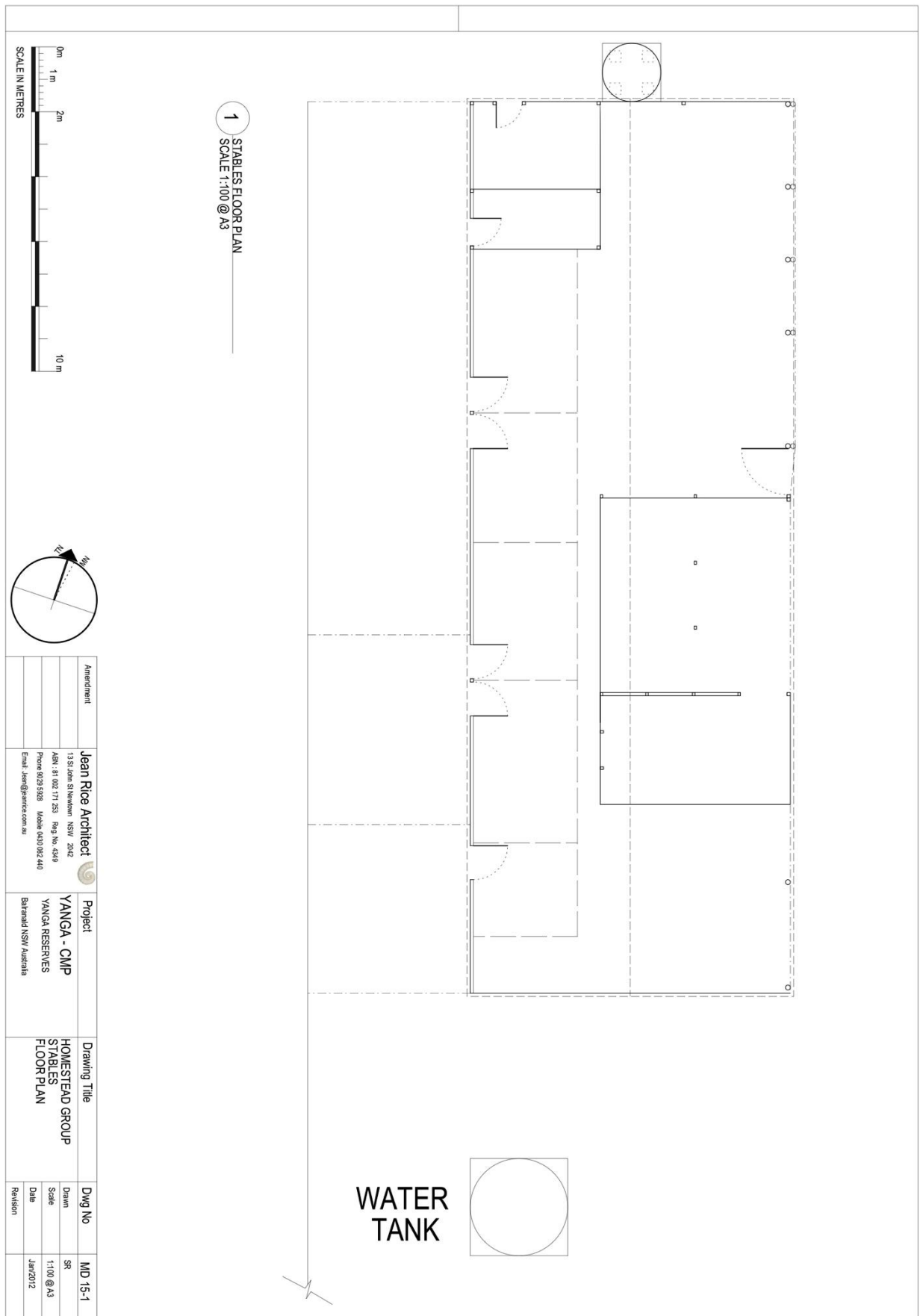


Figure 3.4.38 Homestead Group Stables floor plan.. Jean Rice Architect, site assessment 2009.

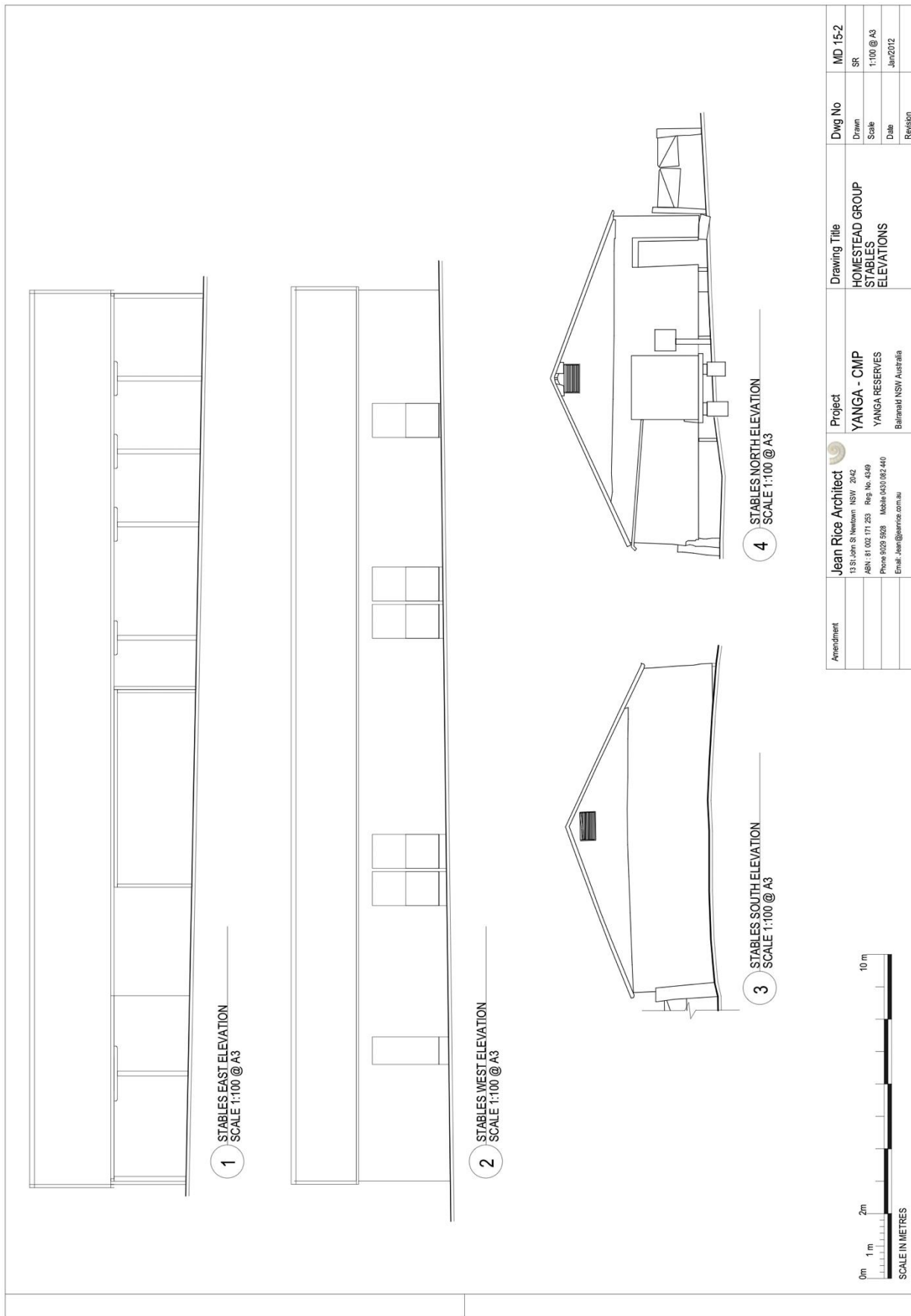


Figure 3.4.38 Homestead Group Stables elevations. Jean Rice Architect, site assessment 2009.



View of east wall from north.



South wall.



North wall.



View of interior of roof.



Pigeon holes on north wall of grain store.

Figure 3.4.40 Views of the Stables. CMP authors, 2009

### 3.4.15 The Carriage Shed and Blacksmiths

This shed is a timber framed structure with a rectangular floor plan and a gabled roof. The building comprises an enclosed area at the south for carriages and storage, an open area at the centre and an enclosed area at the north with a blacksmithing forge. There are brick piers at the north end of the building where a former cgi water tank and timber platform were. Items stored in the building include spare verandah posts and joinery from the main house and an Aga fuel stove from the kitchen, decorative driveway gates, a lineshaft with flywheels and coal is still stored adjacent the forge. The floor is earth falling generally to the north and east. It has not been leveled.

The ridge runs north south and the structure is symmetrical. The roof and walls are generally clad in corrugated iron except the open areas. The roof is gabled it has sagged substantially. There are some lifted sheets and missing sheets over the carriage store area. The roofing is in two lengths on each roof face except for some modern replacement sheets. The hip has a roll top as does the gable flashing. There are no eaves. A fascia remains in some places but is missing in others. There gutters are mostly missing but there are some sections of ogee profile gutter remaining at the north end.

The gable ends each have a timber louvred opening in the gable. The doorways to the enclosed areas are in the east wall. There is a window into the blacksmiths area on the west wall and sections of wall in the east and west walls that are top hung awnings to ventilate the forge area. There are internal walls, timber framed and cgi clad, forming the enclosed areas at each end.

The west wall has large section round posts, c200mm, which appear to be original. There is a 120 x 70mm sawn hardwood top plate let into the posts. The roof structure is scissor trusses of ex 100 x 50mm sawn hardwood, birdsmouthed over the top plates. There is a c200 x 50mm ridgeboard and sawn battens. The sawn timbers are pit sawn (not circular sawn). There is a wire tie bottom chord at each post with a dropper at the centre supporting the tie and a novel arrangement where the tie goes through the post and top plate and is bolted externally holding the whole structure together.

The gable end walls have a timber plate at height of the top plate with intermediate round posts and sawn mid and lower rails. The centre of the plate was restrained by a diagonal tie to the ridge but the fixing has failed. There is light framing in the top of the gable end wall to fix the cgi cladding. In the blacksmiths area the lower parts of the walls are partly lined to allow coal storage adjacent. The internal wall is not restrained at the top and is leaning over. A large heavy metal sliding door is leant against it causing it to lean further. The blacksmithing forge is a brick chimney and hearth. The actual forge is a "ships tank" of riveted iron plates.

The east wall has been altered and posts removed. New posts are at larger spacings with top plates with larger spans. This has compromised the truss system leading to the sagging and collapse of some parts and the original structural system being compromised. The system also relies on the round posts being a cantilever out of the ground and where posts have tipped over or rotted the roof structure has also failed.

This building need stabilised, primarily the resupport and reinstatement of the roof truss system. Some posts need replacement and the end wall braces refixing. The top plate needs leveling so gutters can be reinstalled to take water away from the building. Similarly ground levels need adjustment, where built up, so water drains away from the building.



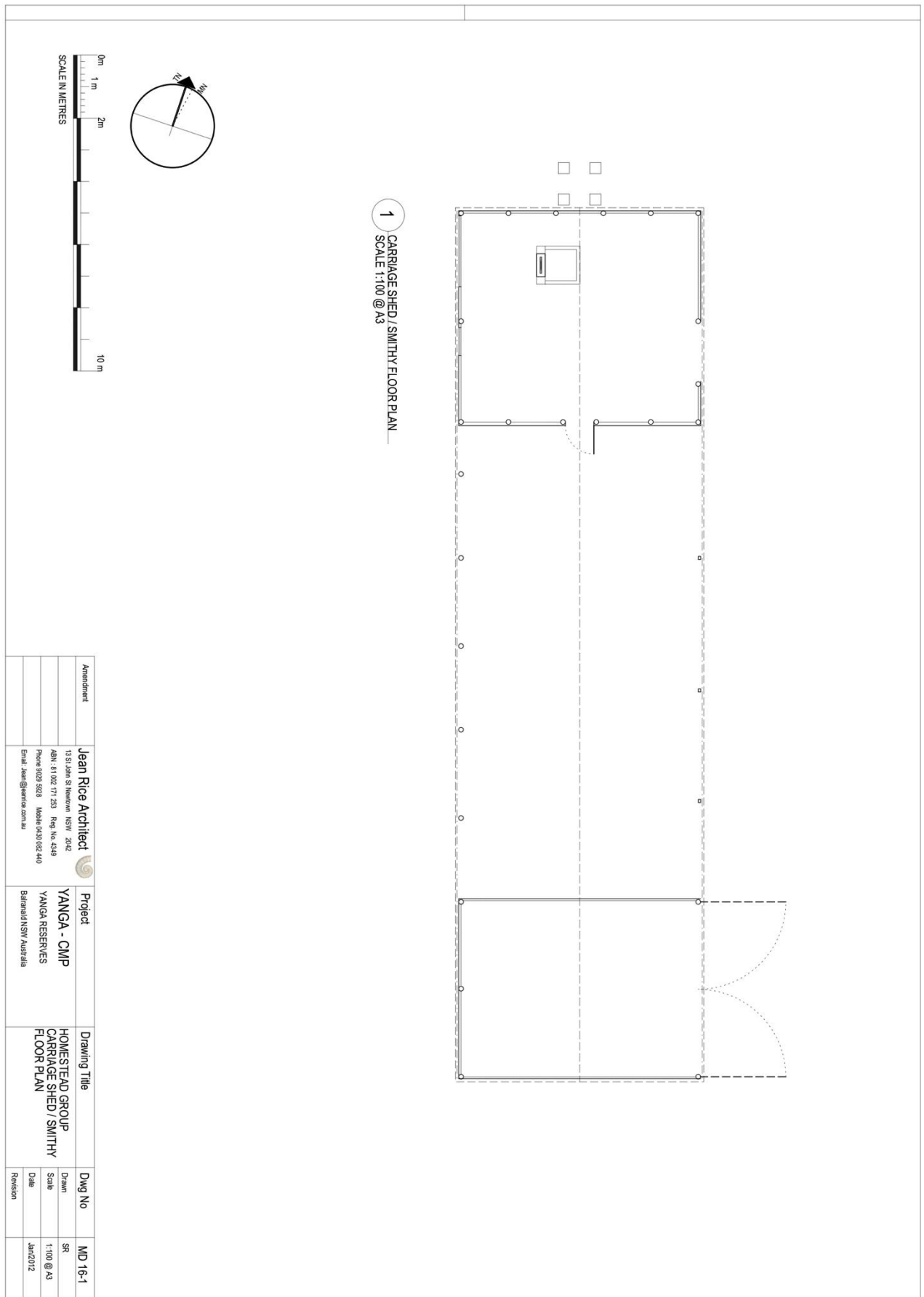


Figure 3.4.41 Homestead Group Carriage Shed / Smithy floor plan. Jean Rice Architect, site assessment 2009.

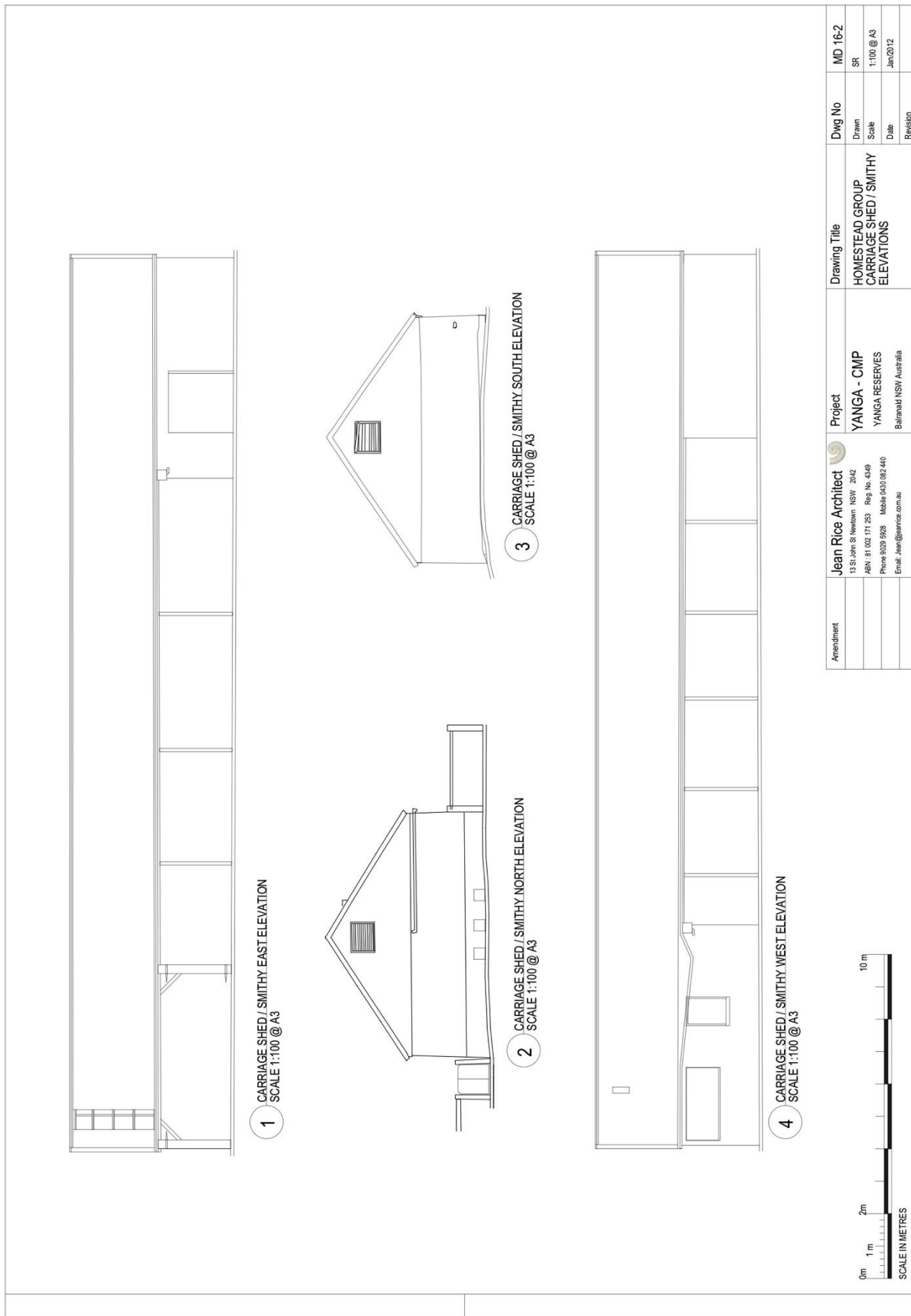


Figure 3.4.42 Homestead Group Carriage Shed / Smithy elevations. Jean Rice Architect, site assessment 2009.



West wall viewed from north.



West wall viewed from north.



East wall viewed from north.



North wall.



Interior showing Blacksmiths forge and chimney.



Coach shed interior showing roof structure.

Figure 3.4.43 Views of Carriage Shed / Smithy. CMP authors, 2009

### 3.4.16 Kill House, Stockyards

The Kill House is located north of the Long Shed and adjacent to the cliff line at the edge of the lake and at the southwest corner of the extensive stockyards. The yards are extensive and are understood to have been mainly horse yards. There is a circular yards at the centre, east side. There are also races linking different yards, a loading ramp at the north east and another on the south side near the Kill House. The yards have been built and added to over several periods with a range of construction details. There are generally round timber posts and wide sawn timber rails, some areas three, some five rails, and most with a capping rail at the top. There are metal gates throughout the yards and a metal pipe feed trough. Rails are often let into posts and fixed with a fencing wire tie.

The Kill House is a small rectangular building with a cgi clad gabled roof running east west. It is a single room with a small sheep pen in the north west corner. There are two doors one in the centre of the south wall and one at the south end of the east wall. This door has been moved from the north end of this wall as indicated by the internal framing. There is a small gate for sheep in the west end of the north wall opening into the sheep pen. Adjacent to the north is a small lower pitched gabled roofed structure with open sides.

The structures are constructed of sawn timber with stud frame walls to the Kill House. The roof has a wide unlined eave, barge boards at the gables but no fascia. There are currently no gutters. There collar ties between the rafters as well as at top plate level. There are also heavier members at this level supporting structures for hanging carcasses. There is no bracing except between the top plates at the corners. There is one sheet of corrugated translucent roofing in the south face of the roof.

The walls are clad in corrugated iron, fixed with corrugations running horizontally. On the walls the cladding stops short of the top plate allowing light and ventilation. The corrugated iron is reused from elsewhere as indicated by the nail holes and the irregular paint pattern on the interior. The sheep pen has cgi sides, laid vertically and timber rails on the interior and tinned steel sheet lines the walls near the killing area. The floor is concrete except for the sheep pen which has a slatted timber floor. There is a drain from the killing area to the exterior and outside a concrete and metal drain.

The doors are ledged and braced and timber boarded, painted green. The south door has external architraves. The sheep gates are timber framed with diagonal braces and bolted connections. The doors are in poor condition, especially the east door where one lining board has fallen to the ground. There is a top hung shutter in the east wall clad in cgi. There is an informal window in the north wall, formed by removing fixings and lifting the edge of a sheet of iron. Similarly a slot opening has been made in the killing area probably also for light. Some contents remain such as the metal rail structure at ceiling level, "S"- hooks for hanging meat, a chopping block and a corner shelf in the killing area.

The structure to the north appears to be a sheep pen. It is built of larger section timber posts and is enclosed by "Cyclone" wire mesh. Double doors on the east end are sawn timber frames with metal mesh covering. The west wall is partly open to the sheep yard which leads to the Kill House. Inside there is a timber structure along the south wall and centre, some sort of rack, the purpose is not known.

The building is generally in fair condition. There are loose fixings to sheets of iron generally and especially to the base of the roof sheets at the centre of the both sides. These fixings are necessary to provide bracing. The roof barge flashing is missing to part of the west end of the Killing shed and of the attached structure. The base of cgi wall cladding is corroded in several locations. The concrete slab floor is undermined in several locations where the soil has been washed away. The concrete step to the east door is also undermined and collapsing. The lack of gutters and downpipes may be contributing to this.

The attached structure to the north has no bracing and is leaning to the north. The top plate in the NW corner has been pushed off the posts. Refixing is needed and addition of wire or hoop iron bracing and ties. The gates are collapsing and need rebuilding.

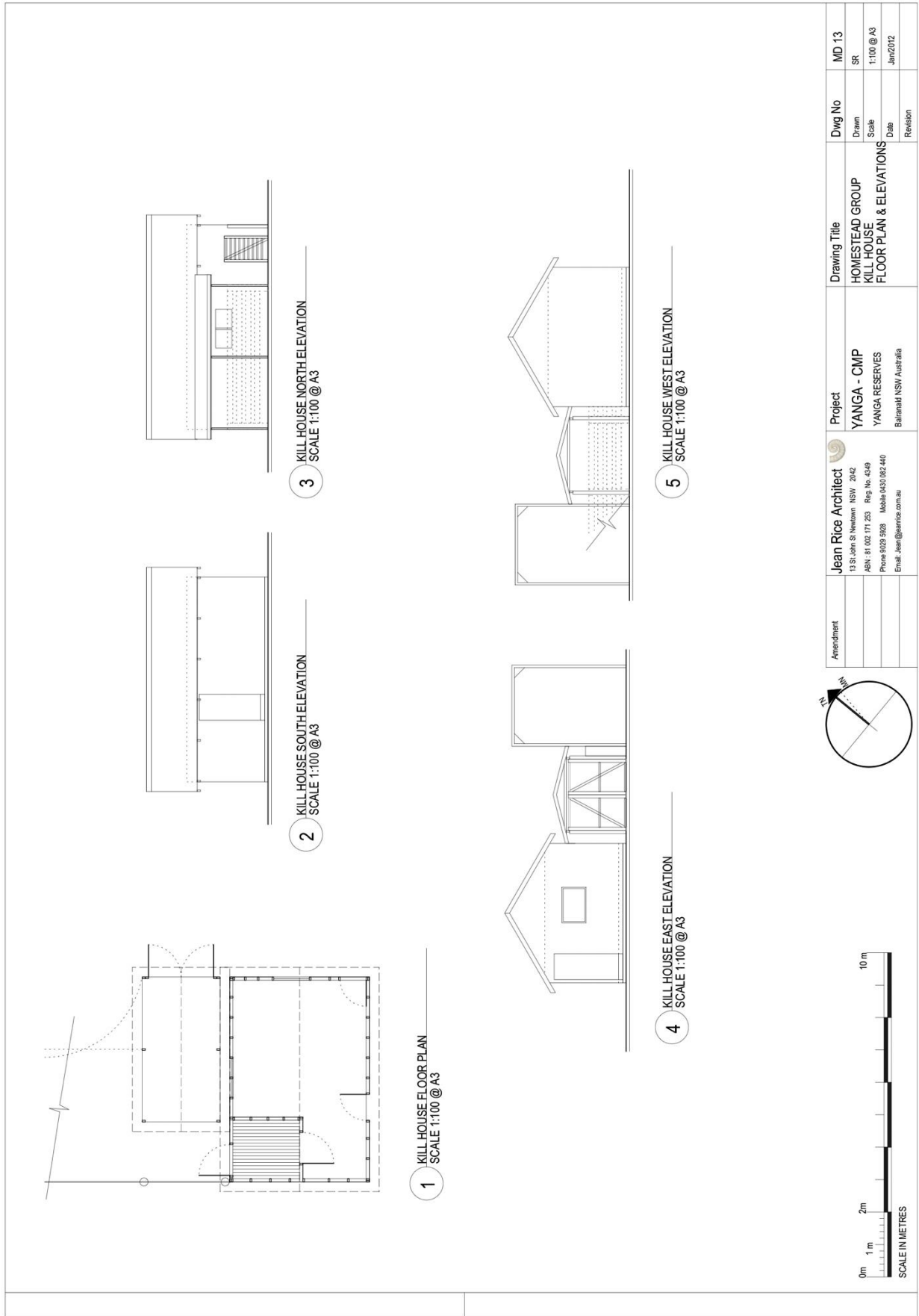


Figure 3.4.44 Homestead Group Kill House plan & elevations. Jean Rice Architect, site assessment 2009.

### 3.4.17 The Staff Barracks

The former singlemens quarters, or staff quarters, has been renovated as the office for National Parks. The main building is a rectangular building clad in corrugated iron laid vertically. It has a simple gable roof form, with the roof over-sailing the end of the gable, and the roof continues over the verandahs. There are metal louvres in the gables at each end of the building. The floor is raised and appears to be supported on metal posts. The whole building is recently repaired.

The block would have formerly had single rooms each with a door and window opening onto the verandahs. Some of the internal walls have now been removed but the exterior form and fenestration pattern remains. The north east rooms have one or two windows, rather than a door and a window as for the other rooms, and were probably always a kitchen or living or dining room. The west side is similar to the east and would also have originally been single rooms with a door and window opening onto the concrete paved verandah. There is one concrete step at the centre and two at the north end because the land falls away to the north.

The verandahs are supported by steel angle columns and a similar "plate" at the outer edge. The verandahs are lined with the lining supported by the steel angles that are bolted to the verandah posts. The steel angles appear to be supporting the outer edge of the rafters. The roof has a purlin type structure with seven purlins on each face of the roof, one at the top and bottom and three between, one over the centre and one at the outer edge of the verandah. There is a timber eaves board.

The doors are timber boarded with screen doors, also timber framed, with metal mesh. Several doors are replaced or recently restored. At the north end is a larger room and it has a pair of double hung windows. The north wall has a metal chimney which would previously have housed a cooking range in the kitchen. There is a door in the centre of the north wall with two concrete steps down to the ground.

There is a water tank on the northwest side of the main block with new guttering discharging into it and the overflow water is piped away from the building. There is also a cgi water tank on a stand on the northeast corner.

There are two structures adjacent to the main block on the east side. One is a small toilet block with a gable roof, the gable running east west, and the other is a large room, possibly formerly a mess room, and both are clad in ripple iron laid horizontally. The mess room has a gabled roof with the gable running east west. It has a timber door opening onto the verandah facing the main block (west wall), a pair of double hung windows in each of the north and south walls and a timber floor on stumps. Timber slats enclose the subfloor space at the east end. On the east wall is a chimney, metal clad, with a metal flue. The block has new gutters running into the water storage system. The toilet block has been repaired and is in use as such.

At the north side are other buildings, two small rectangular blocks side by side. The interiors were not inspected. They both have gable roofs running east west and are clad in corrugated iron, laid vertically as for the main block. The building on the west, possibly the Cook's room, is taller and smaller, has one boarded door, it is a joinery framed door with boards laid between the frame members. It has a louvred window to the west which is boarded up on the inside and a louvred window to the north, which is obscure class. The adjacent building, a laundry and a generator room, is lower and longer and has mesh in the eaves and all new guttering. Other than this, both of these buildings appear not to have been repaired when the main block was recently adaptively reused.

The eastmost building has two windows in the rear wall, one a single sash with four panes of glass. It is not clear how it operates. There is another louvred window on the east side. The front of that building has one central door clad in ripple iron and a window to the west of the door with four panes of glass in a timber sash, side hung with a casement stay. There is another door at the east end which is an old ledged and braced boarded door that opens inwards. There are two water tanks on a new concrete plinth to the east of the building. Further east there is an open carport a pipe frame and steel rails for the roof and corrugated iron roof sheets.

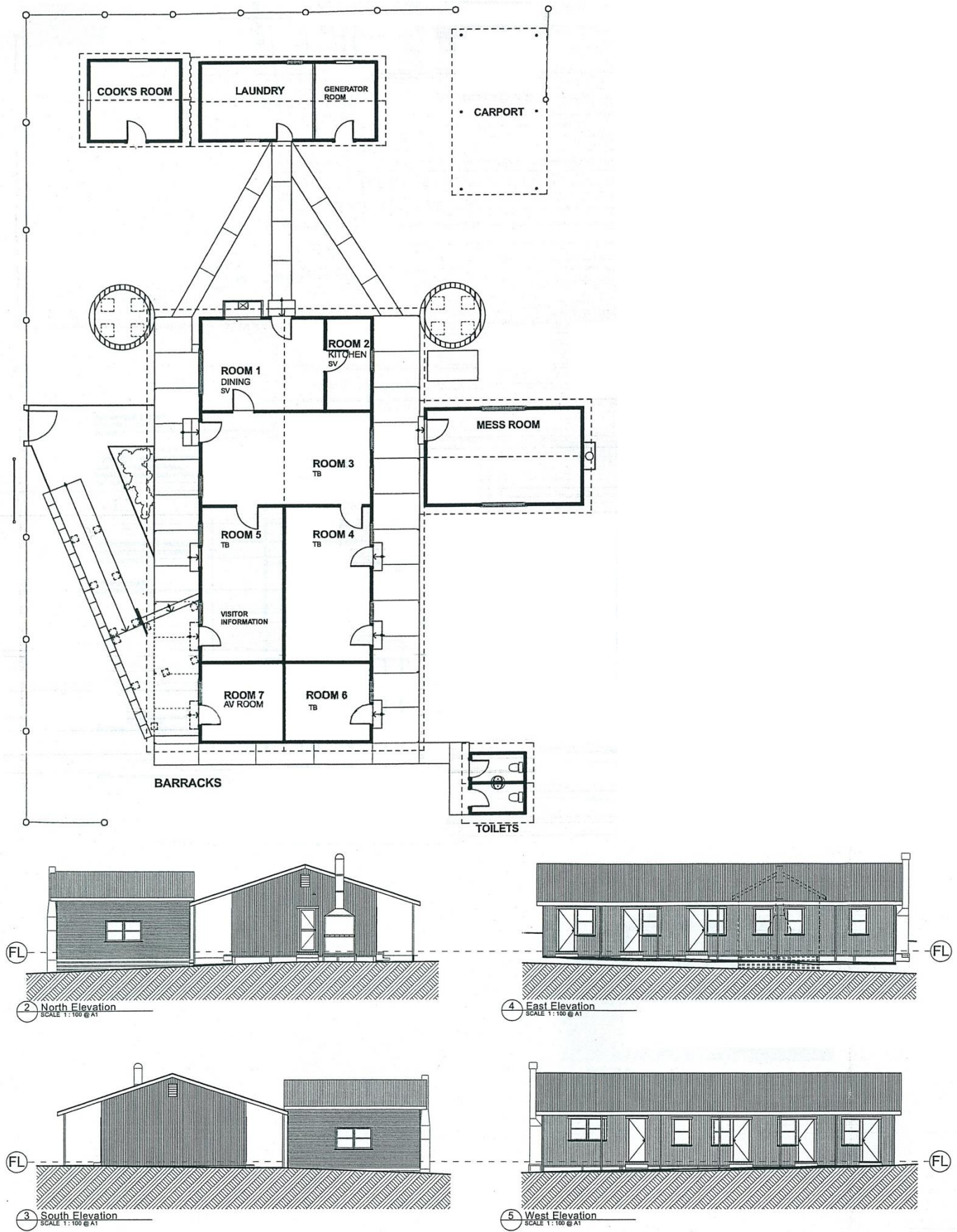


Figure 3.4.45 Homestead Group Staff Barracks plan & elevations. Cropped from works drawings prepared by Suturs in 2007 Jean Rice Architect, site assessment 2009.

**3.4.18 Other Structures**

**Shower Block**

This small structure is between the Staff Barracks and the Stables and near the modern Managers Cottage and garage. It is not known whether it relates to any of these structures or to some other demolished structure. It is a small rectangular building, similar to the Homestead Ablutions Block, which is believed to have been constructed in about 1920. The building has two rooms entered from a door on the west side and there are windows on each of the other sides. The first room has a built-in metal bench top with two basins and space for a wash trough. The second room has a shower partitioned off the east side. The building has a gabled roof with the ridge running north south and dressed painted timber barge boards to each end and fascias to each side.

The floor is a concrete slab on the ground and has a sawn timber stud frame with the rafters exposed internally. The exterior is clad in corrugated galvanised iron laid horizontally and the interior similarly but with ripple iron. The cgi to the roof and some walls appears to be recycled from other structures as it has inconsistent paint patterns and sheet lengths. There are quadrant gutters but the downpipes are missing. The over flashings to the barge boards are also missing. The windows were glass louvres and the frames remain, though the glass is missing. The exterior door is off its hinges and is stored in the building and the interior doors are missing. There is termite damage to the northwest corner post, the north fascia and the door frame to the shower. Termite tracks were evident over the roof frame in 2010 indicating active termites.



*North wall.*



*South wall.*



*East wall.*



*West wall.*

*Figure 3.4.46 Views of Shower Block. Photos by CMP authors, 2009*



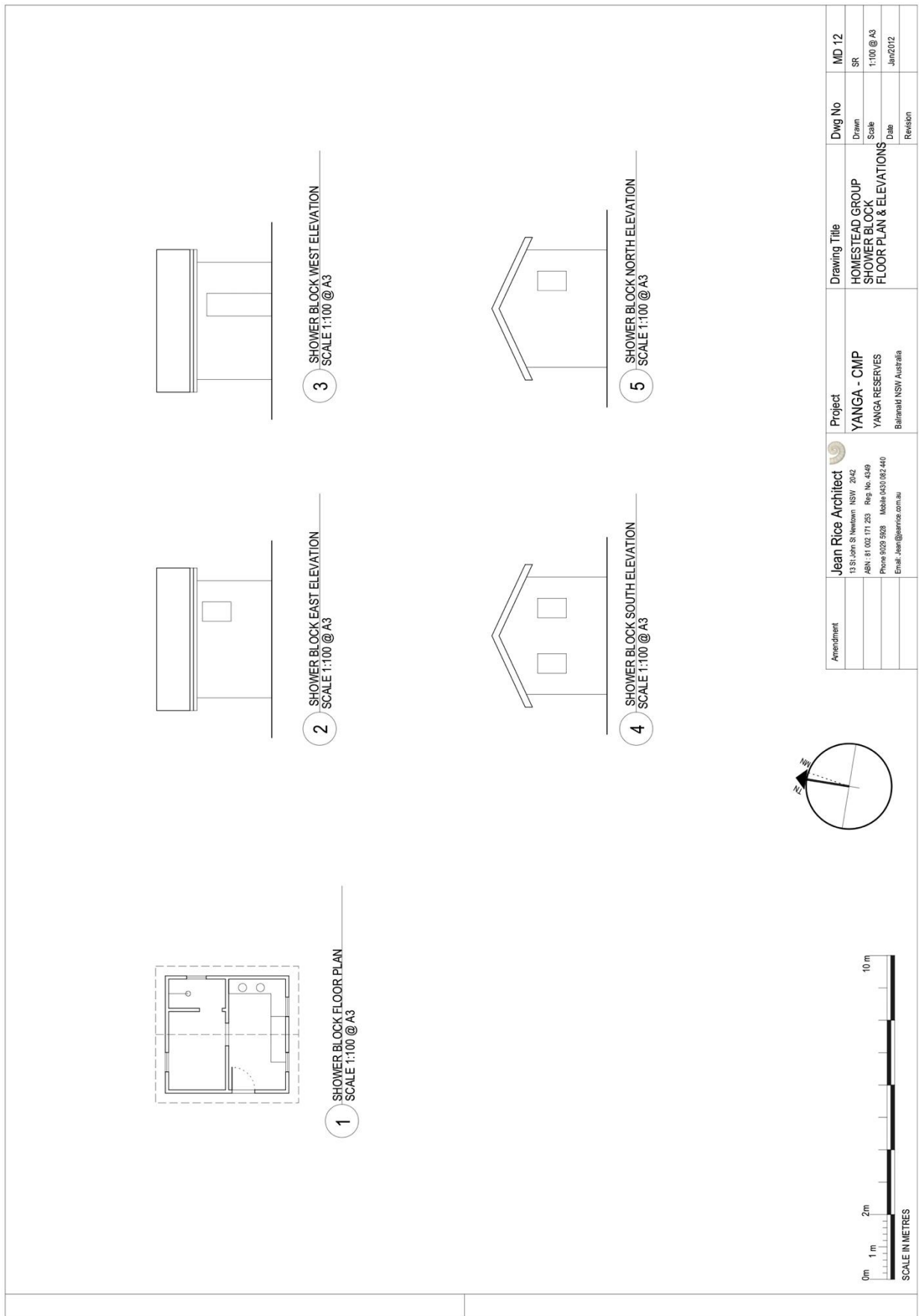


Figure 3.4.47 Homestead Group Shower Block plan & elevations. Jean Rice Architect, site assessment 2009.

**Managers Cottage**

This large residence is a modern kit home built in late 2002 or 2003 as indicated by the plans below which are in the Yanga Archives drawing collection. It was built as per these plans. It is set above the ground and is believed to be steel stud framed and is clad in fibre cement boards and plasterboard internally. It has a pitched corrugated steel roof with a lower pitch over the verandahs that are continuous around the building. It is in good condition and is occupied by visiting staff or researchers. At the rear (west) is a standard steel garage on a concrete slab floor.

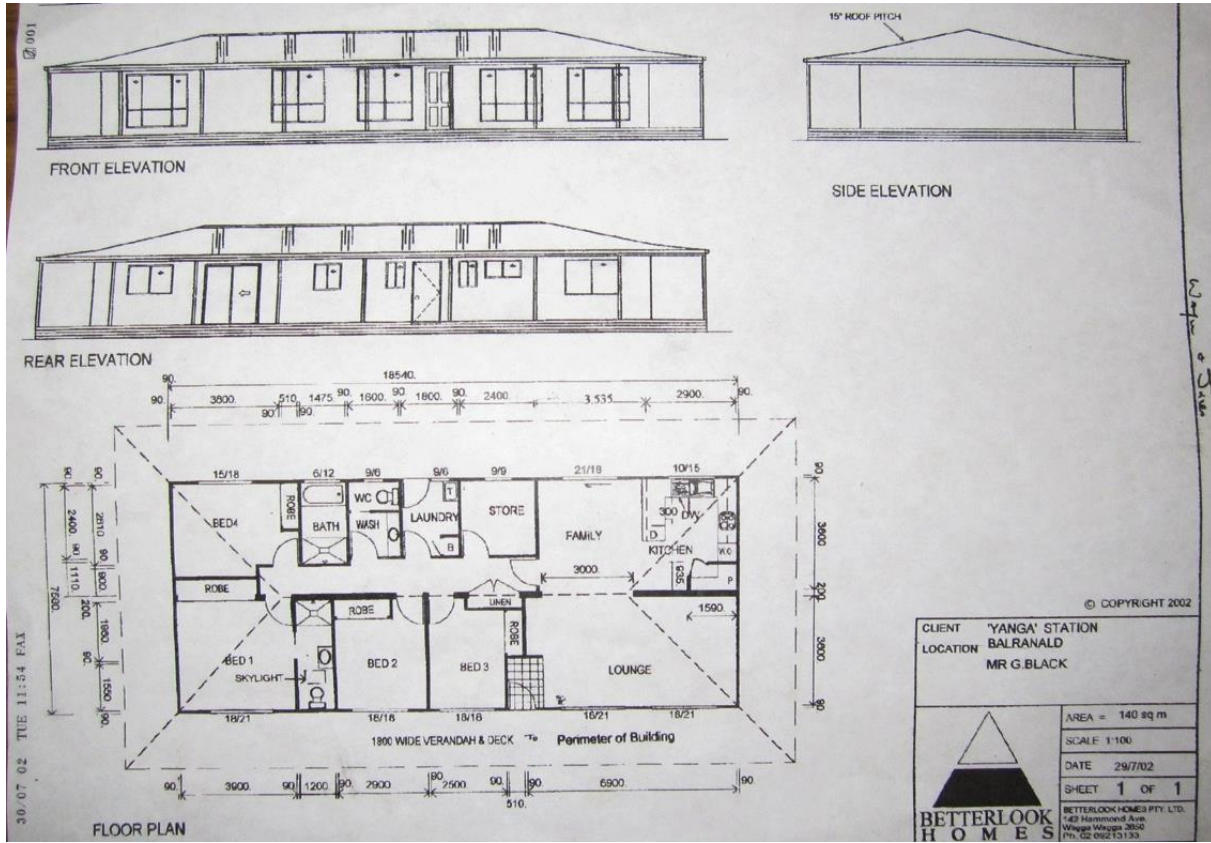


Figure 3.4.38 Managers Cottage. Source: Yanga Archives drawing collection.

**Kennels (no drawing)**

The kennels are between the Stables and Staff Barracks and west of the Managers Cottage sheltered by Athel Pines. They are a modern structure. The rectangular structure runs east west and is about a metre high with skillion roof falling to the south. There are four kennels with gates on the north side. They have round posts (that appear to be CCA treated pine), and sawn top frame and recycled cgi cladding. On the north are metal frame gates with reinforcing mesh cladding which also separates each kennel.



Figure 3.4.49 Views of Kennels. CMP authors, 2009

### Garden Shed

This small structure is east of the Orchard and on the north edge of the lower terrace where vegetables were grown. The path leading to it from the upper level has eight broad brick edged steps leading to the verandah. The shed is a simple rectangular building with a gabled roof, the ridge running east west. There is an open earth floored verandah on the south side. The verandah face has chicken wire and a grape vine which extends past the shed on a metal pipe frame. The shed has a single timber boarded door centrally placed in the south wall opening onto the verandah. There is a large opening in the east wall where a section of wall has been removed - there does not appear to be a door. The frame indicates there was formerly a window in this end wall.

The shed has a timber frame which has log uprights with the remainder of the frame being sawn timbers. The timber floor rests directly on the ground and sections are missing. The wall and roof cladding is corrugated iron with the corrugations running vertically. There is no guttering on the north side and the guttering of the south side on the verandah roof has sagged and failed and needs replacing.

### Potting Shed

This picturesque small structure is a single roomed shed north of the Main Building and east of the Cook's Cottage and at the west end of the orchard. It is square in plan and has a pyramidal form roof which overhangs the walls. The shed is built of sawn timbers with larger section corners posts and rails between and there is no roof frame. The walls are clad in cgi laid vertically. The single door is in the east wall. There is a temporary modern pipe frame, mesh covered gate but the detail of original door is not known. The roof is made of tinned sheet metal fixed together with lapped joins and small nails or rivets. The floor is a concrete slab.

Some of the top rails and posts are termite damaged with sections of top rail missing. The roof loose as its fixings are into the top rail. Soil is built up against the walls on the west. Wall sheet fixings are loose on the NE corner and south side, possibly because the timber behind has failed. The sheet metal roof is torn on the east face. There is a hole in the wall cladding on the north wall, possibly where there was a pipe in the past.

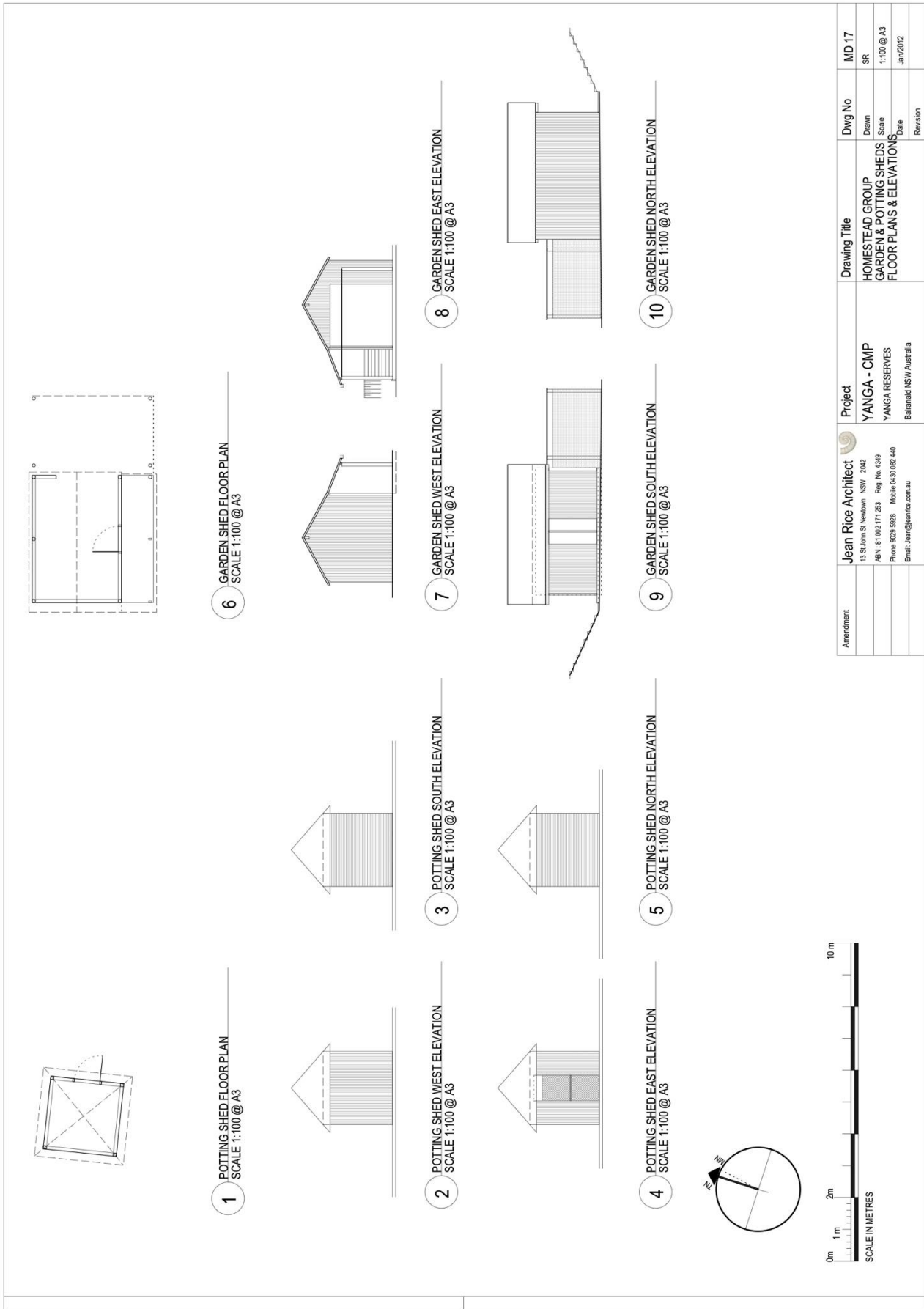
### Chicken Coop (no drawing)

South of the Meat House is an informal chicken coop. It is a rectangular structure running north south with a skillion roof falling to the east. It is built of round poles, the roof is cgi and the walls partly cgi and partly chicken wire. The cgi is laid horizontally and is all recycled. The south end is more enclosed and has nesting boxes that are laundry tubs laid on their side on a stand. The tubs are probably the original tubs, replaced by the concrete tubs now in the Laundry.

There is a small outhouse southeast of the Chicken Coop not inspected. It has a gable roof and walls clad in ripple iron.



Figure 3.4.50 Views of Chicken Coop. CMP authors, 2009



Amendment:	Jean Rice Architect	Project	Drawing Title	Dwg No	MD 17
	13 St John St Newborn NSW 2042	YANGA - CMP	HOMESTEAD GROUP	Drawn	SR
	ABN: 81 002 171 253 Reg. No: 4348	YANGA RESERVES	GARDEN & POTTING SHEDS	Scale	1:100 @ A3
	Phone: 9029 9228 Mobile: 0438 082 440	Balmoral NSW Australia	FLOOR PLANS & ELEVATIONS	Date	Jan/2012
	Email: Jean@jeanrice.com.au			Revision	

Figure 3.4.51 Homestead Group Garden Shed and Potting Shed plans & elevations. Jean Rice Architect, site assessment 2009.

### 3.5 Detailed description of the Principal Buildings at the Woolshed Group

This section includes descriptions of the major buildings in the Woolshed Group. Measured drawings have been prepared and are included here at a small scale. A3 versions are in a separate volume or can be viewed electronically. Note that the drawings are at the same scale and where possible are oriented on the page with north to the top. These drawings are a record of the structures in 2009 to 2010 and are suitable to use for documenting works to structures.

Phases of development plans are included here to indicate the probable sequence of development of the group and of the Woolshed.

#### 3.5.1 Woolshed Group Generally

The Woolshed Group is located in the Woolshed precinct on the bank of the Murrumbidgee (formerly known as Mamanga). It is downstream from and south west of Balranald. The entry is off the Windomal Road joins the Sturt Highway near the former railway station. The site on a river bend is approached by a dirt road and a new carpark has been built adjacent. There has been structures on this site since before 1852, a hut and a yard are shown on Townsend's map surveyed in 1848-49. All the structures currently at the site date from the end of the 19<sup>th</sup> century.

The main building is the large Woolshed, about 110 x 15 metres which is set at right angles to the river and runs east west. This is also believed to be the site of the first shearing shed. The sheep yards extend further east from the woolshed where there are races and light weight shelters. There were formerly other buildings on the site shown in photos including a large structure, probably a store, closer to the river. In the late 20<sup>th</sup> century this function was performed by a truck loading dock added to the Woolshed and the materials of the former large structure may have been used in additions to the Woolshed. The Woolshed structure is large section sawn hardwood with cgi cladding on a pitched roof.

Other structures in the group provided accommodation and services to those working at the shed. These buildings were formerly arranged generally symmetrically north and south of the Woolshed and at right angles to the Woolshed. The extensive structures to the north remain only as ruins enclosed by an embankment whereas the structures to the south are intact.

The centrally located Woolshed Cottage directly faces the former wharf. It has a home paddock is the one structure that was permanently occupied. It is in the location of early structures but appears to be either altered or replaced at a later date. The Experts Cottage is an early structure located close to the river with a north facing verandah giving views of the river. Both cottages are timber frames with pitched cgi roofs. The Stable is also centrally located between the Woolshed and Woolshed Cottage and with the same orientation. It appears to be an early 20<sup>th</sup> Century structure but is timber framed and detailed like other structures elsewhere on the station rather than like the other buildings in the group. Other small structures similar to buildings elsewhere on Yanga are the Laundry and the Slaughterhouse.

The main group of buildings is the c 1911 Old Shearers Quarters, Cookhouse and Mess Hut and the Old Wash House. These are built with walls of a novel concrete system and traditional timber and cgi roofs. The walls were structurally reinforced with timber but are deteriorated. New Shearers Quarters and a New Wash House were added c1980 near the old structures and with the same orientation.

The Irrigation Pump House is set south of the Woolshed on the river bank and has pumps with pipes down to the river. A series of simple vernacular structures are part of the group constructed further north between the Woolshed and the river. They include a toilet under a peppercorn tree north of the Woolshed and a water tank on an elevated stand. Near the river are sheds for chickens etc and associated yards.

The acquisition by National Parks saw some stabilisation works to the Woolshed, public safety measures and the installation of an exhibition. There have also been minor repairs, fencing and delineation of parking areas. The following plans shows the Woolshed Group and the probable phases of development. Note dates are approximate and the intention is to show the sequence of development and evolution of the group.



Figure 3.5.0. Views of Woolshed Group taken on 11<sup>th</sup> November 2005, the day of the last shearing at Yanga Woolshed. The upper photo is from the south with the Shearers Quarters in the foreground. The lower image is from the east. Sheep are in the yards in the foreground and the river in the background. The Shearers Quarters are at the far left. Photos provided by NPWS.

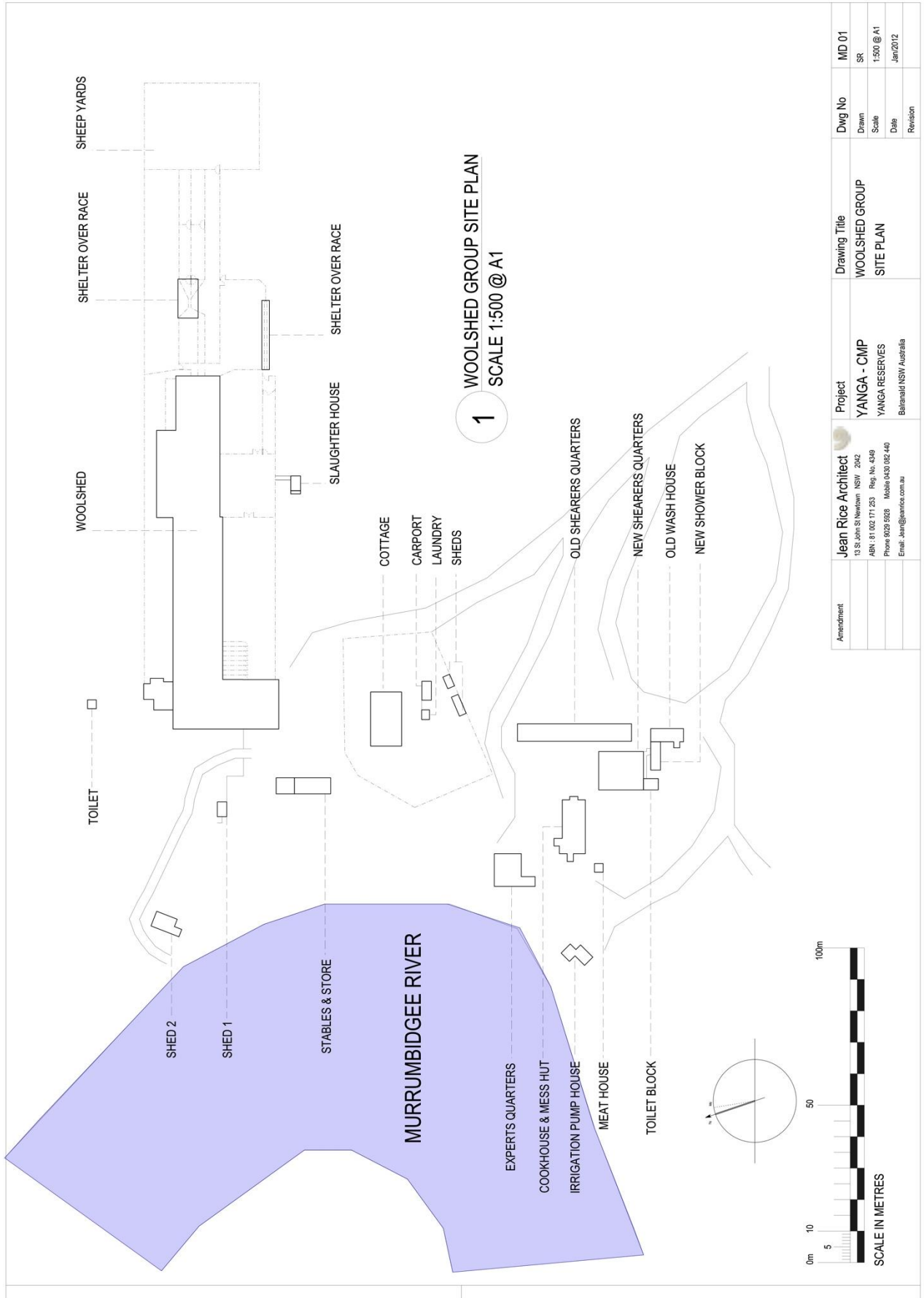


Figure 3.5.1 Woolshed Group site plan. Jean Rice Architect, site assessment 2009.

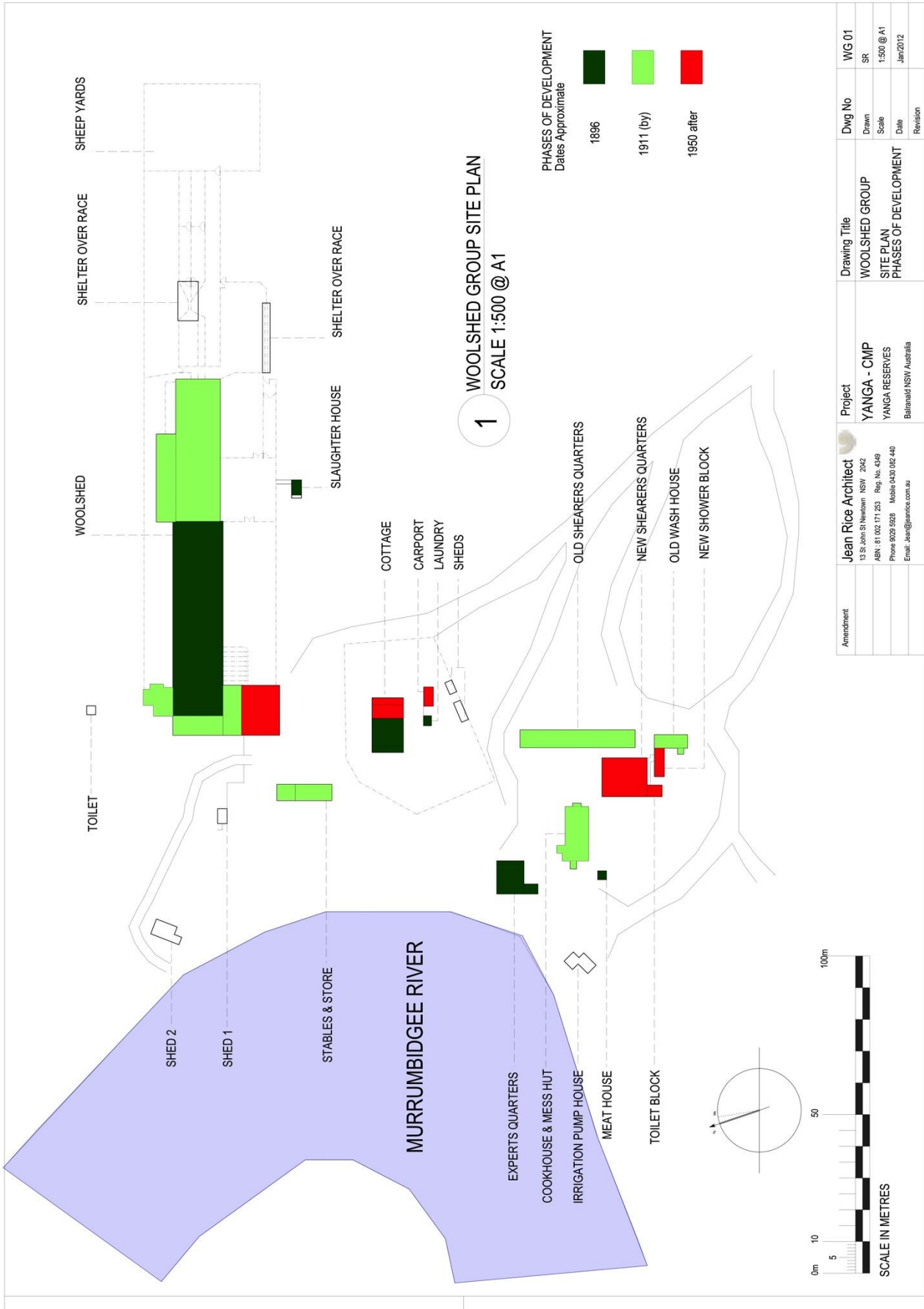


Figure 3.5.2 Woolshed Group site plan showing phases of development. Jean Rice Architect, site assessed 2009.



### 3.5.2 Woolshed

The Woolshed is a very large rectangular building oriented east west, the main part of the building is 112 x 15.6 metres. The building structure is generally large section sawn red gum including the posts, rafters, top plates and battens or purlins. The roof and wall cladding is corrugated iron, there are a range of brands, but no dates are visible. One brand is Davies Brothers Crown Brand (exhibited in the Sydney Exhibition in 1879), Lysaght Orb and a partial brand possible Seville? Brothers. The wall cladding is laid vertically in the west part of the building with a gap at the top for light and ventilation. The sheets are laid horizontally at the east end of the building. There have been many additions and replacements at different times and some of the cgi sheets have been reused, evident with additional unused rows of holes. The floor is timber, slatted in the areas where the sheep were and boarded in the remainder. The floor is generally supported on timber bearers, joists and stumps, (both sawn square and round) or on the columns where they are directly set in the ground.

#### Numbering System and Sections of Building

For the purpose of this report the building has been divided into a series of bays with grid lines based on the row of columns. There are 37 rows of columns starting column row 1, at the west external wall near the river and finishing at the east-most external wall, column row 37. In the other ( north south) direction bays have been numbered A to E in the main part of the building. The building has several different sections related to function and several additions. The roof structure is the same from column row 1 to 23 over the Woolroom, between rows 1 and 6, and the Shearing Board and Catching Pens, between column rows 6 and 23. The main structure steps in at this point with a lower ridge over the Sweating Pens from column row 23 to 35.

There is a skillion addition to the north side from column row 23 to 32 and the additional rows (in the north south direction) are numbered S1 and S2. There is another skillion section at the east end added in two stages, the first stage between column rows 35 to 36 and the last stage between column rows 36 to 37. At the west end of the building on the north side is the Engine Room between column rows 4 and 6 in a gable roofed structure and adjacent to this is a later skillion roofed section between column rows 4 and 5. On the south of the building is a skillion roofed early addition to the Woolroom between column rows 1 and 6. Immediately south of this is the latest addition, the flat roofed Loading Area, with bays have been numbered (in the north south direction) L1 to L5.

The main part of the building has a gabled roof with the ridge running east west. There are no columns under the ridge rather columns in the external walls (bays A and E) and on the line of bays B and D. The forms a large column free central area and narrower 'side aisles'. The column free central area is spanned by trusses on the line of each column row. In the area of the Sweating Pens the structure is similar but with a lower ridge and the roof pitch changes on the line of bays B and D, maintaining a higher head height at the outer wall.

#### Sweating Pens

The building is described in detail below starting at the east. The sheep yards are to the east and sheep entered the building from this direction into the Sweating Pens where sheep could dry before shearing. The entry is by a wide timber slatted ramp through large timber double gates with six rails and cross bracing. At the eastern end of the Sweating Pens is the lean-to section which has been added in two later stages. The west end of the lean-to is against what was an external wall on column row 32. The earlier section, up to row 32, has more formal construction with square adzed posts and sawn plates. The plates on row 32 have mortices on the underside where there were formerly columns. Two of those have been removed and replaced with diagonal struts to support the centre of that span. The north-most post has been replaced with a new round section post.

In the lean-to several of the rafters have failed. This is because there is no proper flashing between the gable end and the top of the lean-to. The water has come in and caused extensive deterioration including to the post that has been replaced. The joist adjacent to that post has a rough sister member in the form of a sapling fixed with fencing wire. In the lean-to the span of the joists is too long and spacing too wide for the size of the rafters and they have sagged. These rafters are clearly reused from another structure as they have some diagonal trenches cut in the long side and cut-outs in the short side. The battens that span between them are also undersized and have sagged and the roof is sagging. Many roof fixings have come loose where the battens have sagged or rotted.

The outer walls are stud frame clad with cgi laid horizontally and in reasonable condition. Some sheets on the east end are loose and need refixing. At the rear part of the lean-to there is a second row of squared columns, row 36, close to the east end, and the beams spanning across are adequate in size and in good

condition with bolted fixings. The rafters for the rear section, between rows 35 and 37, are a smaller size, 90 x 70mm, and were formerly wall studs. They have tenon on the top indicating the former use. Some have failed, mostly from water damage, and need replacing. Some have sister members have been added. The beam on row 36, at the north-most end, has also failed. It has been exposed to the weather and needs replacing. The timber beams in row 36 have chiseled roman numerals on them. These markings do not relate to where they are now but probably relate to their use in a previous structure.

The main section of the sweating pens has a scissor truss spanning between round or adzed columns on each side. Many posts appear to have been replaced and a few new posts have split. The scissor member of the truss is at a steeper angle than the rafters of the skillion (or lean-to) sections that are on each side of the main span. The skillion rafters are supported on beams on bay lines C and D. The scissor trusses have bolted connections and the purlins span between the trusses. The purlins rest against a timber chock fixed to the top of the rafter. The fixing of the chock is not evident and the purlins are not strapped down. Some of the posts seem to be leaning out or they have been replaced in slightly different locations. The roof sheets are nailed directly to the purlins.

One of the scissor members is loose in row 32, south side and the rafters have spread at this point. Otherwise the structure is in good condition. Some of the roof structural timbers have painted numbers on them, as do the posts and top plates. It appears they have been disassembled then reassembled. The scissor truss has a vertical member, or dropper, which runs from underside of the ridge board to the centre of the scissor and is bolted to the scissor members. Some of these droppers are split on column row 28 and on column row 32 coinciding with where the scissor rafter is not connected at the base on the south side.

The walls are stud framed, morticed and tenoned into the top plate. The cladding is horizontal corrugated iron, nailed, and there are no cross members. The sheets are haphazardly laid and the laps and fixings are not even. The top plate on the south wall has failed in some locations, worst in the bay to the east of the truss that has the split dropper between column rows 25 and 26 and also between column rows 28 and 29. The rafters do not extend to form an eave and the outer edge of the roofing sheets stops at top plate. As there is no gutter or fascia the top plate is vulnerable to water damage. It is likely that there was originally a fascia and gutter here. The top plate is also reused from another structure as it has a series of mortices in it, which are not used. On the north side a lean-to addition extends much further. The studs that would have been an external wall remain and the rafters join over this stud wall. The north lean-to addition is less well constructed with undersized rafters but the timber is generally in good condition. The floor is uneven and has dropped in some locations indicating that the stumps have failed. It has an opening to the east with a gate similar to the main gates and a timber ramp that has collapsed.

To form pens the whole of the area is divided down the centre with a four rail fence and there is another division on the line of the former north external wall where the north skillion joins the gabled structure. There are also fences across the space on rows 23, 27 and 32 with gates to allow sheep to be managed. On the outer walls there are three rails on the inside of the posts and studs to prevent sheep pushing against the cgi cladding. There are floor hatches to access the sub-floor between column rows 23 and 26.

### **Shearing Board and Catching Pens**

Between column 6 and 23 is the shearing board and catching pens in the main section of the building. It has a different structure to the sweating pens and the roof is higher. There are central posts under the ridgeline on line C as well as posts along the outer wall and intermediate bay line B and D. Spanning between the columns on lines B & D is the bottom chord of a type of truss. The timbers rest on and are connected to the top of the posts and join over the central columns over a bolster, a piece of timber which extends either side to give the bottom chord additional support and transfer the load. There is a vertical member in the centre between the top of the post and the ridge board and a horizontal member half way up acting as a collar tie. This is not fixed to the vertical members in a lot of places, and is distorting as the rafters are sagging. On column row 22 the bottom chord has dropped.

On each side is a side aisle with columns on the same grid and separate rafters but there is a no (or little) change of pitch. The purlins are fixed with metal straps against chocks to the whole of the roof and the roof sheeting is fixed to them directly. At the sides the rafters extend on the outside of the top plate to form an eave. There is a fascia board with a beaded lower edge and a gutter and in some places the original, or early, ogee profile gutter remains. On the south side now there is a modern quadrant gutter and downpipes. Lengthwise between the centre posts is a small member spanning across two bays and on alternate sides of the vertical member. On the two outer rows of columns there is a large section beam notched into the top of the post and bolted and the rafters are supported over this beam.

The outer walls are framed in sawn timber with the top & mid rails are let into the main posts. The bottom rail is below the level of the floor. The cladding is corrugated iron walls are laid vertically with the top plate set lower to leave a gap at the top.

The whole space is divided down the centre to form pens. The fence runs between the centre posts as has four sawn timber rails (90 x 25mm) fixed against a member (50 x 70mm) nailed to the column. There is also a top rail which is a round sapling which has a tenoned end that drops down between two pieces of timber fixed to the posts. Supporting the rails between the columns are two timbers spacers at third points. There are similar fences across the space on column rows 16, 19 and 23 with gates adjoining the central columns.

The shearing board and catching pens start on column row 16. The shearing board is against the outer walls and the catching pens adjacent on each side. The central part of this area has a space on each side of the centre line of columns (C), which has gates every two or three pens which allow the sheep to come through to west end of the shed. There is an intermediate row of round, lightly adzed posts on each side which forms the edge of the catching pens which are about 1m high. The catching pens have 4 rails let in to these additional posts and into the main posts. The rails are 45 x 135mm and the gates are also made of rails same size with a diagonal member, bolted. The vertical member has a circular tenon on one side at the top that sits into a metal loop on the post, forming a pivot hinge.

On the shearer's side the wall of the pen is corrugated iron fixed to rails about 150 or 200mm from top and bottom. The gates between the shearing board and the catching pens are vertical boarded with a top and bottom rail about 200mm from the top. They have a diagonal brace and strap hinges on a pin so they can lift off. Some doors are missing and some are missing the brace and have sagged.

The shearers board has a tongue and grooved cypress pine floor. This has been relayed in sections on the north side from column row 6 to 10 and the original floor remains from column row 10 to 16. The floor area has dropped in the area of columns 11 and 12 and also in the area of column 16. On the south side the shearers board area is deteriorated with termite and other damage to stumps and the floor structure and repair had not been completed at the end of 2009. The floor boards are missing between column rows 12 and 17. The floor is also missing in one adjacent catching pen and a floor access hatch is falling in.

The shearing machinery is mounted on a separate modern structure with circular steel columns. The steel columns are braced by steel pipe supports or stanchions which go through holes in the corrugated iron walls to the exterior of the building, as an angle brace. The stanchions have hand written on them "Sims Cooper, The Manager, o/n 499 Yanga Station Balranald". The original timber beams supporting the shearing machinery and the drive shaft have been remounted on these columns. Attached to the beam are brackets and a drive shaft with small fly wheels at each shearing stand to power belt driven shears. The former fixing points for the original machinery to this beam are evident and the painted numbers of the shearing stands which are now upside down. There is also evidence of where the beam was originally mounted on the posts on the exterior wall, some still have a timber bracket or corbel under the former location of the beam.

There are 2 shearing stands for each column bay. On the north side from columns 13 to 16 there would originally have been 6 stands, but the new machinery installation did not extend that far, effectively reducing the number of shearers. One stand between columns 12 and 13 was also eliminated. In this unaltered section of wall there are two openings per bay to let the sheep out into the external yards but no gates remain. There is one small timber framed window in each bay, now with wired glass that slid open sideways on the midrail. The outside wall has been altered in the section where the new electrical machinery has been mounted. Timber framed shutters with ripple iron cladding have been added the full width of each shearing stand (2 between columns). These shutters are top hung on hinges and can be held open on a steel bar which fits into a hole on the sill. The same openings remain for the sheep and some have gates made of timber boards fixed to horizontal rails. On the south side there were similar changes with the new machinery serving only eight stands. The old openings are not so regular on the south side as it has been partly opened up for repairs that are not complete.

Each stand has a tray made of timber and fixed to a nogging below the shutter. This is on west side of the doors, which are on the east side of each stand. Between columns rows 6 and 7 on the centre row of posts is a structure to support the fly wheel that used to power the belt driven line shaft. It has additional large section posts and braces and ties back to the columns in row 7. The machinery has been removed, probably when the electrical system was installed. On the line of column 6 there is an extra column about 3m high, which the brace is nailed into.

### **Woolroom**

The west end of the building, column rows 1 to 6, is the Woolroom and is where the wool was sorted. The structure is similar to the catching pens and shearers board section of the building but has no central columns. It has scissor trusses as well as extra structural elements to achieve the span. Between each scissor truss is a rafter supported by a collar tie with a dropper at the centre. This detail is also repeated at each scissor truss in this part of the building. The detail is not in the other parts of the building except between column rows 6 and 7 where the fly wheel used to be.

In the area between column rows 4 and 6 is the large open area with no centre column, where the fleeces were laid out on tables. It has a modern installation of ceiling fans and fluorescent lights suspended on chains. In this area the bottom chord of the scissor truss has a iron tie with a turn buckle at the centre (in rows 4 and 2). There are some translucent sheets in the roof in this area and there are some leaks in this sheeting.

In the wool room, between columns 3 and 4, is a two level structure for placing the shorn wool. On the ground floor it is sawn timber studs, with a corrugated iron wall between each bay. On the upper level is a rough floor and battened walls which allow for sorting of the high grade wool from the lower grade wool. An extra single level sorting bays on each side, north and south.

Row 3 appears to have been the end wall of the building at some stage. It has checkouts on the west side, facing the river, consistent with it having been lined on that side and it has two extra columns between the centre and external columns which extend to a top plate which is supported on these. There is no tie here and above the plate or bottom chord of the truss is studwork going up to the underside of the rafters. The floor boards also join along this line.

In the area between column rows 2 and 3 in the centre are some concrete footings for wool bailing machinery. There is one wool press remaining in this area. In the roof over on the south side is a gablet vent, though the opening is now covered. In the north side of the building between column rows 1 and 2, another wool press is sitting on the timber floor. The timber floor has collapsed in this section and the floor is affected back to the line of column row 3, The wall structure in the area has also moved and been refixed at some time. The ogee gutter remains on the exterior on the north wall from column row 1 to 3. There appears to have been some replacement of ceiling joists or rafters in this area, they are all in good condition.

There is a double door in the end wall, boarded with a ledged and braced frame. It is on the south side of the centre line of the building. On either side of the centre line above that is a window. The windows have fixed glazing, one section of glass has dropped and one window is missing. The floor boards between column rows 1 & 3 in the centre, appear to be newly laid boards with gaps between them. The remainder of this bay has tongued and grooved flooring as in the, whereas the ones in the Woolroom and shearing board. On the south side there is another piece of machinery also causing the floor to collapse in the vicinity. There is a small glazed window in the south end of the west (end) wall.

### **Old Loading Area**

Between columns 1 – 6 on the south side of the building, is a lean-to structure which is part of the loading area. The columns between the Woolroom and this loading area are notched on the outside, in the same line as the top plate in the remainder of the building. This indicates it was clad on the exterior and that this was an external wall at some stage. The lean-to structure is similar to the main building with large section posts and beams, rafters over two rows of columns and an elevated timber boarded floor but has a lower pitched roof.

### **New Loading Area**

There is 300mm step down to the new concrete floor of the steel structure which is the new loading area. The structure is of timber and steel. There are timber posts on the north and south walls which have been extended in height with a bolted halved joint. It is in good condition but repair is needed where there has been some damage to the west wall where a truck has torn the cladding, broken and the bottom timber rail is broken and detached it from the posts. Similarly in the south wall at the south-west corner the rail is not attached to the structure. The centre posts are steel "I" beams. There is a small ramp up to the older part of the loading area.

### **Engine Room & Woolroom Annex**

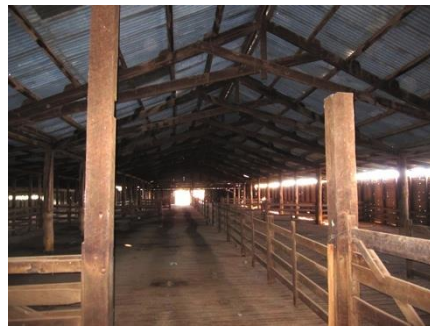
On the north side of the building, between column rows 3 & 4, there is a lean-to addition similar to the loading area on the south side, that is, a small room that is open to the building described in the CMS as the Woolroom Annex. There is an opening for an exterior door but it is missing and the steps to this door are missing. There is termite damage to the top plate in the north wall of this space. Between columns 4 and 6 on the north side is the space that was the engine room for driving the line shaft and the sharpening room for the shears. It is an early gable roofed structure with the ridge running north south and ogee gutters. The gutter continues as a decorative element along the north side of the building. It is stud frame and cgi clad. The bottom plate is not connected to the corner post at the northwest corner. The room has also been extended to east to accommodate a different motor. The timber studs in the added external wall have termite damage. The roof of this section continues the pitch of the original but a door in the Woolshed wall (shown in early photos with a high light above) is now covered by the structure and altered. The former door has been replaced by a bush door when the structure was extended, to allow the belts to drive the line shaft. The external windows of this structure are joinery items - double hung windows with sashes divided into small panes and architraves. One is covered with cgi externally and some glass panes are broken. There is an elevated timber floor platform in part of the Engine Room adjoining the Woolroom which has dropped at the southeast corner. The remainder is a concrete floor at ground level with timber tracks set in it in line with the doors and there is a hole on the west side. There are high double doors on the north side the top aligning with the wall plate. These have some termite damage. The footing for engine and other footings remain, as does a lot of the machinery for sharpening. There is also set of pigeon holes between the Engine Room and the Woolroom. They are numbered and there are small trays where the shearers would place their blades for sharpening.

### **Yards**

Around the building especially at the east end and outside the shearing boards are a series of yards. They are generally metal of metal posts with timber rails and must have been replaced in the late 20<sup>th</sup> century as the old yards were all timber. The yards also have various races for drenching etc and there are light steel framed and flat roofed shelters - generally the roofs have loose cgi sheets that need refixing. At the south east are some more complex structures the purpose of which is not known, as well as a cgi water tanks, a ships tank and loading ramps. In the yards around the Woolshed agricultural sprinklers are installed to spray the sheep with water to keep them cool.

### **Condition**

Generally the building is structurally sound, in fair to good condition and the roof is mostly water tight. In some limited areas there is water entry and termite and damp damage. In particular the east end is poorly built and is failing. Many cgi roof and wall sheets are loose and need refixing. Some areas have termite damage or a sunken suggesting such damage. Heavy wool baling machinery in the west end should be moved onto the concrete bases and restumping or replacement of post bases may be needed in these and other sunken areas. Replacement of post bases done recently on the south side is well done with halved joints and bolted connections. Downpipes have been installed on part of the south side discharging water away from the building but most other gutters and downpipes have failed and water drains under the building in several locations. Sheep dung is built up under the floor in some places to the underside of the floor structure restricting ventilation and should be reduced.



Exterior and Interior views of Sweating Pens.



Catching pens



Shearing board



West end of Woolroom and Woolshed



Shear sharpening area in Engine Room

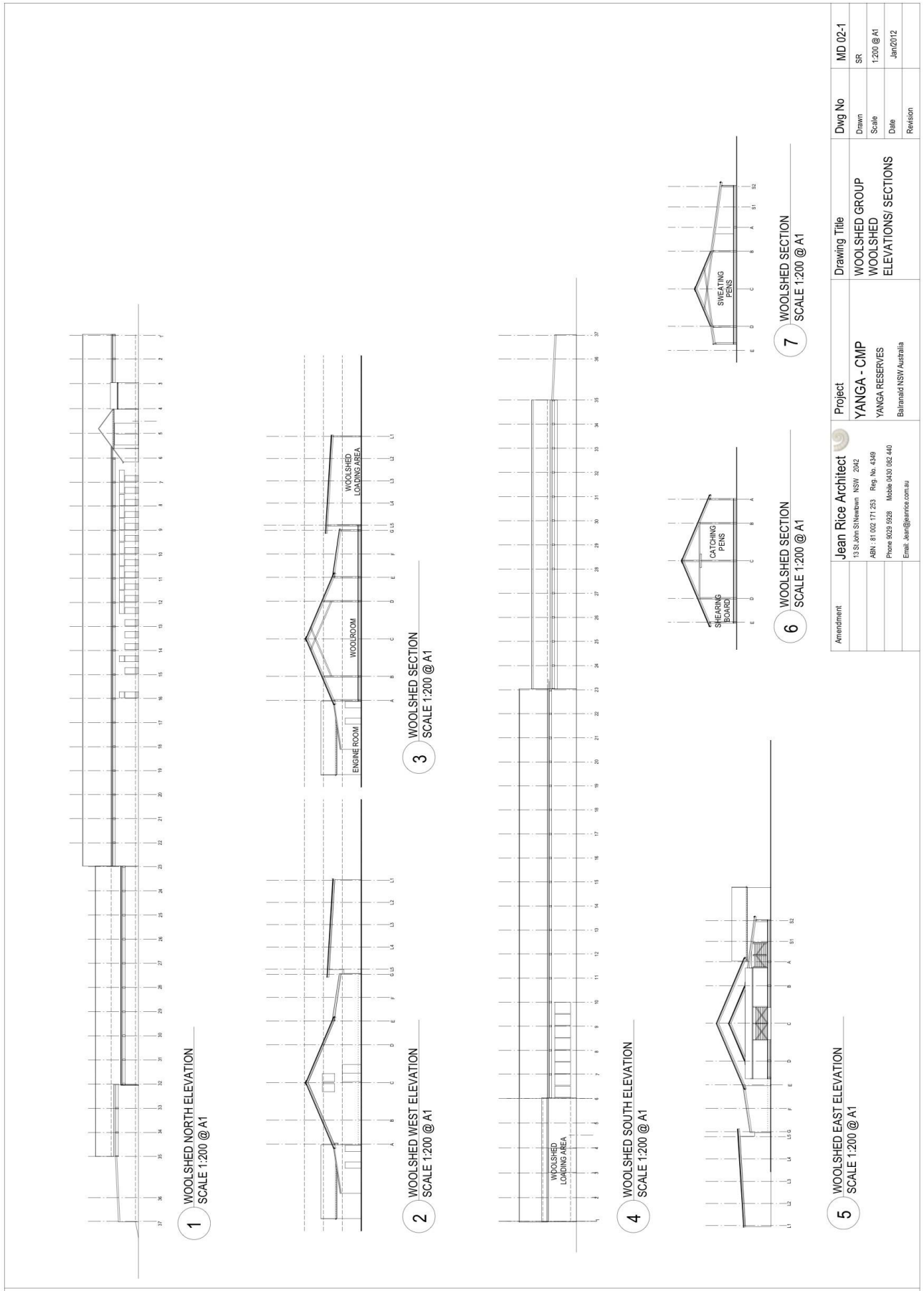


Exterior of Loading Area



Interior of Loading Area and exhibition panel.

Figure 3.5.3 Views of Woolshed. Photos by CMP authors, 2009



Amendment	Project	Drawing Title	Dwg No
Jean Rice Architect 13 St. James Street NSW 2042 ABN: 81 002 171 253 Reg. No. 4349 Phone 9209 9928 Mobile 0400 082 440 Email: Jean@jeanrice.com.au	YANGA - CMP YANGA RESERVES Ballinald NSW Australia	WOOLSHED GROUP WOOLSHED ELEVATIONS/ SECTIONS	MD 02-1 SR 1:200 @ A1 Jan/2012
			Drawn Scale Date Revision

Figure 3.5.4 Woolshed Group Woolshed floor plan and elevations. This small scale plan shows the overall form of this building. Drawings on the following pages show the building section by section in detail. Jean Rice Architect, site assessment 2009.

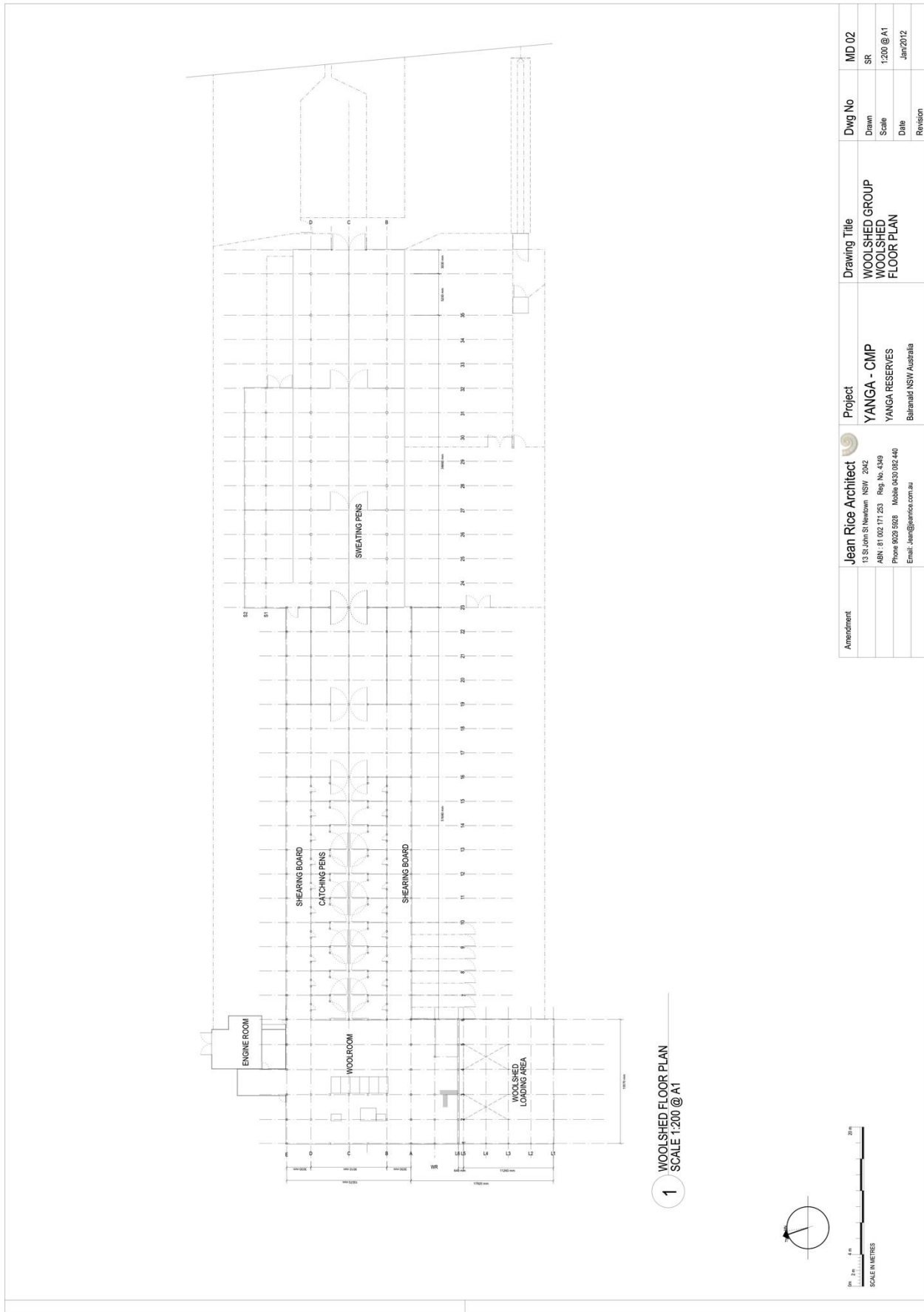


Figure 3.5.5 Woolshed Group Woolshed floor plan. Jean Rice Architect, site assessment 2009.



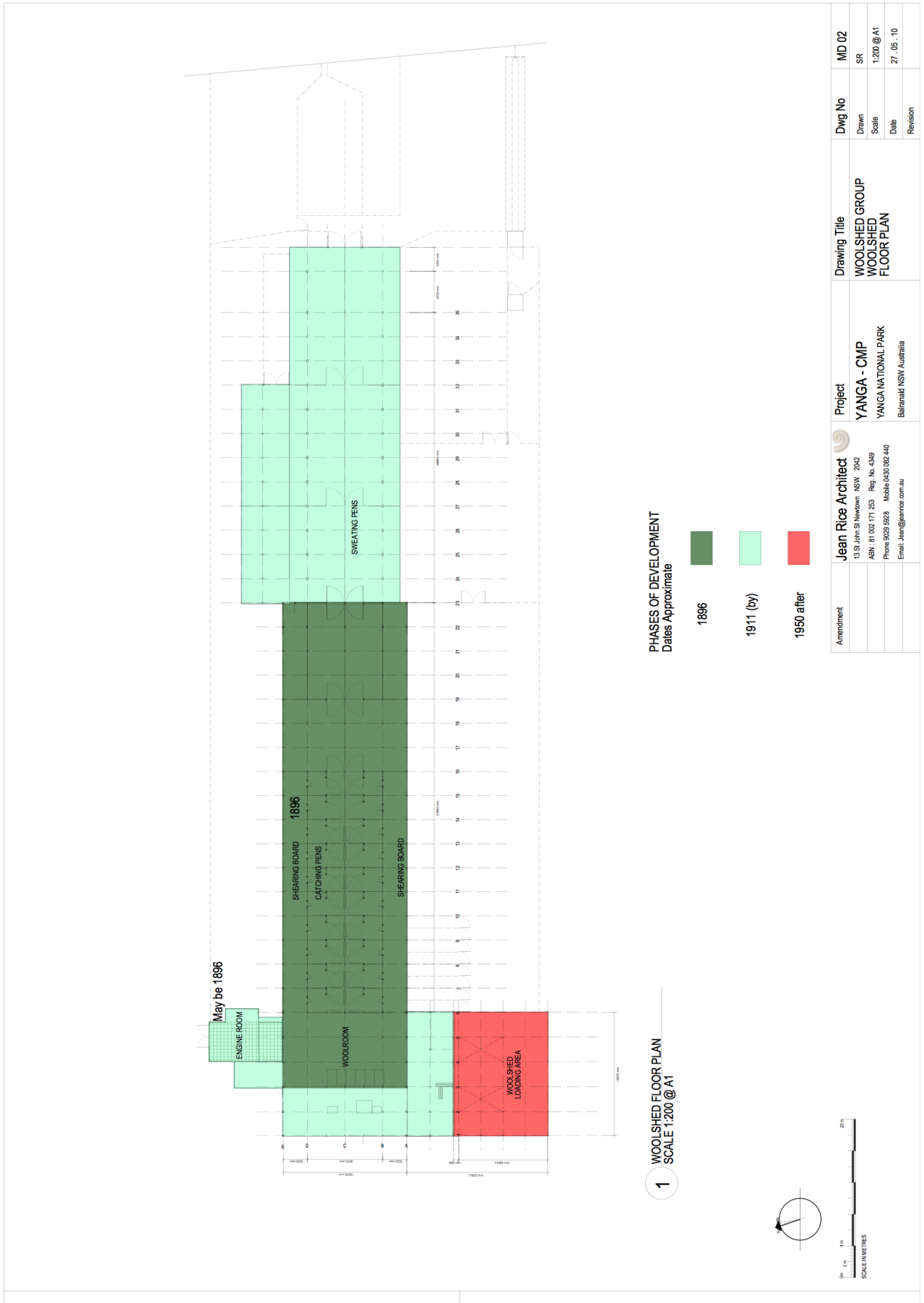


Figure 3.5.6 Woolshed Group Woolshed floor plan showing phases of development. Jean Rice Architect, 2009.

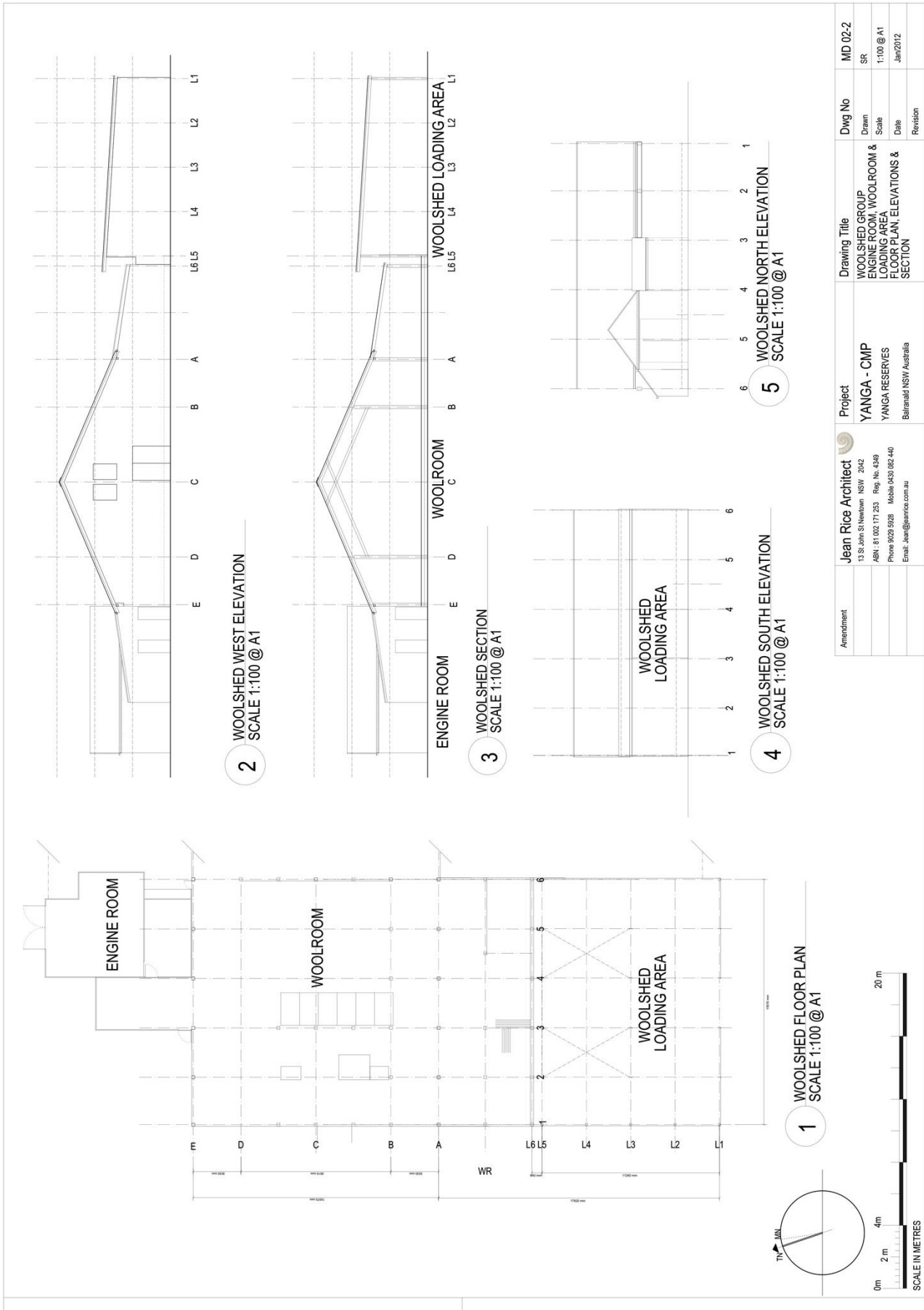


Figure 3.5.7 Woolshed Group. Woolshed - west-most end showing the Woolroom floor plan, elevations and a cross section. Jean Rice Architect, site assessment 2009.

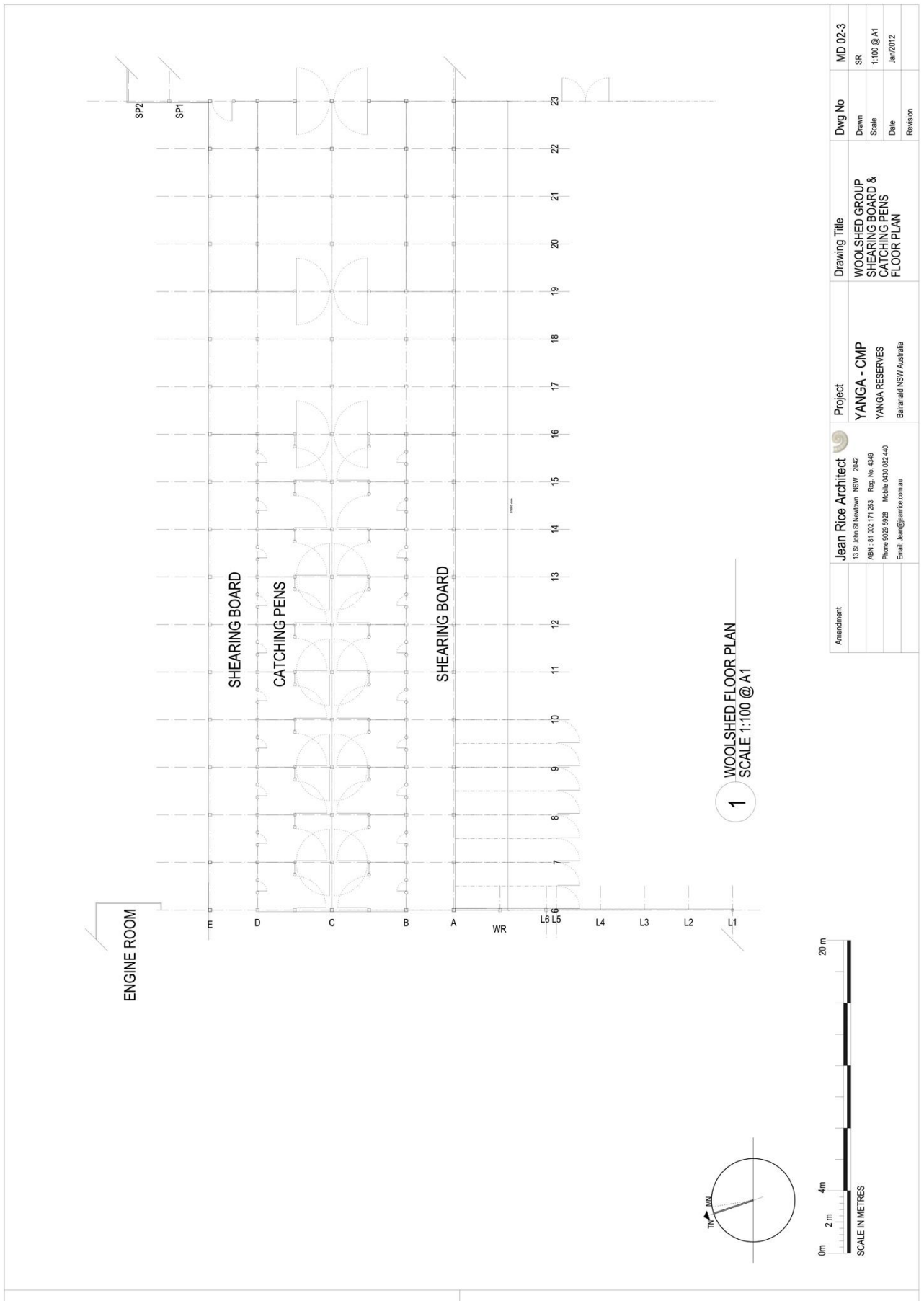


Figure 3.5.8 Woolshed Group. Woolshed - Shearing Board and Catching Pens floor plan. Jean Rice Architect, site assessment 2009.

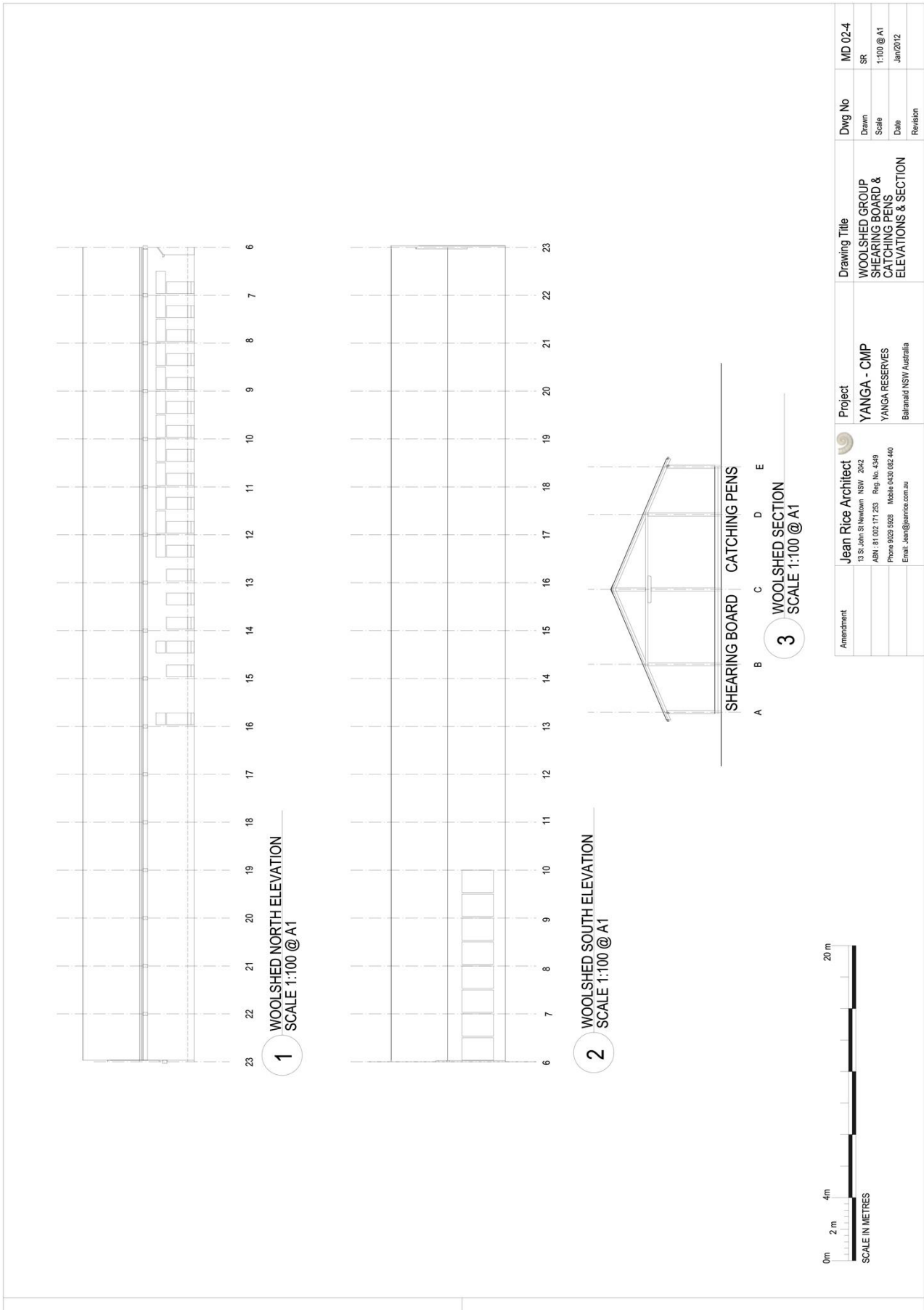


Figure 3.5.9 Woolshed Group. Woolshed - Shearing Board and Catching Pens elevations and cross section. Jean Rice Architect, site assessment 2009.

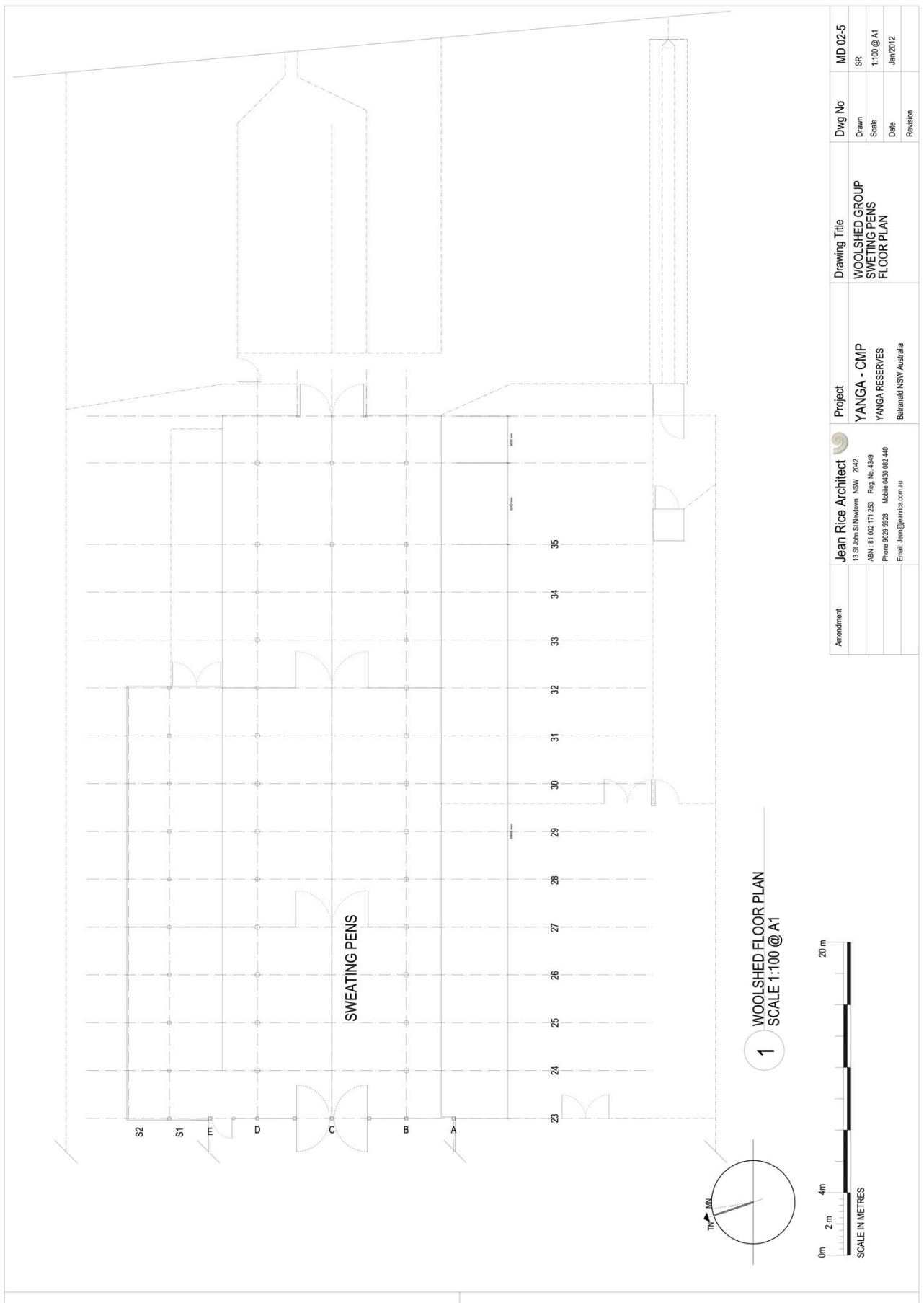


Figure 3.5.10 Woolshed Group. Woolshed - east-most portion of Woolshed showing the Sweating Pens floor plan. Jean Rice Architect, site assessment 2009.

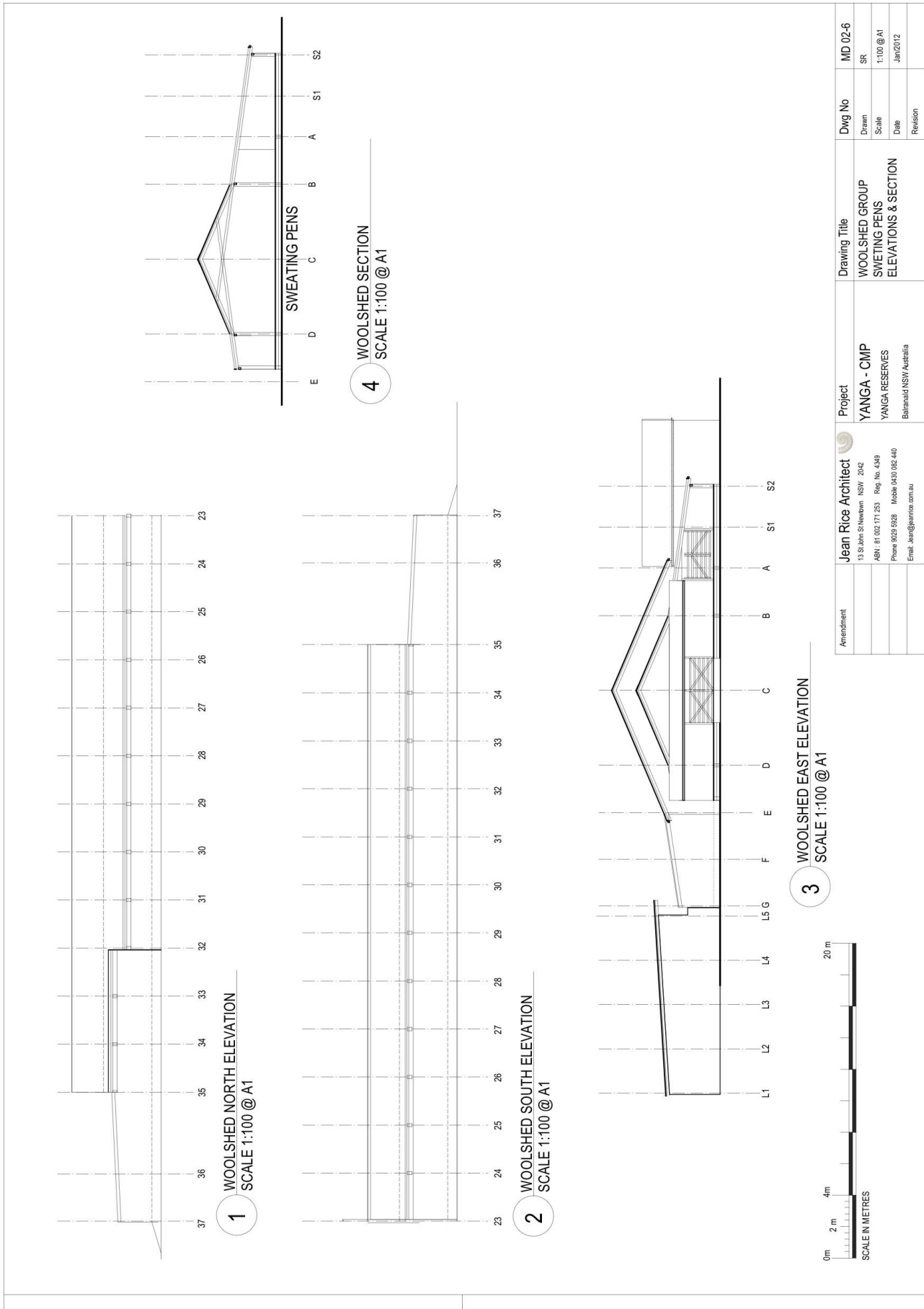


Figure 3.5.11 Woolshed Group. Woolshed - east-most portion of Woolshed showing the Sweating Pens elevations and cross section. Jean Rice Architect, site assessment 2009.

### 3.5.3 Stables at Woolshed

The Stables and Store is located west and south of the Woolshed. It is a rectangular building running north south with an addition to the north that appears to be stables. There is a window shutter on the west side and a single wide door on the east of the building into the main space. The stables addition is entered from the north by a single doorway and there is a door between the main space and the addition. The interior of the main part is full of stored items, some relating to its original use and some general storage. It cannot be fully inspected because of the stored items. The addition is empty except for a timber feed trough along the south wall. The floors are earth.

The main part of the store has a cgi clad hipped roof with the main ridge running north south. There are large open gablet vents at the junction of the ridge and hips and the eaves are wide, including the overhang of the gablet vents. The gablet vent may have previously been enclosed with mash but there is no evidence of a frame. There are roll top ridge and hip flashings. The addition has skillion roof falling to the west, towards the river, with an ogee gutter. The whole of its roof is below the eaves of the main structure.

The main part of the building has a sawn timber stud frame. The main rafters rest on the top plates and there are ties at top plate level between every second rafter as well as collar ties with vertical timbers between increasing the strength. There are timber braces in the walls. There is no fascia and the ogee gutter rests in a rebate in the end of each rafter. The gablets have a wide timber fascia and capping. Internally parts of the building have five wide sawn timber rails nailed horizontally at about 300mm intervals. They are fixed to the inside of the timber frame from the ground up to about 1.5m high. In other parts there are two higher rails and brackets for saddles. There is a bench in the north west corner along the west wall. The main door is a wide side hung door with a ledged and braced frame and ripple iron cladding laid vertically. The door to the addition is a ledged and braced timber boarded door. It is not hung and is lying inside the space near the opening.

Much of the cgi sheeting has loose fixings. Some is damaged on the north face of the main roof. The sheets are off to some of the west wall of the addition and need refixing or replacing. At least half of the guttering has failed and needs replacing and there are no downpipes. There is a pepper tree very close to the north east corner of the addition that is damaging the structure and should be removed.



Figure 3.5.12 Views of Stable. CMP authors, 2009

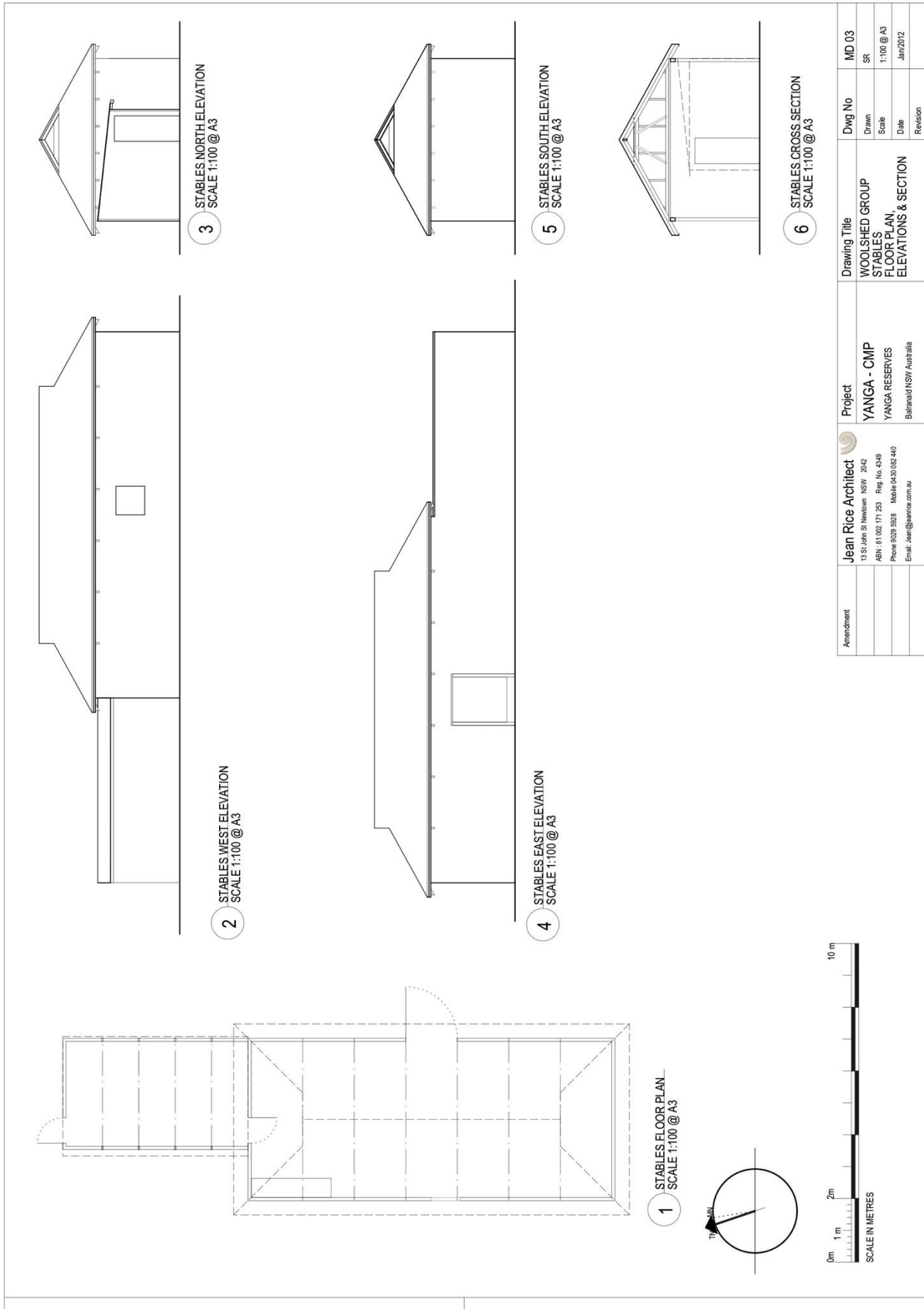


Figure 3.5.13 Woolshed Group Stables floor plan, elevations and cross section. Jean Rice Architect, site assessment 2009.



### 3.5.4 Old Shearers' Quarters

The Old Shearer's Quarters is a masonry block structure, built by 1911. It is a long thin rectangular building about 36 x 6m. It has twelve individual rooms each with a door to the outside on the west and a window on the east. The rooms were generally open when inspected and are secured with bolts from the outside. Rooms 4 & 12 were not accessible. The building runs north south and is located to the south of the Woolshed and east of the Cookhouse. It has a gable roof with eaves on all sides. The floor level is slightly above surrounding ground level.

The wall structure is masonry and is an unusual large size proprietary system block, different to modern concrete blocks in both size and material. It is made of an unusual aggregate that appears to be broken rock and has a weak cementitious binder. They appear as if they may have been cast on site. This system is used for the external and internal walls. There is a concrete slab floor and it is not clear if the walls are built on it or the slab is within the walls. The finish is a lightly rendered or bagged finish on all faces and there is paint or limewash on the exterior (the interior was not inspected in detail). Vertical timber reinforcing is the full height of the wall external walls with three verticals between openings. These were added after 1911 as a photo shown the building without them. There are matching timbers internally and steel 'U' brackets externally, bolted through to the internal timber. At about two metres high within the rooms are steel tie rods between the timbers on each side of the building.

The roof structure is enclosed internally so cannot be seen in detail. The roof cladding is corrugated iron (two sheets) and there is a roll top ridge and barge roll flashing. The rafters extend to form a small eave, lined on the rake and with a timber fascia. The eave extends slightly north and south with beaded edge boards on the underside and a timber barge. There are quadrant gutters but the original profile was ogee. Downpipes where at the north end but none remain and it is not known where they discharged.

The windows are double hung, each sash with four panes. Some of the sashes are badly deteriorated, the worst being to room 5 and many windows have been boarded up on the interior. All need painting. The doors are timber framed, ledged and braced with top, bottom and mid rails let into the side rails and they are clad externally in ripple iron. On most doors the early locks remain with small knobs. Over the doors are two timber louvres providing ventilation. The louvred openings over the doors are covered with chicken wire. In each room there are coat hooks on each side wall and in some the wire bed frame remains. The ceilings are lined with sheet material with coverstrips at the junctions but it is not clear if this is original or what the material is. There are a shelves under the window and electric lighting is installed but not connected.

There is severe deterioration of parts of the masonry walls. There is some settlement, erosion of the blocks at the base and cracking in some locations especially over the openings. The north wall is much worse than elsewhere. The whole base of the wall is loose and friable with large holes in it. The failure is similar to how mud brick fails. This coincides with where the gutters (downpipes) discharge. The down pipes here are missing water is lying on the ground in a depression at the north end of the building. Similarly elsewhere the damage is concentrated at the base of the wall where the masonry is not protected by the eave. Water damage is the likely major cause of the deterioration. This may include flood damage. The cracking at the corners indicates the lower part of the north wall is moving out and down. This indicates foundation movement - possibly the wall and footing subsiding into the soft ground. The roof is in good condition except the eaves lining which is sagging. The internal walls at the north end also have cracks and the ceilings in these rooms have sagged and are partly falling in.

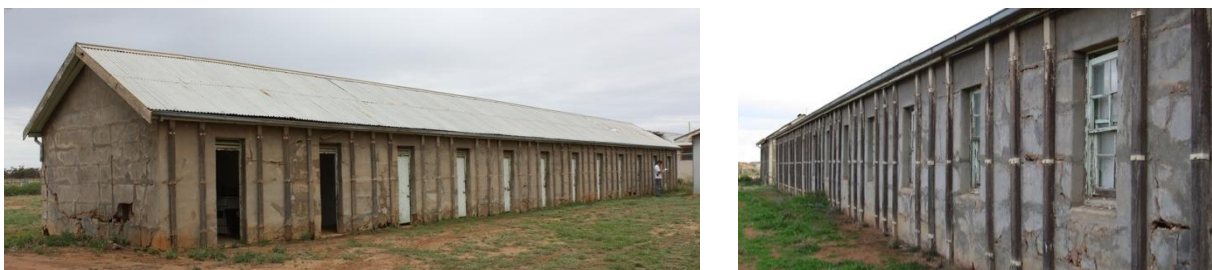


Figure 3.5.14 West and east view of Old Shearers Quarters. CMP authors, 2009

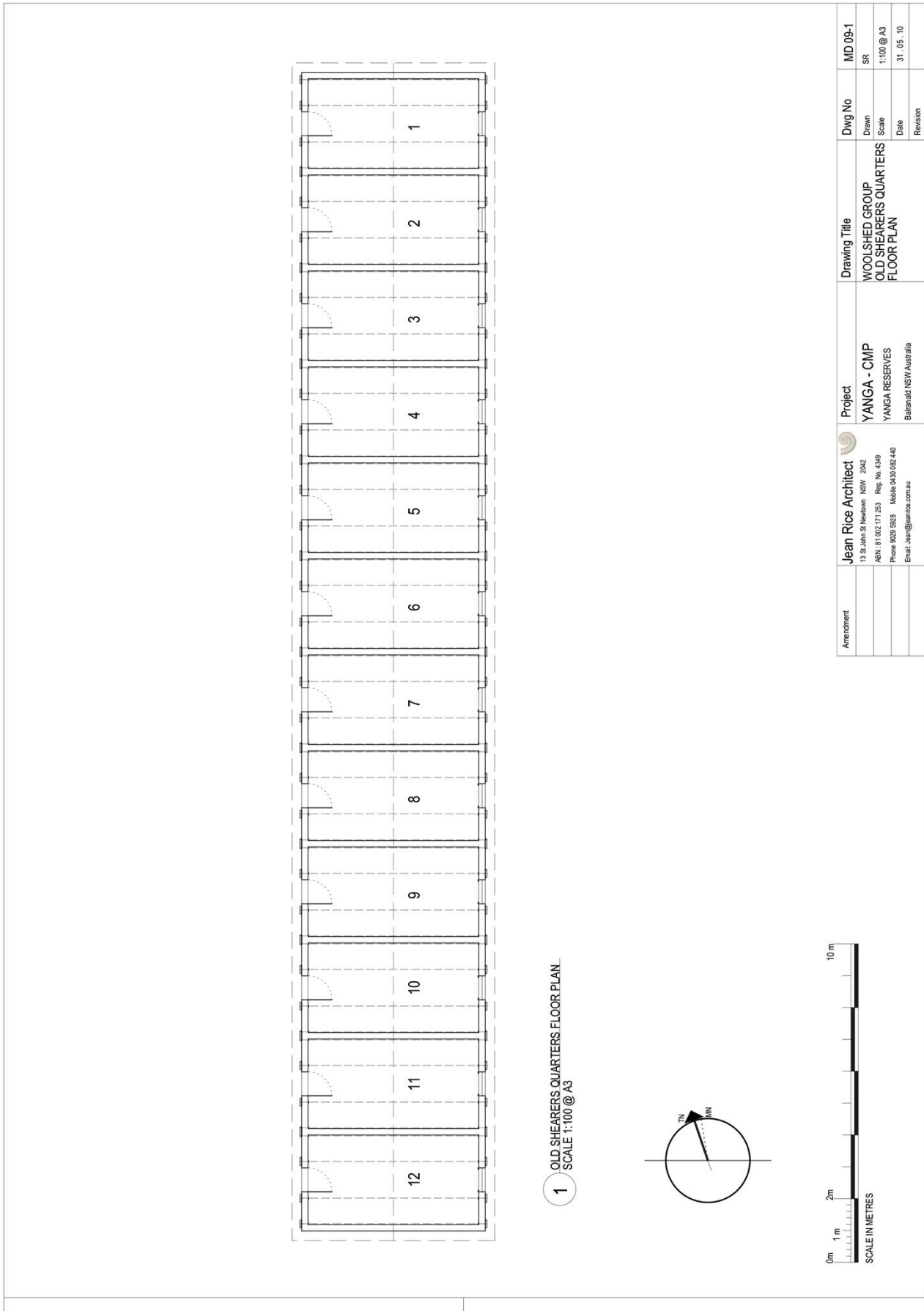


Figure 3.5.15 Woolshed Group Old Shearers' Quarters floor plan. Jean Rice Architect, site assessment 2009.

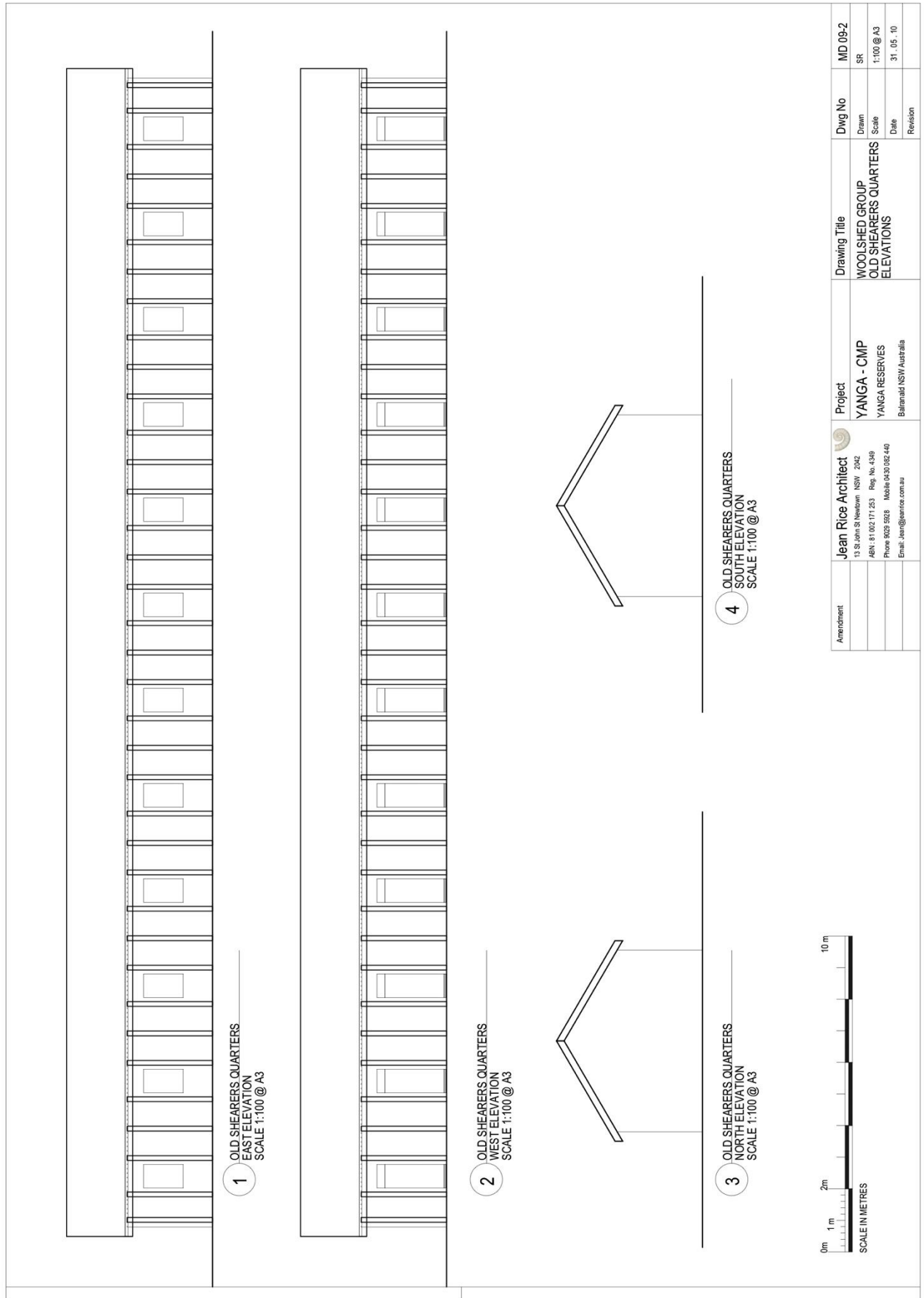


Figure 3.5.16 Woolshed Group Old Shearers' Quarters elevations. Jean Rice Architect, site assessment 2009.

### 3.5.5 Cookhouse, Mess Room and Meat House

The Mess Hut is a rectangular building running east west and is located to the south of the Woolshed and west of the Old Shearers Quarters. It has a large Mess Room at the east end, a kitchen at the northeast corner, a bedroom for the cooks at the southeast of the building and a pantry between that room and the Mess Room. It has a gable roof with eaves on all sides and the ridge runs east west. The floor level is slightly above surrounding ground level. The floors are concrete which was either poured in sections or was marked out in large rectangles. The building is very similar to the design shown in the original plans.

The internal and external walls are masonry blocks the same as the Old Shearers Quarters. Vertical timber reinforcing has also been added the full height of the wall with two verticals between each window. The windows are double hung, each sash with six panes, and fly screen to the lower part of the window. The roof is corrugated iron (in two sheets) with a quadrant gutter (not the original profile) and the rafters extend to form a narrow eave, lined on the underside with two beaded edge boards. The south gutter discharges into a water tank on a concrete plinth at the west end of the building. This was not inspected in detail. The north gutter has a downpipe in line with and projecting past the bread oven but not connected to anything.

There is chimney at east end for room heating and two chimneys at the north west end, one for a bread oven and one for a cooking range. The base of the Mess Room chimney is masonry the same as the walls and the flue is brick. The enclosures for the cooking stove and ovens and the chimneys are brick. The bread oven and part of the cooking stove structure have lean-to cgi roofs. The bread oven has steel plates on all sides with bolts through the brickwork to the plates on the opposite side. The range must have a wetback as there is a small header tank on the roof over it.

There is a corrugated iron clad addition on the west wall, with a timber boarded door, a chip heater in it and hot water tank with a header tank above it, similar to that at the Woolshed cottage. This addition covers a window which would have been exterior in the past.

The west door to the Kitchen has a screen door, and is ledged and braced with v-jointed timber boards and a rimlock. Inside the kitchen at the north west corner is a cast iron range, which is Melbourne made, set in brick work with double steel railway tracks supporting the head and a gather of tin along with a tin flue. It must feed into the brick flue visible externally. There is a bread oven on the east side of the range. There are two openings, one into the oven and one into the firebox on the west side.

The kitchen has beaded edge boarding to the ceiling and a concrete floor. The sink is on the west wall in front of a window which would have opened to the exterior, before the construction of the addition housing the chip heater. Also in the kitchen are tables, benches a modern range on the south wall. There is a servery to the Mess Room. It is of timber in a double hung arrangement with boards at the top and weights and sash pulleys on each side operating a timber paneled sash. On the kitchen side of the opening a timber bench which has a round edge.

On the south west corner of the building and adjoining the kitchen there is a bedroom which is now entered from the outside. Previously there was from a door on the inside and there is evidence of where it has been bricked up. The new external door is in place of a window resulting in this room no longer having an external window. Further east and still opening onto the kitchen is a pantry, with a timber, v-jointed boarded door with a ledged and braced frame and a rimlock. There are shelves against the east wall and on the south wall a double-hung timber window and the ceiling is beaded edge boarding.

The internal door to the mess hall is a stable door, also with beaded edge boarding, a ledged and braced frame and it has bolts to hold it closed. The architraves are simple square section timbers. The Mess Room has a concrete floor and is a large open space. There are ties running through the centre of the space that tie the vertical timbers that were added to stabilise the walls. There are timbers on the inside of the wall matching the ones on the outside and they are bolted together. The tie rod goes across about 2 metres high, supported in the middle of the span by a galvanised pipe. The ceiling is "Caneite" (so probably not original) with battens and is sagging.

The window pattern is the same on the north and south sides with three double hung windows. At the east end are doors on both the north and south side. They are timber framed doors, ledged and braced. The north door is timber boarded and the south door has ripple iron external cladding. There is a fixed timber louvred highlight over the north door and on the south side that has been replaced with mesh. There is a large open fire in the east wall with a curved head laid in bricks with a curved double arch bar. There is a billy

bar across the top within fireplace. There were screen doors on the external doors and one is inside leaning against the wall, not hung. There are rimlocks on the doors.

The large oregon tables remain, bolted together. The legs are tapered and the top covered is with linoleum tacked to the top of the timber. The top is made of 3 wide boards, running the length of the tables. There are bench seats, the older ones are oregon and are worn. Some newer ones have a single board on top and some bench seats are made of floor boards. There is a high level timber shelf at the west end and some fridges, a 3 door fridge and an old single door fridge. When inspected the power was connected to fans and lights and they were operable.

The masonry block structure is deteriorated at the base particularly on the north side but otherwise the building is in good condition. There is some rusting of ferrous metal reinforcing (straps and bars) in the window sill areas. There are settlement cracks in many locations. There is one bay on north wall where the bricks have failed there is an opening at floor level. Some cracking was evident in the internal walls, particularly under the servery where the cracks indicate settlement to the outside and to the east. There are open joints and rising damp evident in the brick fireplaces likely a result of inadequate stormwater disposal.

To the southwest is the Meathouse. It is a small square timber structure with a timber floor raised on brick piers. The timber framed walls were enclosed with fly wire. The roof is missing and the former roof as shown on a 1911 photo was a pyramidal roof clad in cgi with large overhanging eaves and a central finial. The timber needs painting and much of the fly wire is missing. The roof is reputed to be in the vicinity having blown off but it was not found during the site inspection.



Figure 3.5.17 Views of Cookhouse and Mess Room. CMP authors, 2009

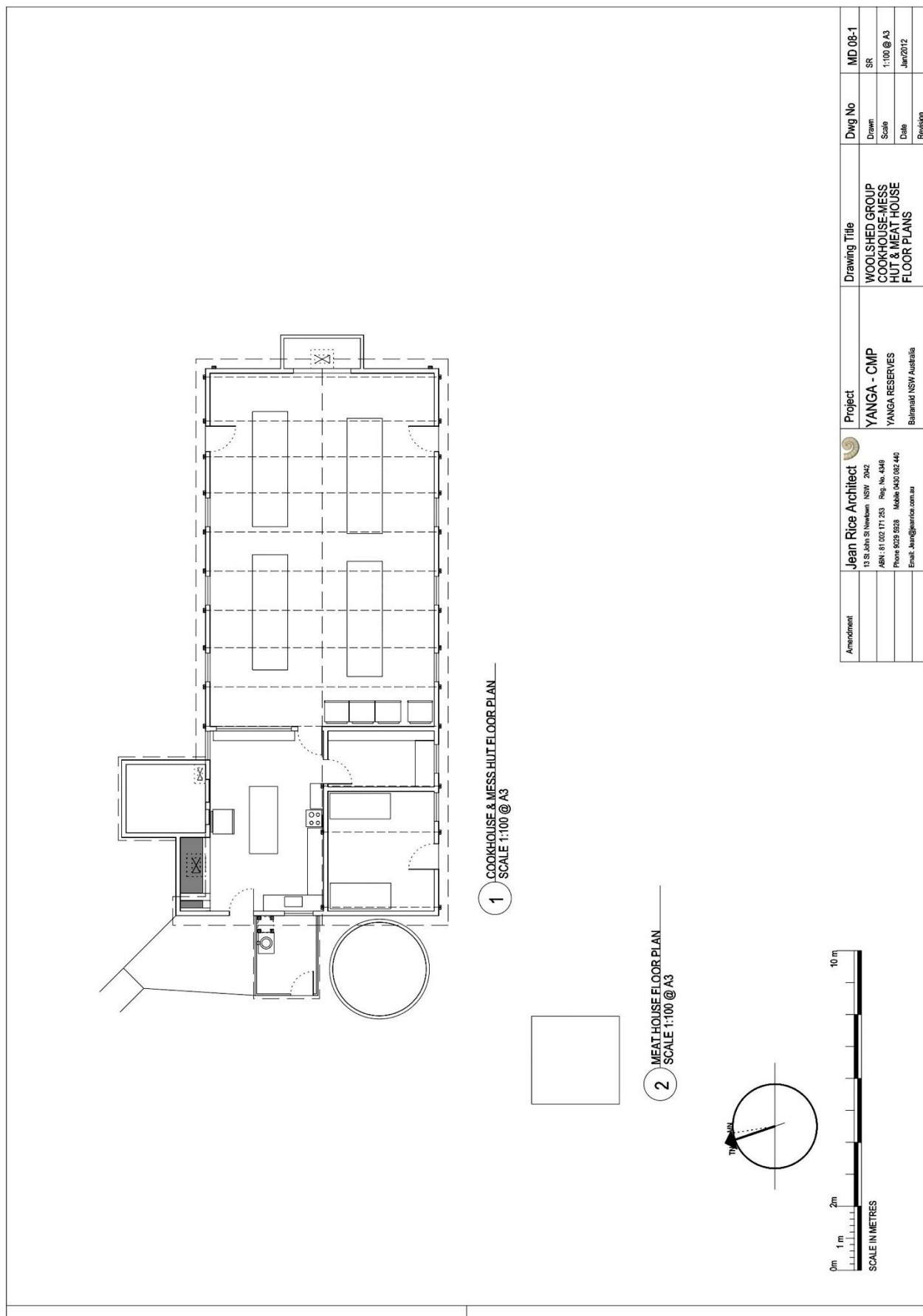


Figure 3.5.18 Woolshed Group Cookhouse floor plan. Jean Rice Architect, site assessment 2009.

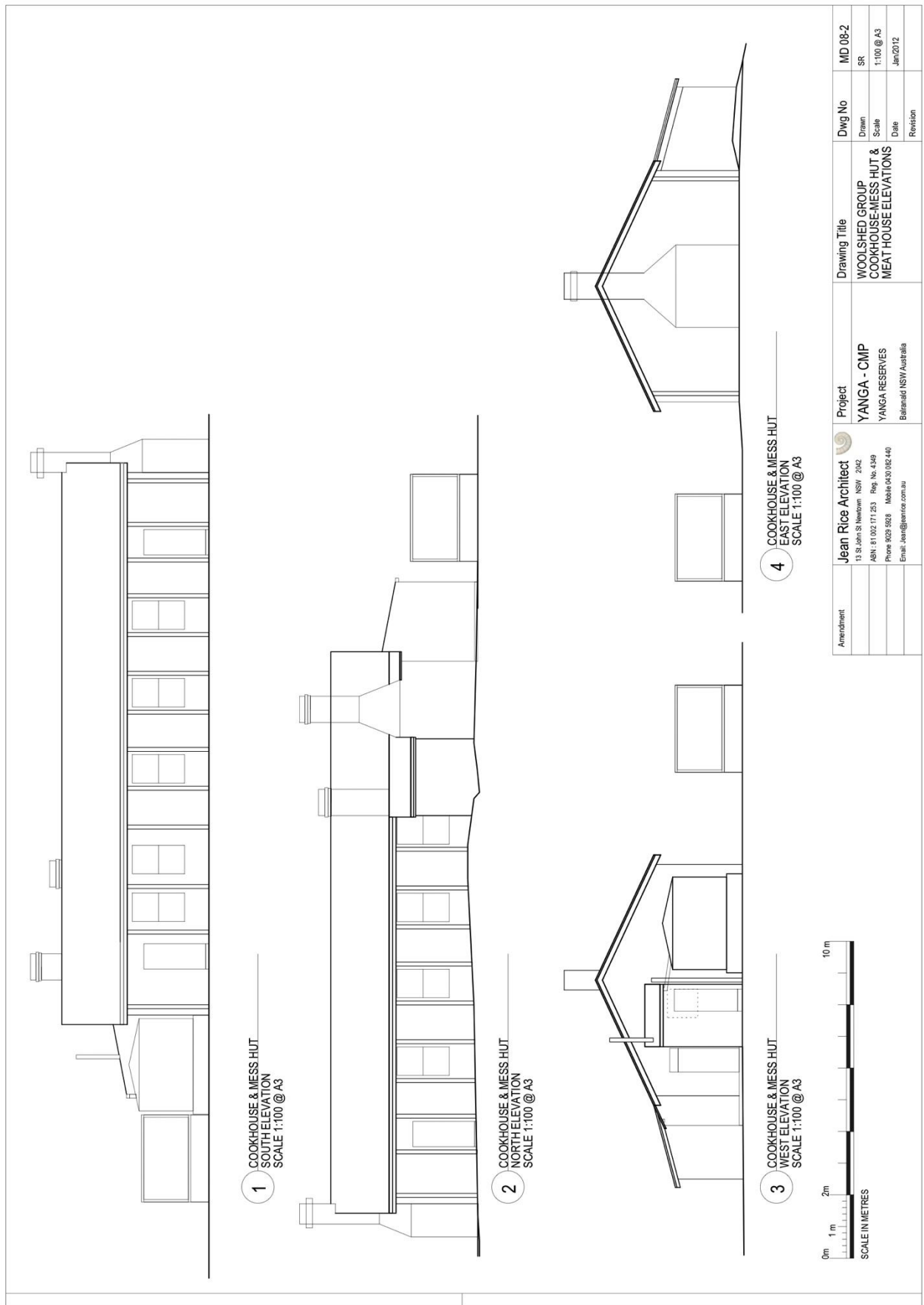


Figure 3.5.19 Woolshed Group Cookhouse elevations. Jean Rice Architect, site assessment 2009.

### 3.5.6 New Shearers' Quarters

Between the Old Shearer's Quarters and the Mess Room are the New Shearers Quarters. This building is a large modern structure with a pitched gable roof, the ridge running north south. There is a small central section of ventilated ridge. The eaves are enclosed with a timber fascia and level fibre cement sheet lining.

The structure is stud framed (the material was not visible) and the roof structure is not known but is probably trusses. The building is clad in corrugated iron clad, laid vertically on the walls. It has a wide central breezeway running north south, with timber framed doors and windows with fly screen at each end. There are 8 rooms with doors opening onto the breezeway and with external windows in the side wall. The rooms each have flush panel doors with modern locksets, two beds and there is a shelf under the window. The building interior is all clad in fibre cement sheeting with plastic beads and cover strips. The ceiling is similarly lined and electric lighting and power is connected.

There is a toilet block attached to the south of the Quarters. It appears to be timber framed, is clad in cgi and the space is lined internally with fibre cement sheets. It has a gabled roof with similar details to the quarters including boxed in eaves, flat, and a fascia. The downpipes are discharging onto the ground. The sewerage system is plastic going to a septic tank located to the west.

It has three toilets and a trough on the south wall. there are aluminium framed high level windows on the west wall, and on the east wall smaller high level opening between the studs enclosed with fly screen. There is a gauze door on the east. There is a basin on the east wall. The divisions between the toilets are steel framed corrugated iron with timber panel on the outside. On the southwest corner there is another toilet, which is entered from the outside.



Figure 3.5.20 Views of New Shearers Quarters. CMP authors, 2009



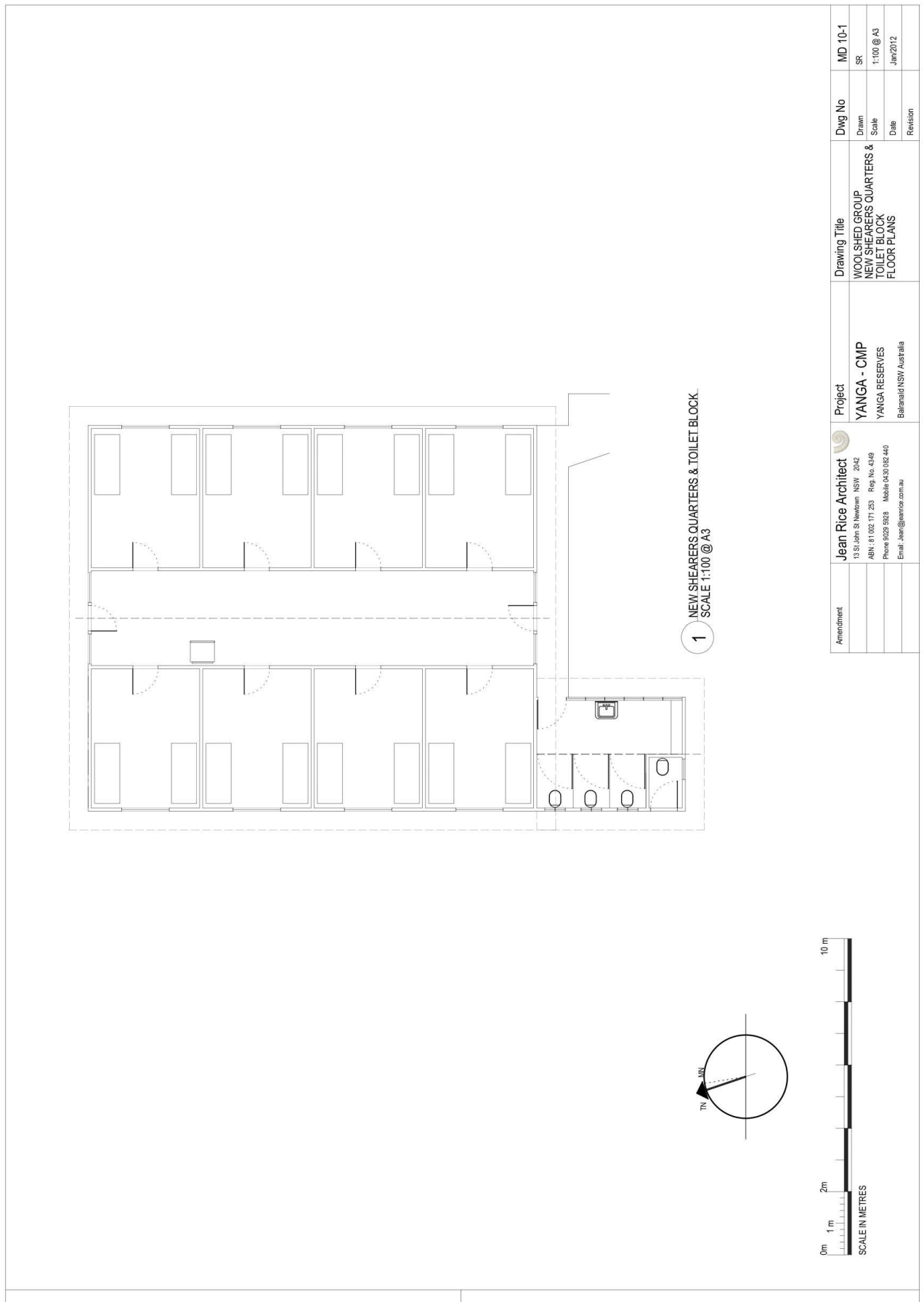


Figure 3.5.21 Woolshed Group New Shearers Quarters floor plan. Jean Rice Architect, site assessment 2009.

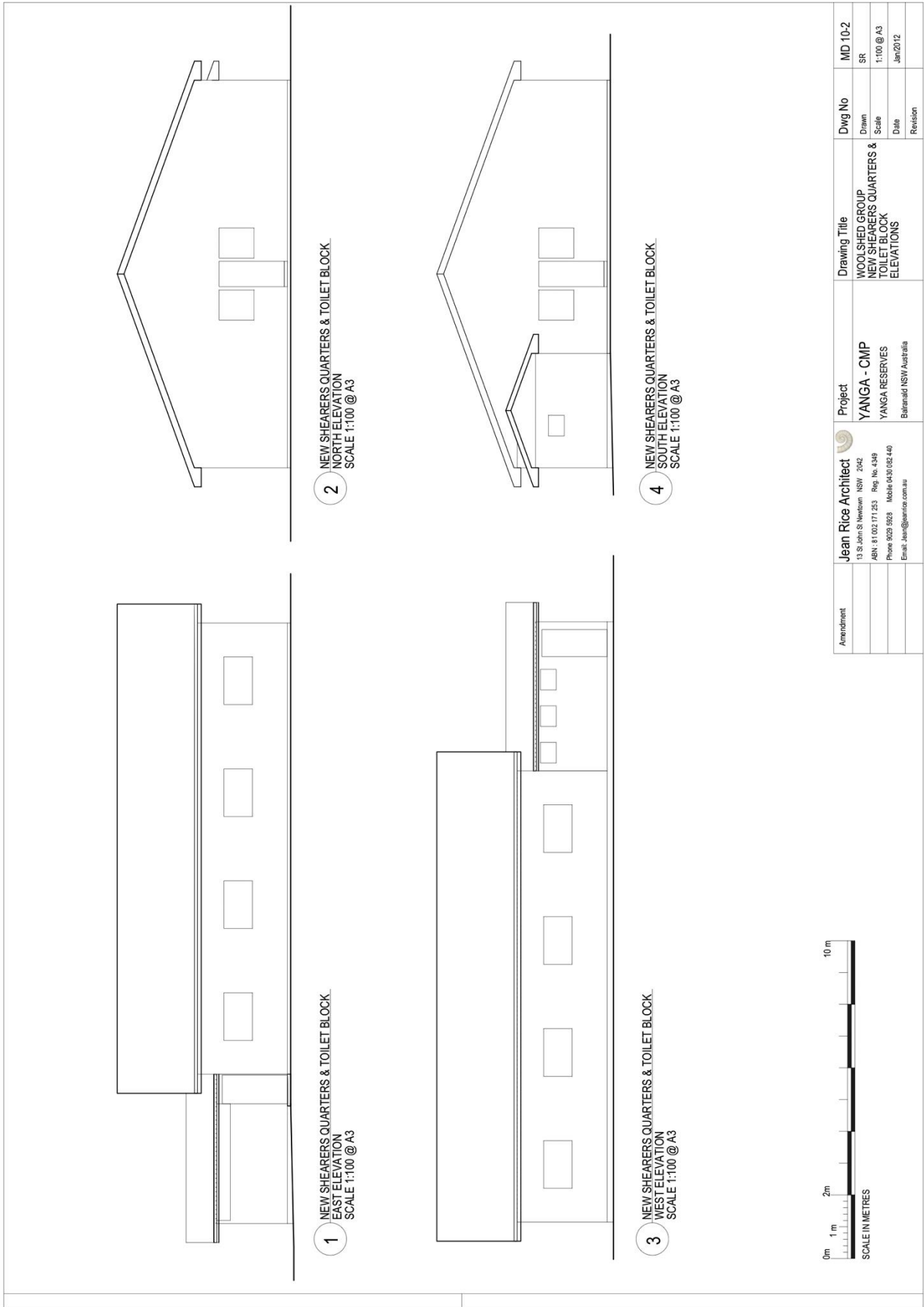


Figure 3.5.22 Woolshed Group New Shearers Quarters elevations. Jean Rice Architect, site assessment 2009.

### 3.5.7 Old Wash House and New Shower Block

The Old Wash House is the same sort of construction as the Old Shearers Quarters and the Cookhouse. It appears to have been built slightly later as it is not in the 1911 photo of the group. The Old Wash House is a rectangular building immediately south of and with the same orientation as the Old Shearers Quarters. It has a timber framed bench along the west wall with tin basins and adjacent to these is a copper, water heater and an elevated water tank. Along the east wall are showers at the north, the remainder being laundry tubs on a timber frame. There is a bench in the centre of the space.

The construction is masonry block walls, a concrete slab floor and a gabled CGI roof with the ridge running north-south. The masonry walls are reinforced by vertical timbers and internal metal ties. There are double doors on each end with ledged and braced timber frames clad in ripple iron and fixed timber louvres over with chicken wire on the inside. The concrete floor is laid in small slabs some of which have lifted or subsided and which are painted a dark grey green. The timber framed roof is unlined and there are ogee profile gutters. The east down pipe discharges at south end into a concrete dish drain on the ground, which is blocked. Similarly on the west side the downpipe goes across the end wall and now ends mid-air, it is not clear where it formerly discharged. There are two timber framed high level windows with fly mesh in both the east and west walls.

There is a small lean-to on the west side, which is corrugated iron clad with a door on the west side, now missing. The lean-to partly covers the high level window. Inside is a chip heater, the same as that in the mess hut and in the cottage. Writing on the heater reads Ideal Number Domestic. There is a flue going through the roof and a water tank on the roof.

The Wash House is in much worse condition than the other similar buildings with severe termite damage to the roof which is propped. The damage is worst at the junctions with the New Shower Block which is clad with fibre cement and cannot be fully inspected. The wall to the old wash room is collapsing in this area and the roof at the north end has collapsed to the extent that the roofing has failed, blown off and is missing. There is also termite damage along the west wall, in the central area of the building. The section of the wall on the west side is badly deteriorated with a hole on the exterior under the window, just to the north side of the lean-to. The gutter on the west side is collapsing because the supporting structure has failed. There is some cracking on the walls on the west side, the base has been patched with cement but it has failed again in the same location. There is a blob of cement on the ground with 1985 scratched into it suggesting the cement repair was done at this time or it may be from the construction of the new shower wing which was added onto the old block on the west side. The damage concentrated on the north west corner is probably related to a down pipe that discharges here from the New Quarters and from the valley gutter. The floor slab junctions have also provided a path for termites. There is also deterioration at the back of the showers in areas where the masonry would have been wet. There is a flue from the copper inside which may be asbestos.

#### New Shower Block

This building was built at the same time as the New Shearers Quarters and is immediately to the south of that building and to the west of and attached to the Old Wash House. It has a gabled roof with the ridge running east-west and the roof continues to join the Old Wash House roof with valleys. It has a similar pitch roof to the New Quarters including boxed-in eaves, with fibre cement sheets (probably not asbestos), quadrant gutters and corrugated iron cladding with a roll finish to the gable end. The gutters drain into downpipes which join at the west end, the one from the north side crosses the wall and both discharge into the sump. It is not clear where this sump discharges and the sump is blocked up with dirt. It appears that the shower drains run into this sump with the shower drain discharging under the bottom of the wall.

It has a concrete slab on the ground and a timber frame structure with fibre cement cladding complete with cover strips and angles on the corner. This new shower room has a central boarded and ledged and braced door on the north wall. There are 4 timber framed high light windows with operable glass louvres. The showers are all along the south wall, with 8 cubicles, formed by metal frames with "Trimdek" or similar profile metal sheets as dividers. There is a timber boarded slatted seat on the north wall and coat hooks. There are 4 high level timber framed glazed windows on the south wall each with one fixed and one louvered panel.

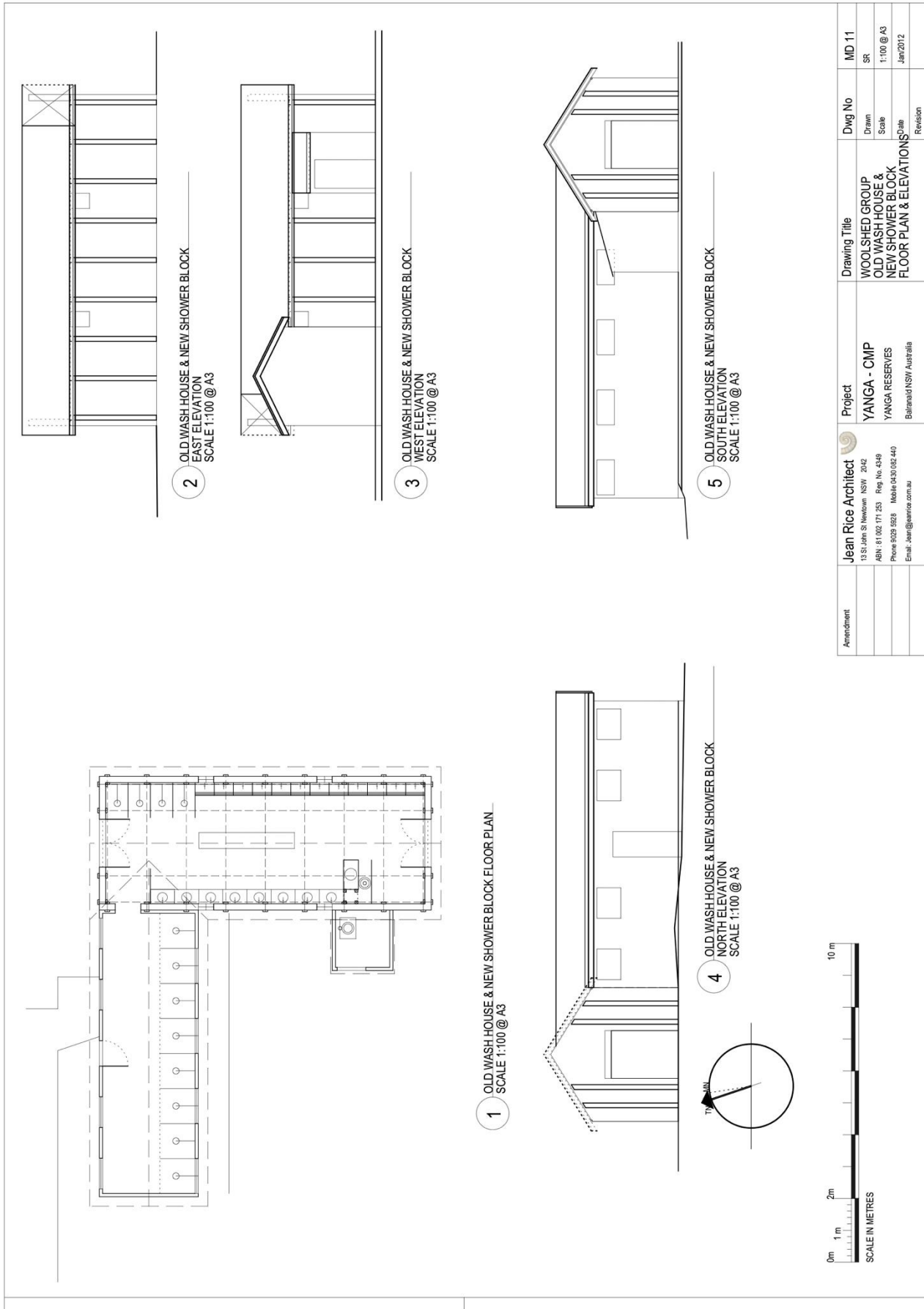


Figure 3.5.23 Woolshed Group, Wash House and New Shower Block floor plan and elevations. Jean Rice Architect, site assessment 2009.

### 3.5.8 Experts Quarters

The Experts Quarters is at the west of the Shearers Quarters precinct near and looking north along the river. It is a timber framed building, clad corrugated galvanised iron fixed vertically. It has a gable roof with the gable ends on the east and west sides and a roll top ridge. The roof battens extend past the gable wall slightly so the roofing overlaps the gable and was finished with a beaded edge barge board and timber cover strip which remains on the west side. There are timber fascias and quadrant gutters on both side (not original)

The cottage has a timber frame on stumps and some ant caps are visible. The exterior cladding is cgi laid vertically. There is a timber verandah at the front or north. The verandah roof is under and separate from the main roof and is a very light structure for the spans, and timbers have sagged and twisted. It has a quadrant gutter which discharges to a down pipe on the west side which goes directly onto the ground. The main roof gutter at the front discharges onto the verandah roof. The verandah has 4 hardwood square posts and the floor structure is regular hardwood bearers and joists and the floor is tongued and grooved cypress.

The cottage has one central room running from the front to the rear and two bedrooms on each side. The front wall has a central door with a window on either side opening into the central room. There is a window a door opening into the east-most front bedroom and a window opening into the west-most bedroom. The windows are timber double hung with each sash divided into 6 panes and there are moulded architraves. The internal and external doors are ledged with v-jointed timber boards and moulded architraves. The front door which has a fly screen door. The doors are hung on gate type hinges and have rimlocks with small brass knobs. There are no windows in the east wall and one window in the west wall which is glass louvres. The west window has been added when an addition to the rear covered a window on the south side of the building.

In the central room is a fireplace in the south wall with the back door to the east. The fireplace is brickwork with the opening formed by a semi-circular head and there is a large concrete hearth. There is an interesting simple mantle-shelf and brackets. The top part and sides of the fireplace and the whole of the walls of this room are clad in ripple iron, including the ceiling. The ceiling has a two pressed metal vents. The floor is clad with masonite, probably over timber boards and there are moulded timber skirtings and cornice. There was probably linoleum over the masonite in the past. The floor is uneven, high in the centre and dropping to both the east and west indicating the building has subsided substantially and may indicate termite damage.

The bedrooms on each side of the main room also have ripple iron clad walls, timber skirting and cornice. There is also a double hung window in the rear wall of the east-most room with moulded architraves. There is a similar window in the rear west bedroom but it now opens into the addition and the framing is in front of the window. There are vents in the centre of the ceilings. The front east room has no masonite and the floor is butt joined hardwood timber boards. The rooms to west have the masonite on the floor and they fall considerably to the west.

There is a large central timber table and bench seats in the main room and wire frame beds and mattresses in the bedrooms. There is a large bench stored in the front east room blocking the door to the verandah. Power is reticulated to lights and power points but is not connected.

The rear addition is to the south-west and has a skillion roof. It has two rooms one opening from the east side adjacent the house and the second from the rear. It has a rough timber frame and is corrugated iron clad. One room has a laundry tub, bench and basin.

The building is in fair condition with subsidence evident and termite damage to the north-east corner of the building. The butt jointed board in the north-east room may be replacements and indicate former termite damage. The subsidence may indicate termite damage or deterioration from damp. The gutter generally have failed and do not discharge away from the building. The bargeboards are missing (except the north-west corner) and the rear fascia. The front verandah posts have dropped.

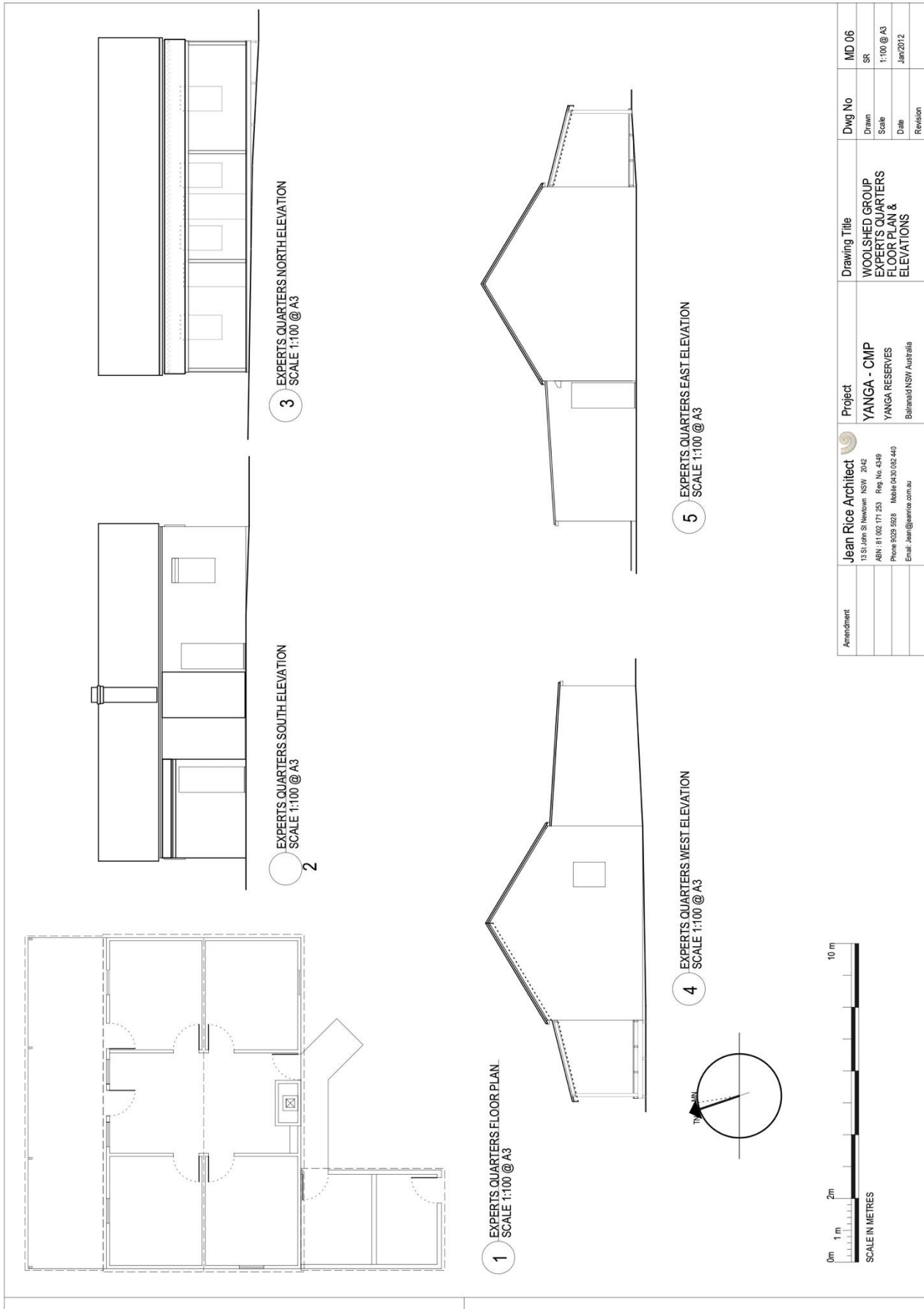


Figure 3.5.24 Woolshed Group, Experts Quarters floor plan and elevations. Jean Rice Architect, site assessed 2009.



Figure 3.5.25 Front and rear of Experts Quarters.. CMP authors, 2009

### 3.5.9 Irrigation Pump House

The Irrigation Pump House is a small building on the river bank west of the Cookhouse and it is oriented towards the river. The main part is a square shed with a gabled roof, a ridge vent and all clad in cgi. There is a skillion section to the south towards the river that has a deep pit with modern concrete sides and a concrete stair. There are engines and pumps installed in the pit and upper level and associated pipes. The frame is of timber and metal and is clad in secondhand corrugated iron. The simple windows have glass louvres, many broken. The doors are from the east side and are timber and a sign on the main door says "Danger, No Admittance". Large steel pipes and plastic pipes lead to the river. The building is in good condition apart from some damage to the roof from tree branches, broken glass and the timber doors need repainting.



Figure 3.5.26 South west and interior views of Irrigation Pump House. CMP authors, 2009

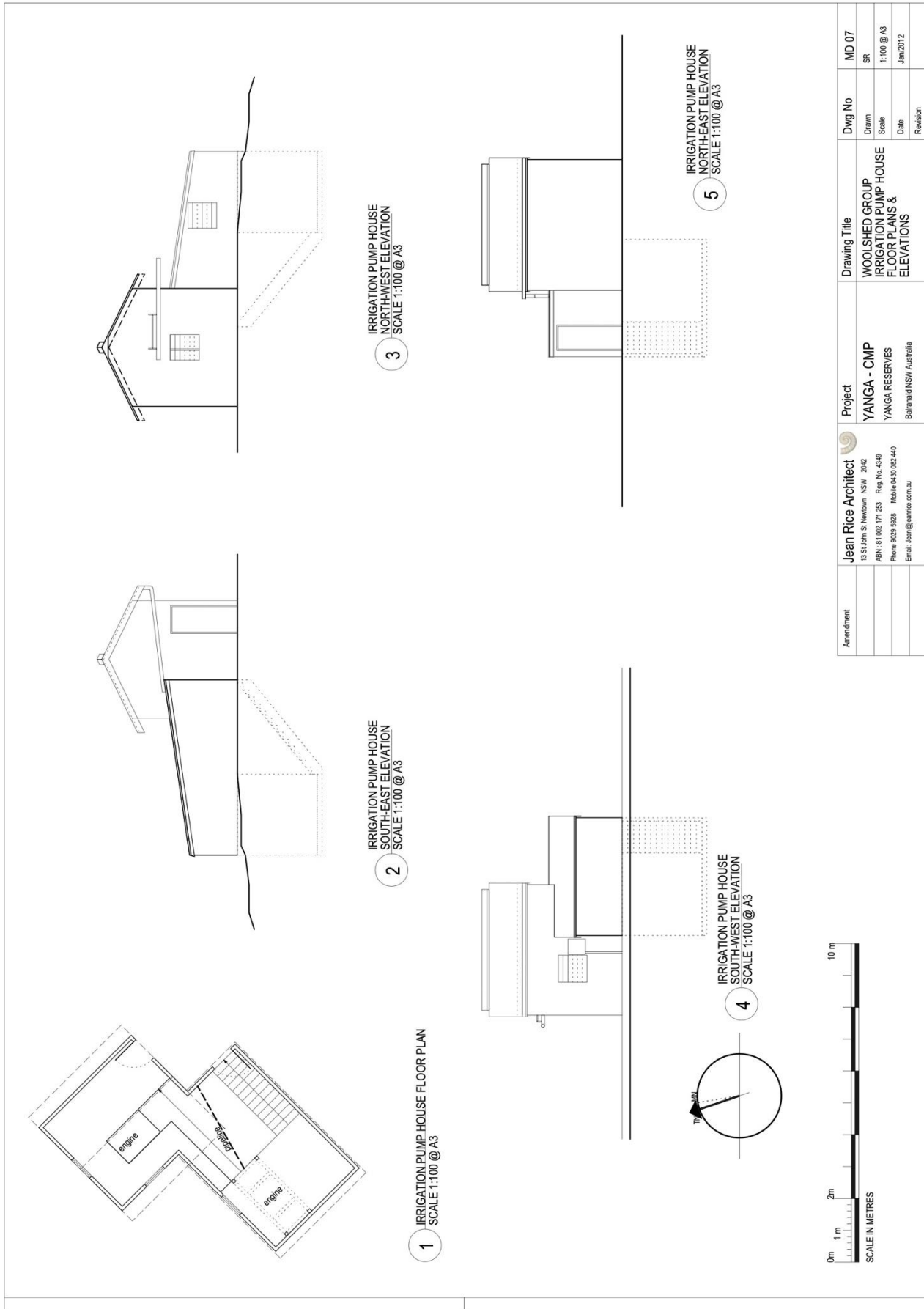


Figure 3.5.27 Woolshed Group Irrigation Pump House floor plan and elevations. Jean Rice Architect, site assessment 2009.



### 3.5.10 Woolshed Cottage

The Woolshed Cottage is located between the Woolshed and the Shearers Quarters and is oriented the same way. The front of the Cottage faces the river and the former wharf and the rear to the entry road. The main part of the cottage is four rooms, two off a central hall which opens into a larger living room and the fourth room off the living room. These rooms have high ceilings and are under a hipped “M” shaped roof with a central gutter over the living room. The rear rooms are under a skillion roof with a kitchen to the north, bathroom to the south and a space between. There is a separate flat roofed verandah at the rear. The front rooms appear to be part of an early structure but there have been many alterations to the rear section and it is difficult to discern the early configuration. The front verandah has also been altered with a concrete slab floor and a flat roofed verandah replacing the former bull-nosed profile. The front verandah and rear skillion run under the enclosed eave and the gutters.

The building has a sawn timber frame and the main part has a timber floor on stumps. The exterior is lined with cgi laid vertically except for the rear wall which is fibre cement. The interior is lined with wall board, possibly fibre cement, which does not appear to be an early finish. The ceilings are Caneite sheet and the sheet junctions have timber cover strips. The windows are double hung timber framed with each sash divided into smaller panes. The sashes vary some having 2 panes and others 6. Some have mismatched sashes. There are internal and external moulded timber architraves. The bathroom and WC have high level glass louvre windows.

The doors generally are four paneled timber doors and the front door and two other central doors have fanlights over. There is one later period high waisted door to the front south-most bedroom. The bathroom has a modern flash panel doors and the kitchen door is missing. The kitchen window is a modern aluminium window and those to the central rear space are modern louvres. There is a brick chimney on the north wall with back to back fireplaces in the kitchen and diagonally across the corner of the living room where there is a timber mantelpiece. The kitchen fireplace is enclosed by wall cladding.

There is a water tank on a timber tank stand about a metre high on the north wall. The overflow and downpipes at the front of the building are carried away from the building with downpipes supported on props. There is a septic tank and dispersal trench on the south side of the building.

The building is in poor condition. The floor has dropped in several locations and the internal wall cladding cracked. Some of the ceiling lining has fallen. The cgi roofing is in good condition but some sheets are loose and need refixing. Some of the windows are nailed shut and some sashes are failing. Some guttering is sagged or damaged and some flashings missing as well as coverstrips to cladding junctions.

The cottage is in a fenced home paddock with plantings along the fences. Immediately south is a laundry in a separate small structure that has a chip heater and external water tanks. It has a concrete floor and timber frame lined externally with cgi and with a gabled cgi roof with wide eaves. East of this is a carport on steel pipe posts and a flat roof. Along the south fence are various informal farm shelters.



Figure 3.5.28 Front and rear of Woolshed Cottage. Photos by CMP authors, 2009

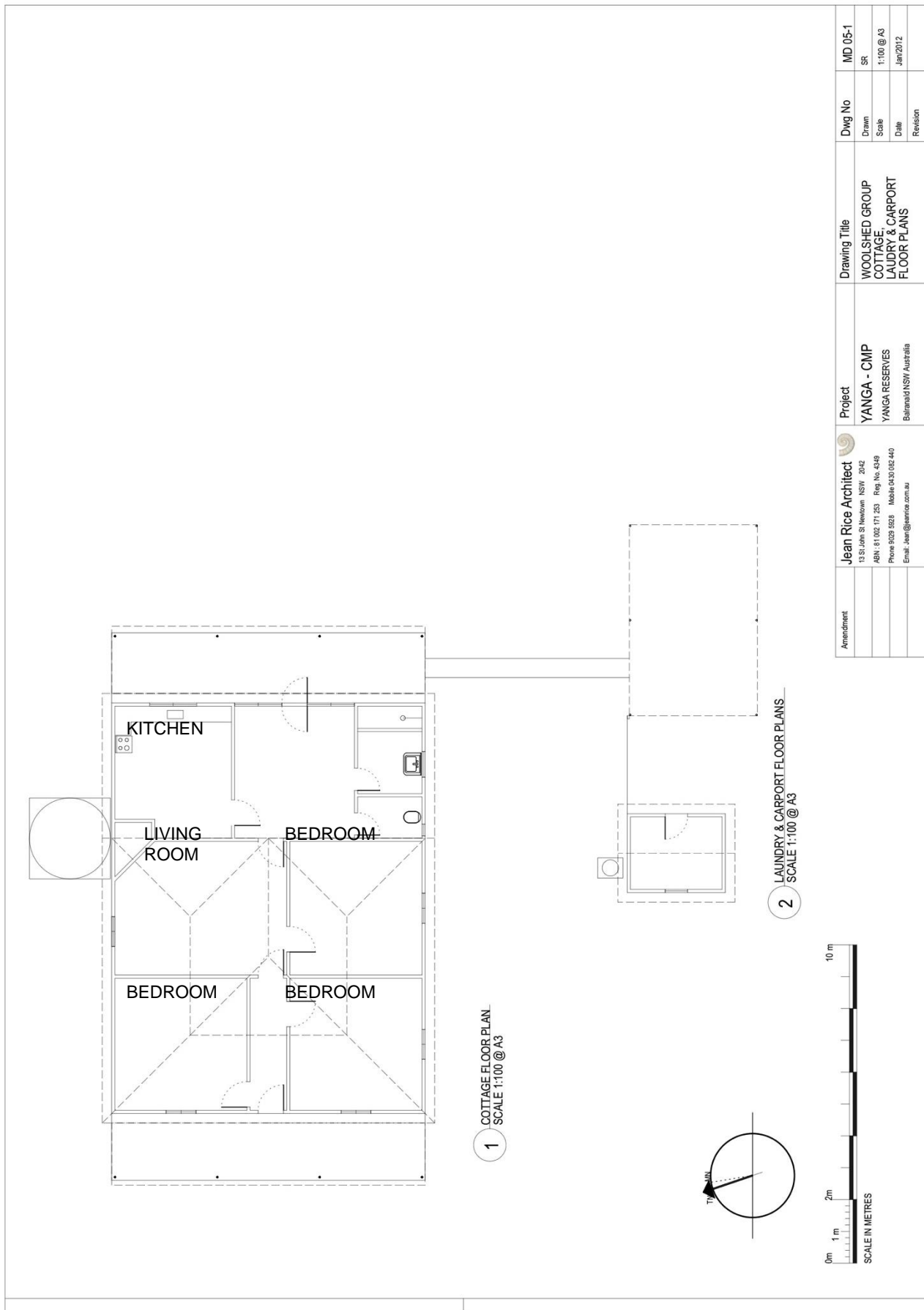


Figure 3.5.29 Woolshed Group Woolshed Cottage floor plan. Jean Rice Architect, site assessment 2009.

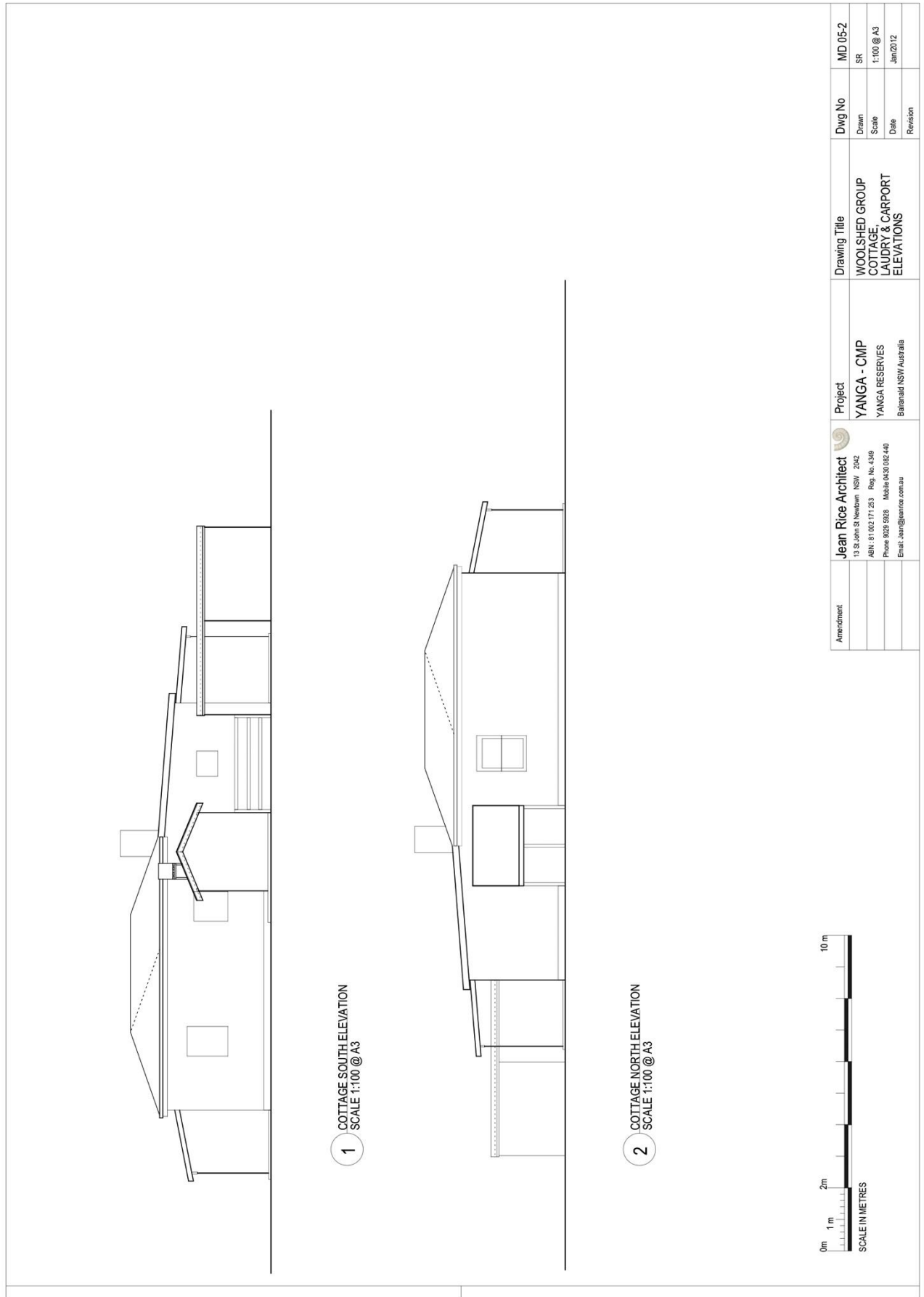


Figure 3.5.30 Woolshed Group Woolshed Cottage elevations. Jean Rice Architect, site assessment 2009.

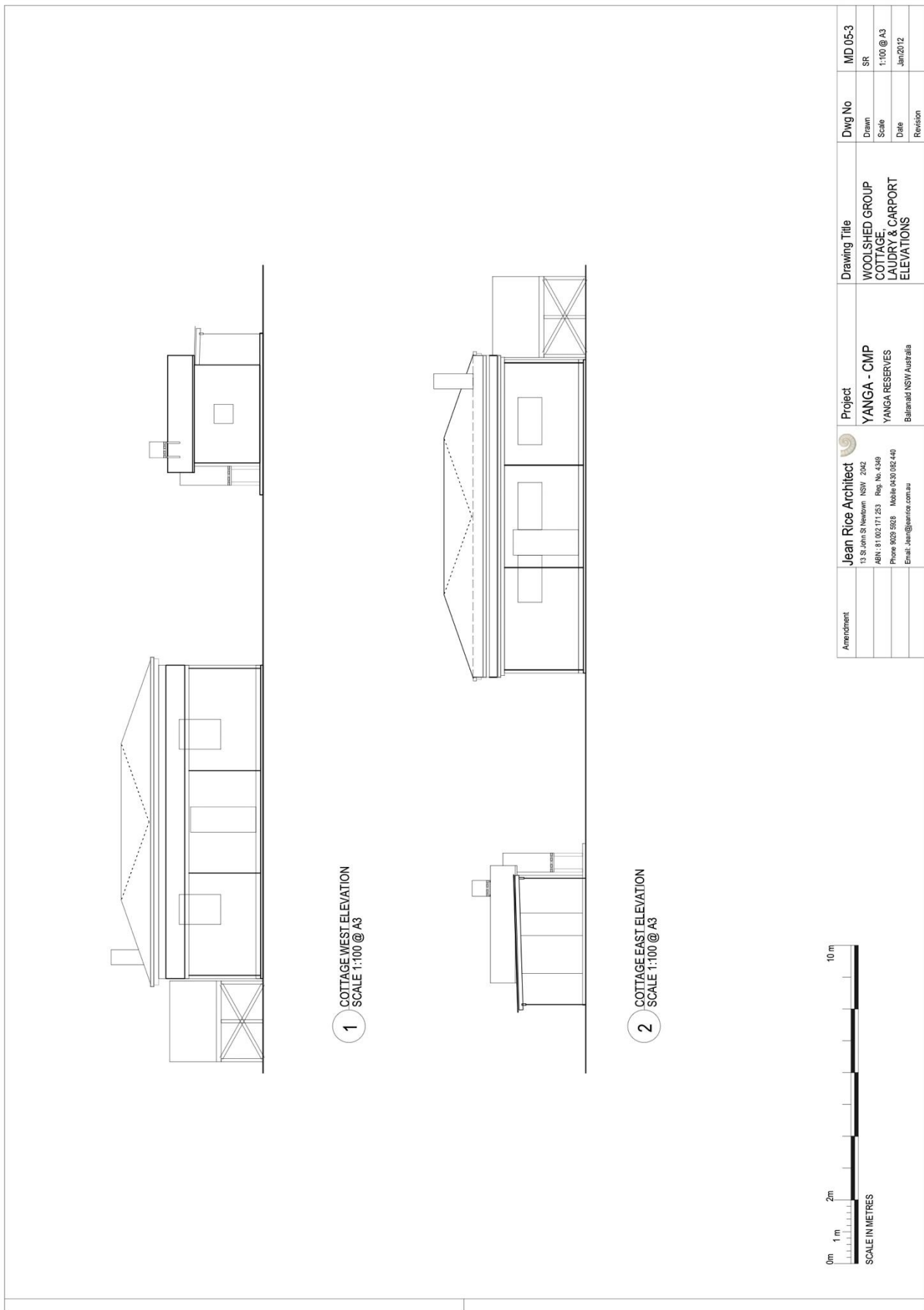


Figure 3.5.31 Woolshed Group Woolshed Cottage elevations. Jean Rice Architect, site assessment 2009.

### 3.5.11 Slaughter House and Other

The Slaughterhouse is a small rectangular building similar in construction to the separate laundries and shower blocks built throughout the former station. It is located south of the Woolshed and adjacent to the Woolshed yards. It is a small rectangular building with a cgi clad gabled roof running east west. It is a single room with a sheep pen at the east end. There is one door in the west wall. There is a small gate for sheep in the north wall opening into the sheep pen and a timber race from the main yards.

The structure is sawn timber with stud frame walls. The roof has a wide unlined eave, barge boards at the gables and bargeboards. There are currently no gutters but the bargeboard detail suggests there were formerly. There ties between the rafters as well as at top plate level. There is no bracing. The walls are clad in corrugated iron, fixed with corrugations running horizontally. The space over the top plate is open allowing some light. The sheep pen is formed by a half height cgi wall, laid vertically and there is a five bar internal gate with bracing. The floor is concrete except for the sheep pen which has a slatted timber floor and there is a concrete apron on the west. There is a drain from the killing area to the exterior and outside a concrete drain. The door is ledged and braced and timber boarded, painted, and has external architraves. The sheep gates are timber framed with diagonal braces and bolted connections. There are no windows.

The building is generally in good condition. There are loose fixings to some sheets of iron. The roof barge flashing is missing over the door. There is some subsidence to the concrete slab and evidence of rabbits undermining the northeast corner of the sheep pen. Some timber slats are missing.

#### Other

To the north of the Woolshed the cgi toilet under the pepper tree and the water tank on a tall metal stand are in the location of similar structures shown in early photos. The toilet though not significant in its own right is the only early toilet remaining in the Woolshed Group and is a pit toilet. It is a simple gable roofed structure with a passage and several pans. The building was not inspected in detail but some cgi sheets and timber frame elements are loose. The vent to the underground tank is lying inside. The large cgi water tank is just south of the pepper tree and is on a high metal stand. Water would have had to be pumped up to it. Water was presumably reticulated by gravity feed from the tank to buildings in the area. The water earlier tank in this location was on a timber stand.

Two sheds near the river are small skillion roofed structure clad in cgi with one side open. There are sawn timber stud frames and yards attached. They were presumably for stock. A modern plastic water tank is near one. The archaeological remains of the shedhands quarters are substantial with concrete slabs and remains of wall including whole concrete blocks. There are also remains of the superstructure such as timber and cgi and gutters. North of and encircling these is the embankment that protects the Group during floods.



Views of Slaughterhouse



Toilet



Sheds at river.



Archaeological remains of Shedhands Quarters



Figures 3.5.32 Photos by CMP authors, 2009

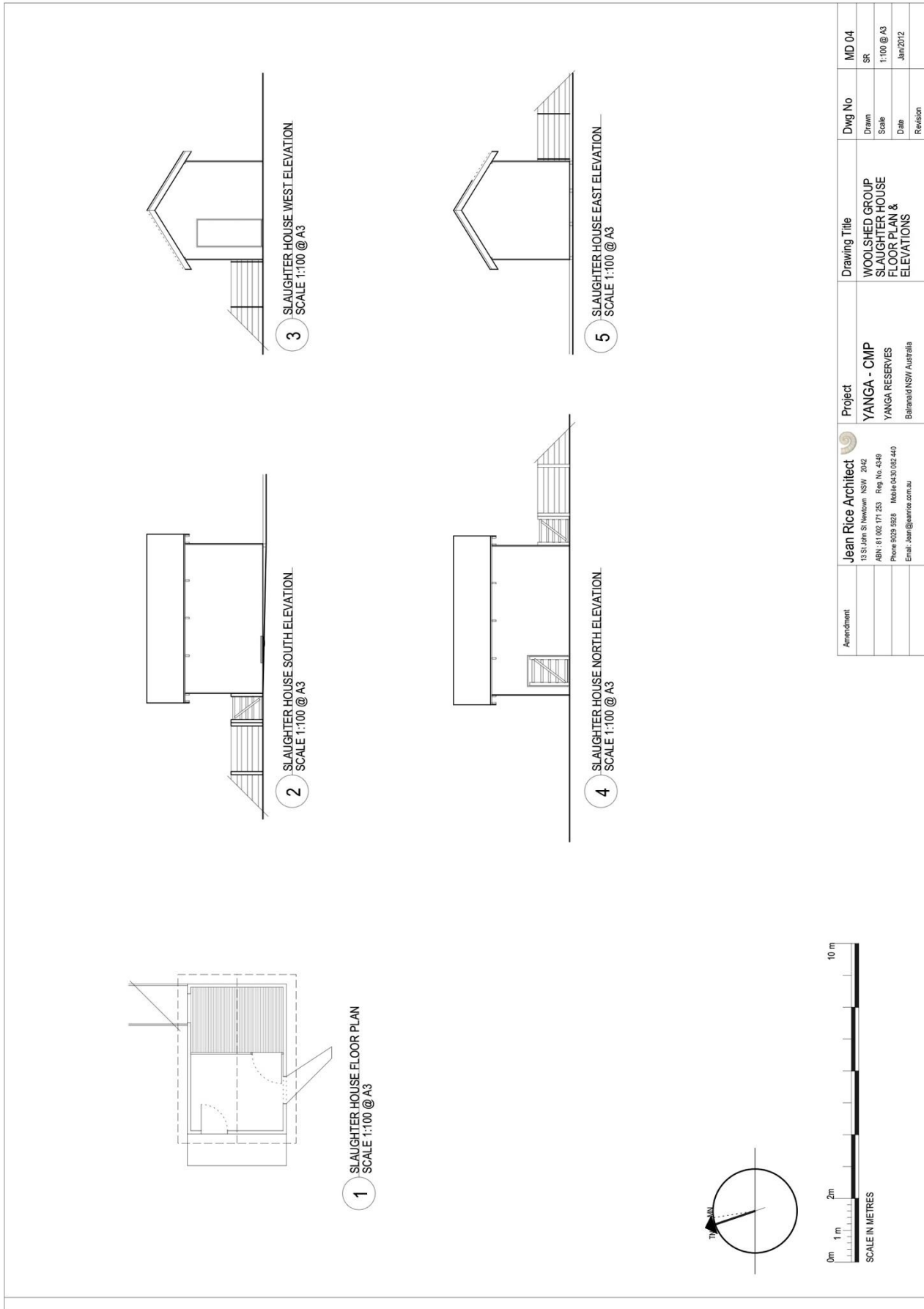


Figure 3.5.33 Woolshed Group Slaughterhouse floor plans and elevations. Jean Rice Architect, site assessed 2009.

### 3.6 Moveable Heritage

A condition of the purchase of Yanga was that the collection of movable items was included in the sale. An Inventory of Movable Heritage was prepared in 2007/8 by OHM Consultants in accordance with DECC Moveable Heritage Policies. This inventory and its recommendations should be referred to for detail about the moveable heritage collection which is briefly described here. This CMP has considered the Moveable Heritage Inventory.

The Inventory analysed and catalogued collections in the Woolshed precinct, Outstations precincts and Homestead precinct. The sites inspected were;

- Homestead
- Cooks house
- Laundry
- Blacksmiths shop
- Store
- Outdoor garden areas
- Slaughterhouse
- Junkyard
- Pocock's Hut
- Breer Hut
- Yanga Woolshed precinct
- Oakhampton
- Willows
- Redbank
- Wilga Woolshed

A substantial amount of material was found at these sites. Not all the material was considered culturally significant in its own right but it added to the breadth of knowledge of past uses of the place prior to it becoming a National Park.

Much of the fabric found demonstrated;

- Activity at these sites including residential, administration, farming and fishing
- Range of these activities at these sites including blacksmithing, transport and animal husbandry
- Extent of activities at these sites including personal and staff items.

The report established that the 'Yanga Station' collection is of high significance at a State level as it is one of the few intact farming collections still in context that the public will have access to in NSW.

Key aspects of the collection are the household contents at the Homestead including furniture, linen, kitchen and dining items and pictures. The former station office holds records and furniture and the store in the Kitchen wing holds household items and a range of items in bins. The Store building has stored items associated with pastoral activity and furniture. The Refrigeration Shed contents include the refrigeration machinery with the cool rooms, motors and fly wheels etc. The Long Shed contents include a truck, saddles an horse tack and building maintenance supplies such as trays of roofing nails, and spare doors, mantelpieces and window sashes. In the Carriage shed the forge and Blacksmiths items remain and the shed has been used to store items such as what appears to be the columns removed from the verandah of the house, gates possibly from the homestead yard and discarded household items (not all of which are significant).

At the Woolshed the contents include bales of wool from the last shearing, machinery such as presses, shearing drive shaft, shear sharpening tools and wool sorting tables. The Quarters have wire beds and mattresses with the Yanga brand as well as unrelated stored items. The Mess Room and Experts Quarters have large timber tables and bench seats.

At the Outstations there is a full range of farm equipment as well as items associated with former occupants - not all significant.

### 3.7 Station Records and Documentary Evidence

There are extensive station records purchased with the property. These provide an invaluable record of the place and should be considered part of the physical fabric of the place to be conserved and managed. They include key items originally from the Sims Cooper / Black family archives but these archives in Melbourne include other detailed material about Yanga.

Some of the items from the collection are displayed in the Cooks House exhibition including frames photos, photo albums, maps of the property and plans of buildings.

The station records have been catalogued and boxed by an archivist. A spreadsheet lists items in eleven boxes, the category of the item, the nature of the item, the date range and includes comments. The categories are:

- Diaries and Notebooks (earliest 1922),
- Correspondence,
- Shearing and Wool Records (such as shearers tally books),
- Stock Records (including a 1919 paddock book),
- Environmental Management (from 1960)
- Finance and accounts (from 1919)
- Station Management (from 1940s including railways invoices).

There is a range of other items not yet catalogued. They include large format maps and plans. Examples are paddock plans, plans of the extent of inundation for various floods, plans of the Old Shearers Quarters, plans of stock yards and irrigation structures such as the 1913 Yanga Lake Regulator. There are also some early survey plans on linen, for example of the portion that is now the Nature Reserve, some subdivision plans, irrigation plans and agro forestry maps. These items have not been catalogued or conserved but have been boxed and are stored in the former Maids Room in the Kitchen wing.

The station records offer opportunities to study and understand the history and operation of the station and their conservation, storage and research and display access are matters to consider. As they are stored on site there physical conservation needs to be considered including potential pest damage, water damage or fire damage.

### 3.8 Condition and Integrity

The general condition of the site overall as a cultural landscape is good. The condition of some natural areas and of some buildings is excellent but others are in very poor condition. Detailed comments about condition of structures are made in item descriptions. The condition of natural areas is affected by drought and flood cycles as well as by former pastoral activity. This is the subject of other detailed scientific studies. Some structures in poor condition include irrigation regulators, some of which are needed to operate and have recently been replace, as well as buildings throughout the property that have been abandoned or not maintained as they were not in regular use. Some of these are significant, such as Peacocks slab hut and the Homestead Coach House / Smithy. The later policies consider the condition of items and of the heritage values.

The site as a whole maintains a high degree of integrity. The reservation of a large portion of the former station includes large tracts of country both riverine and back country and large areas not intensively farmed preserving Aboriginal and natural sites. There are however weeds established in many areas. This extent of reservation also means the evidence of the range of cultural activities is included such as the Homestead, Woolsheds on the river and inland, outstations, stockyards, as well as water management infrastructure. Continual change and development has been a feature of the pastoral phase of the property and this is evident in the place. Archaeological sites remain of former station sites. Some change has compromised integrity such as alterations to the Homestead Stable and insertion of the store in the Refrigeration shed. Other change such as the construction of new Shearers Quarters has left the Old Quarters unaltered, albeit in poor condition.