



COOLAMINE HOMESTEAD KOSCIUSZKO NATIONAL PARK



CONSERVATION MANAGEMENT PLAN



PREPARED FOR THE DECC
By Otto Cserhalmi & Partners
For Public Exhibition
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- Appendix A HHIMS form

- Appendix B Bush Tools for Blind Freddie, Notes from the KHA workshop on
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- Appendix C Summary of the Oral Histories on the Australian Alps that relate to Coolamine

SECTION 1.0 EXECUTIVE SUMMARY

The Coolamine Homestead complex is a very rare surviving example of a permanent pastoral outstation that retains handbuilt slab buildings, yards and a water race. The aim of this Conservation Management Plan is to ensure the continued conservation of the significant fabric and to ensure that the rarity of the place is interpreted for visitors. The range of vernacular construction techniques found at this site is unparalleled in NSW.

This Conservation Management Plan, prepared for the DECC, is one of a series of individual Conservation Management Plans that have been prepared to guide the future conservation of buildings within the Kosciuszko National Park. The Kosciuszko National Park Plan of Management and the Kosciuszko National Park Huts Conservation Strategy should also be referred to for overall policies. The preparation of this study further indicates the long-term commitment of the NPWS (now part of the DECC) to the conservation of the cultural sites within the state's National Parks.

This plan analyses the history and surviving physical fabric of the Coolamine Homestead and from the analysis derives the Statement of Cultural Significance. The internal and external processes for conservation planning and seeking approvals for building works, including any works undertaken by volunteer groups are included. The conservation policies aim to protect the significant fabric by doing as much as is necessary to prevent deterioration with as little intervention into the original details as possible. The policies recognize that it is in the nature of slab buildings for the slabs to be replaced when they have deteriorated beyond repair and draws on the policies developed by ICOMOS for timber buildings.

The Coolamine Homestead is located within an area designated as a wilderness area. There is, however extensive evidence of the cultural use of the Cooleman Run dating back to the 1830s, as well as evidence of Aboriginal use that has yet to be dated, but that predates European use.

The Conservation Policies seek to reach a balance between the continued use of the Coolamine Homestead by visitors and the long-term conservation of the surviving fabric of significance. In particular the conservation policies identify the need by the DECC to assess the impact of ALL proposed works on the surviving fabric of the individual buildings and structures within the complex.

The site currently receives many day visitors and it is proposed that this use continue. The Coolamine Homestead has been the site of practical training in bush carpentry and retains rare surviving evidence of a range of vernacular construction techniques. This educational role is one that can be further developed. In addition there is a long standing attachment to the site of the descendants of the families who managed the outstations in the mountains and the volunteers who have spent many years campaigning to save the huts that now lie within the Kosciuszko National Park. It is proposed that the family memories inform the interpretation and presentation of the site to the wider public and that occasional events are held that focus on the former pastoral use of the place.

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I.1 AIMS OF THE REPORT

This Conservation Management Plan (CMP) has been commissioned by the Tumut Office of the DECC and has been prepared by Otto Cserhalmi + Partners P/L.

The CMP aims to be a practical document, to guide decisions that may affect the heritage value of the place. It will comprise one of the bases for future planning and provide a standard against which to assess the heritage impact of proposed developments. It should be used when planning any works, both temporary and permanent, that involve alteration to the surviving fabric of the place. The report should be used in conjunction with the relevant sections of the NPWS *Guide to Building Conservation* (1996).

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter 1999) provides the Australia-wide accepted guidelines for heritage conservation. Section 2 (Conservation and Management) of the charter states:

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

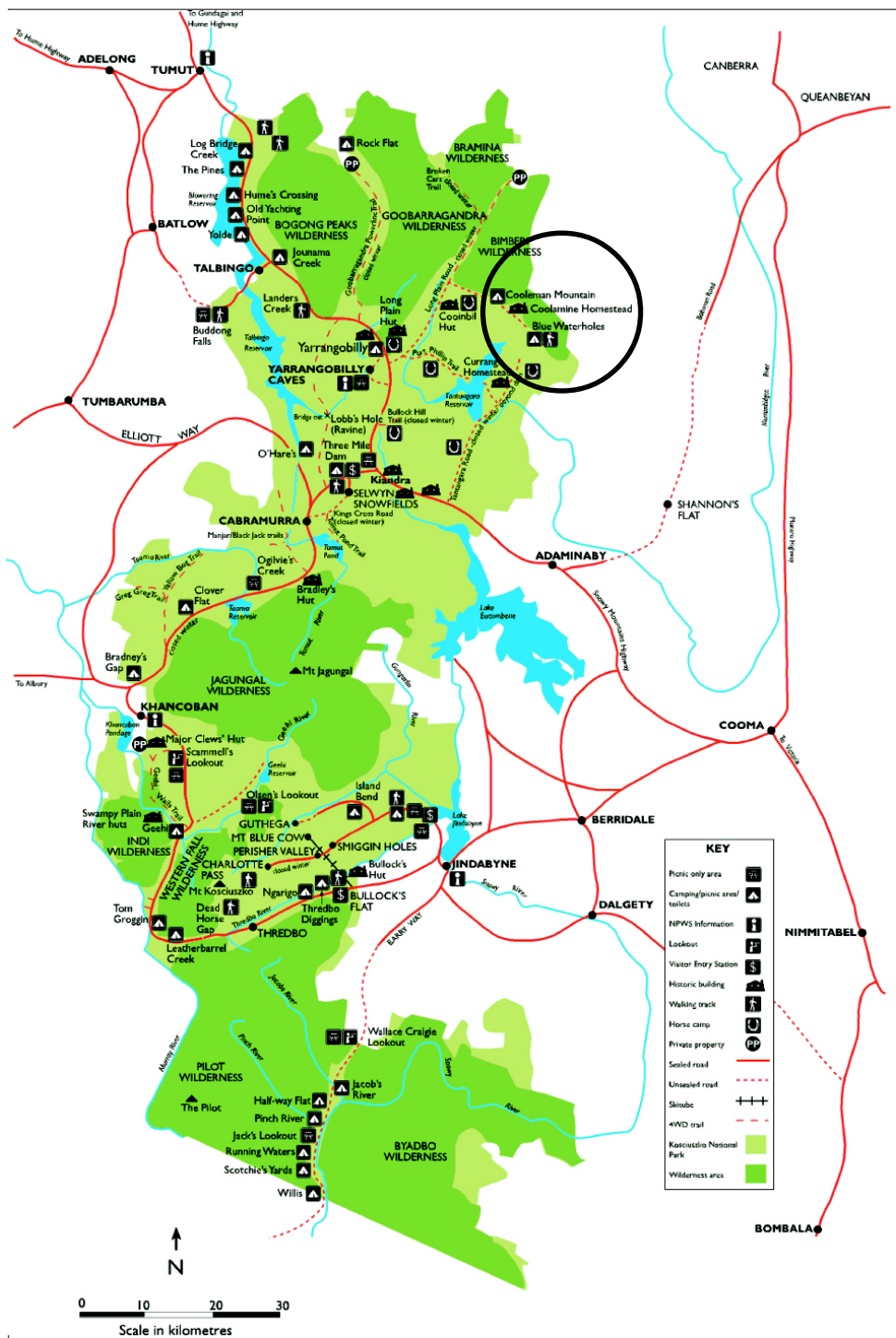
The aim of this Conservation Management Plan therefore, is to set out:

- the cultural significance of the place;
- conservation policies appropriate to enable the cultural significance of the place to be retained in any future upgrading, additions and alterations, conservation work or change of use;
- strategies for implementing these policies.

The Conservation Management Plan aims to develop conservation policies and an implementation plan for the continued visitor access to the Coolamine Homestead and the long term care and conservation of the place by the DECC.

1.2 SITE OWNERSHIP

The Coolamine Homestead complex is located within the northern portion of the Kosciuszko National Park, and is shown circled on the map below. The complex is now owned and managed by the DECC. The previous series of owners and managers is traced in the historical outline. More detailed location maps are included at the end of this section.



I.3 SCOPE OF THE REPORT

This report considers the historical development of the entire Cooleman Run however the survey of physical fabric was limited to the homestead complex, the home paddock and remnants of the garden. The site of the former homestead on the Cooleman plain was briefly inspected.

This report sets out the cultural significance of the Coolamine Homestead, developed by researching and analysing the building, in the context of its use for summer grazing and its history. The statement of significance is intended to be one of the bases of future planning for the continued use, management and conservation of the place.

I.4 METHODOLOGY AND STRUCTURE

This report follows the general methodology set out in J.S. Kerr's The Conservation Plan and is consistent with the guidelines set out in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter 1999). In particular

Section 1.0 Introduction is followed by Section 2.0 Historical Analysis.

The Comparative Analysis follows in Section 3.0 and this section includes a discussion of the relative rarity of the construction techniques.

Section 4.0 Physical Analysis is an overview of the physical fabric of the complex.

Section 5.0 discusses the cultural significance of the Coolamine Homestead and concludes in a succinct Statement of Significance for the place.

Section 6.0 discusses the constraints and opportunities providing a basis for the development of a strategy for implementation of the conservation policies, which are in Section 7.0

Section 8.0 contains the Conservation Strategy sets out how the conservation policies might be achieved and considers future patterns of use of the place and the management of visitor access.

I.5 TERMINOLOGY AND ABBREVIATIONS

The abbreviation NPWS is used throughout the report to refer to the National Parks and Wildlife Service, now part of the Department of Environment and Climate Change (DECC), the main government conservation agency in NSW. The terms place, cultural significance, fabric, maintenance, compatible use, preservation, reconstruction, restoration, adaptation and conservation used throughout this report are as defined in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance ("The Burra Charter") 1999, Article 1.1 to 1.17.

- I.1 Place means site, area, land, landscape, building or other works, group of buildings or other works, and may include components, contents, spaces and views.
- I.2 Cultural Significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.
- I.3 Fabric means all the physical material of the place including components, fixtures, contents and objects.
- I.4 Conservation means all the processes of looking after a place so as to retain its cultural significance.
- I.5 Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- I.6 Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.
- I.7 Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- I.8 Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new materials into the fabric.
- I.9 Adaptation means modifying a place to suit the existing use or a proposed use.
- I.10 Use means the functions of a place, as well as the activities and practices that may occur at the place.
- I.11 Compatible use means a use which respects the cultural significance of a place. Such use involves no, or minimal impact, on cultural significance.
- I.12 Setting means the area around a place, which may include the visual catchment.
- I.13 Related place means a place that contributes to the cultural significance of another place.
- I.14 Related object means an object that contributes to the cultural significance of a place, but is not that place.
- I.15 Associations mean the special connections that exist between people and a place.
- I.16 Meanings denote what a place signifies, indicates, evokes or expresses.
- I.17 Interpretation means all the ways of presenting the cultural significance of a place.

Abbreviations used throughout the text are as follows:

AHC	Australian Heritage Commission (now reconstituted as the Australian Heritage Council)
AO	Archives Office (no longer in existence, now NSW State Records however the prefix is still used for archival material such as plans and parish maps)
CMP	Conservation Management Plan
DECC	Department of Environment and Climate Change (NSW)
DCOM	Department of Commerce, formerly the Department of Public Works & Services Formerly the Public Works Department
DCP	Development Control Plan
DEH	former Department of Environment and Heritage (Commonwealth) now the Department of Environment and Water Resources
DPWS	Department of Public Works and Services
EPBC Act	Environmental Protection, Biodiversity and Conservation Act
ICOMOS	International Council on Monument and Sites
KHA	Kosciuszko Huts Association
LEP	Local Environmental Plan
MP	Master Plan
ML	Mitchell Library
NPWS	National Parks and Wildlife Service
NSW HO	NSW Heritage Office
NSWSR	NSW State Records (see AO)
PNSW	Planning NSW
POM	Plan of Management
PWD	Public Works Department (see DCOM)
SHI	State Heritage Inventory (NSW Heritage Act)
SHR	State Heritage Register (NSW Heritage Act)
REP	Regional Environmental Plan
SOHI	Statement of Heritage Impact

Internally in the DECC/NPWS the following abbreviations are used

AHIMS	Aboriginal Heritage Information Management System
HAMP	Heritage Assets Maintenance Program
HHIMS	Historic Heritage Information Management System
PWD	Parks and Wildlife Division

Technical terms related to bush carpentry have been included as an appendix, in the form of Bill Boyd's notes included in the NPWS Guide to Building Conservation Work

I.6 STAKEHOLDERS, CONTRIBUTORS AND ACKNOWLEDGMENTS

The historical section of this report was prepared by Noni Boyd. The analysis of the physical fabric, the comparative analysis and the conservation policies were prepared by Noni Boyd, with an overview by Jean Rice. The environmental overview and policies were prepared by Roger Lembit.

The NPWS head office and the Tumut office kindly provided access to their files on Coolamine.

The location of historic plans and photographs identified during the course of this project has been summarised in the appendices, including material held in Canberra that was not consulted directly.

The assistance of the following people is gratefully acknowledged (in alphabetical order)

Phyllis Dowling
Stuart Garner
Harry Hill
Ted and Helen Taylor & family

NPWS Staff

Megan Bowden
Steve Cathcart
Dean Freeman
Eloise Peach
Gabrielle Wilks

Olwen Beasley (Hurstville)
Steve Brown (Hurstville)
Katrina Stankowski (Hurstville)

Comments from the public exhibition of this document will be incorporated into the final report.

1.7 CONSTRAINTS AND LIMITATIONS

The history prepared for this Conservation Management Plan was prepared to assist in the analysis of the physical fabric and in the preparation of the conservation policies and the implementation strategy. It is not intended to be a definitive history of the place. Considerable more documentary evidence survives concerning the leases of the Coolman plains during the Nineteenth century. The leases are recorded in the Government Gazettes.

Additional material relating to Coolamine is held in the National Library of Australia in Canberra. Further material may also survive in the records of the Campbell holdings including Cooinbil. These papers are located in the Charles Sturt University Regional Archives.

The Southwell family retain material, some of which has been included in the story of the 150 years of their family in the Limestone Plains area. Some of the material relating to the Southwell family 's term at Coolamine has already been lodged with the Curtin papers and is available digitally via the Curtin Library in WA.

1.8 FURTHER RESEARCH

The possibility of conducting further oral history interviews relating the final years of grazing on the alpine plains survives, including the local stockmen and the families who owned the stock. The references to the leaseholders in the area (including the adjacent Long Plain) from the 1840s onwards contained in the Government Gazette could be compiled.

There do not appear to have been any aboriginal oral histories related to the use of the Coolman Plains and the site surveying is limited to easily accessible sites near to the road. The route from Peppercorn to Currango that appears on the parish maps could be re-surveyed in terms of both aboriginal and European cultural heritage. Other areas that could be researched further include the surveyors sketchbooks and the conditional purchase inspection reports held in State Records.

During the preparation of this report only copies of plans were located. The original drawings and the photographs taken by the Department of Surveying at the University of Melbourne may survive.

1.9 OTHER REPORTS

The following research notes and reports have been used in the preparation of this CMP:

files and visitor books held in the Tumut Office

Coolamine Homestead CMP 1995 for NPWS by David Scott, incorporating
Notes by Michael Pearson 1981

Archaeological Investigation by Dr Lindsay Smith, 2007
(based on research contained in Iain Stuart's doctoral thesis,
Squatting Landscapes in South-Eastern Australia (1820-1895) (USYD)

on file at NPWS (now DECC) Office, Hurstville

Coolamine Homestead, Recommendations
James Semple Kerr November 1978

Extracts from Gatis Gregor's 1979 thesis
A Survey of the Southern NSW Alpine Architecture 1840-1910
BSc (Arch)(Hons) USYD

Interview with Tom and Molly Taylor 24/8/1978 (NPWS KNP file)

Draft Conservation Plan for Coolamine Homestead 'historic place'
Prepared by Peter McKenzie Architect, 1982

Report on the Coolamine Homestead Seminar/ Workshop
Margaret Collins July 1983

National Estate Grant Program
Coolamine Homestead 1987
Margaret Collins et al

General

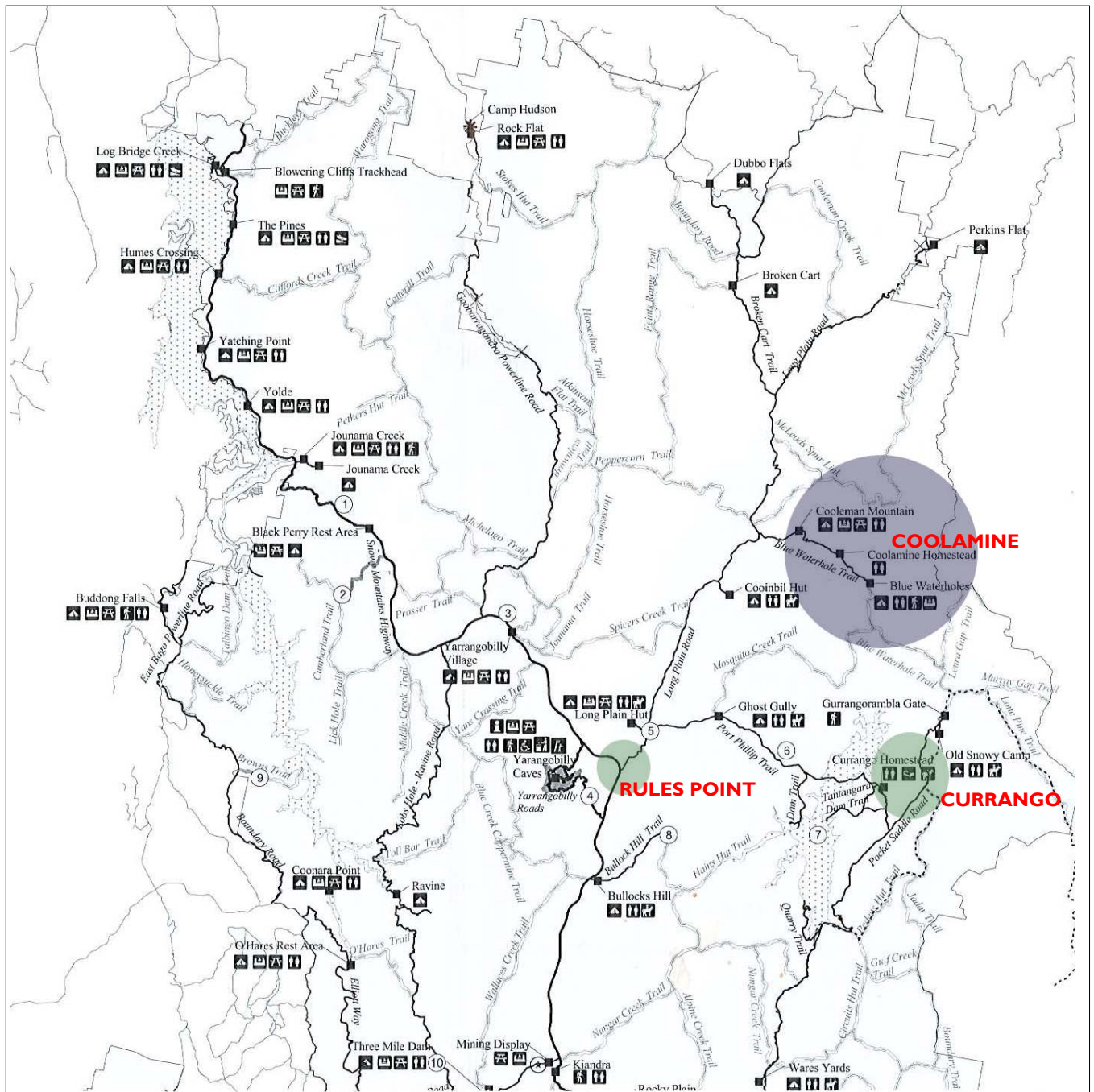
NPWS Guide to Building Conservation Works (1995/1998)

NPWS Huts Study 1992

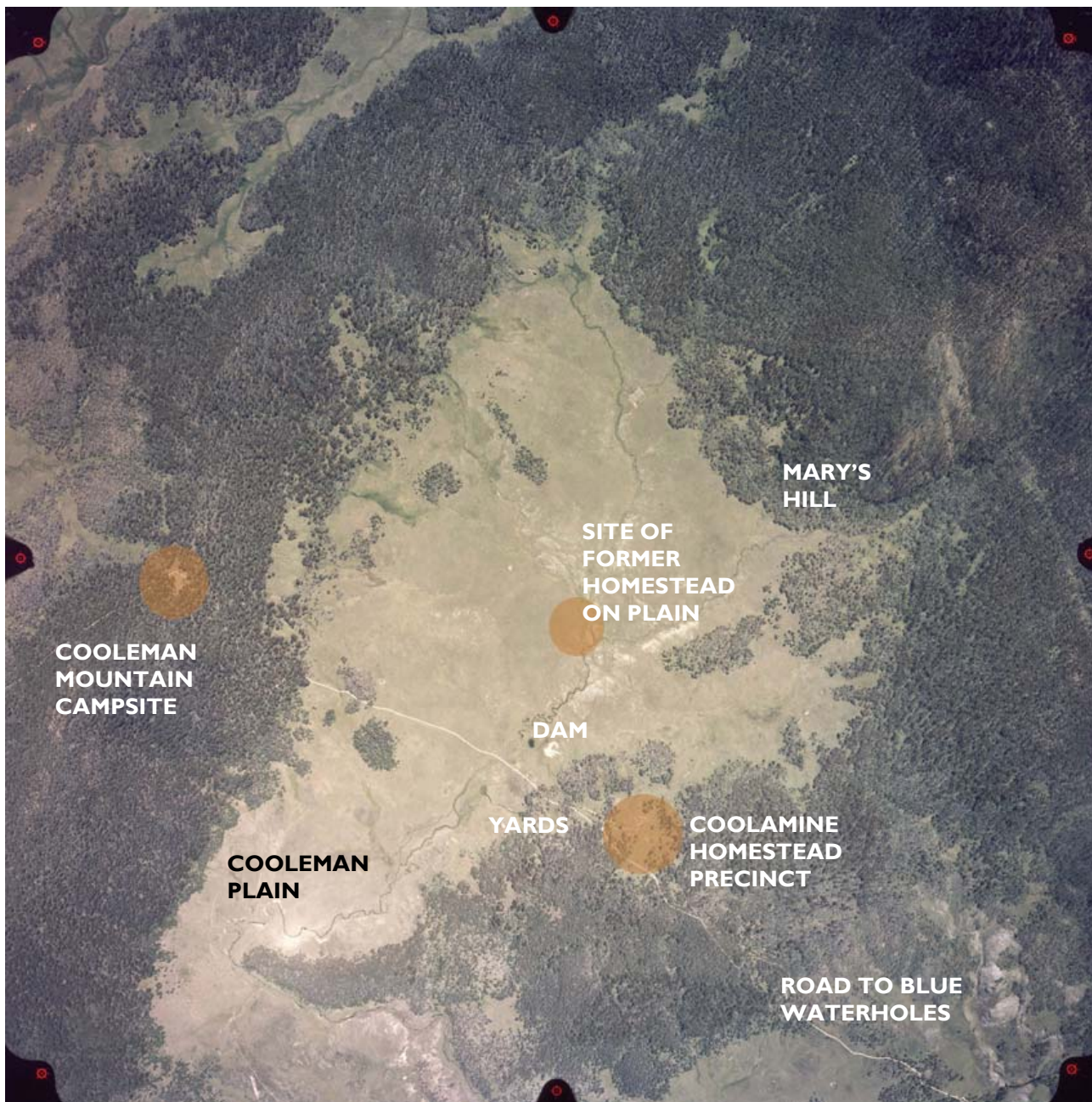
Kosciuszko National Parks Huts Strategy by Godden Mackay Logan

I.10 SITE LOCATION

The location the Coolman Homestead and the nearest NPWS facilities at Blue Waterholes and the Coolman Mountain are highlighted in blue. This map also shows Long Plain Road and the road to Blue Waterholes. The two locations shown in green are Rules Point and Currango.



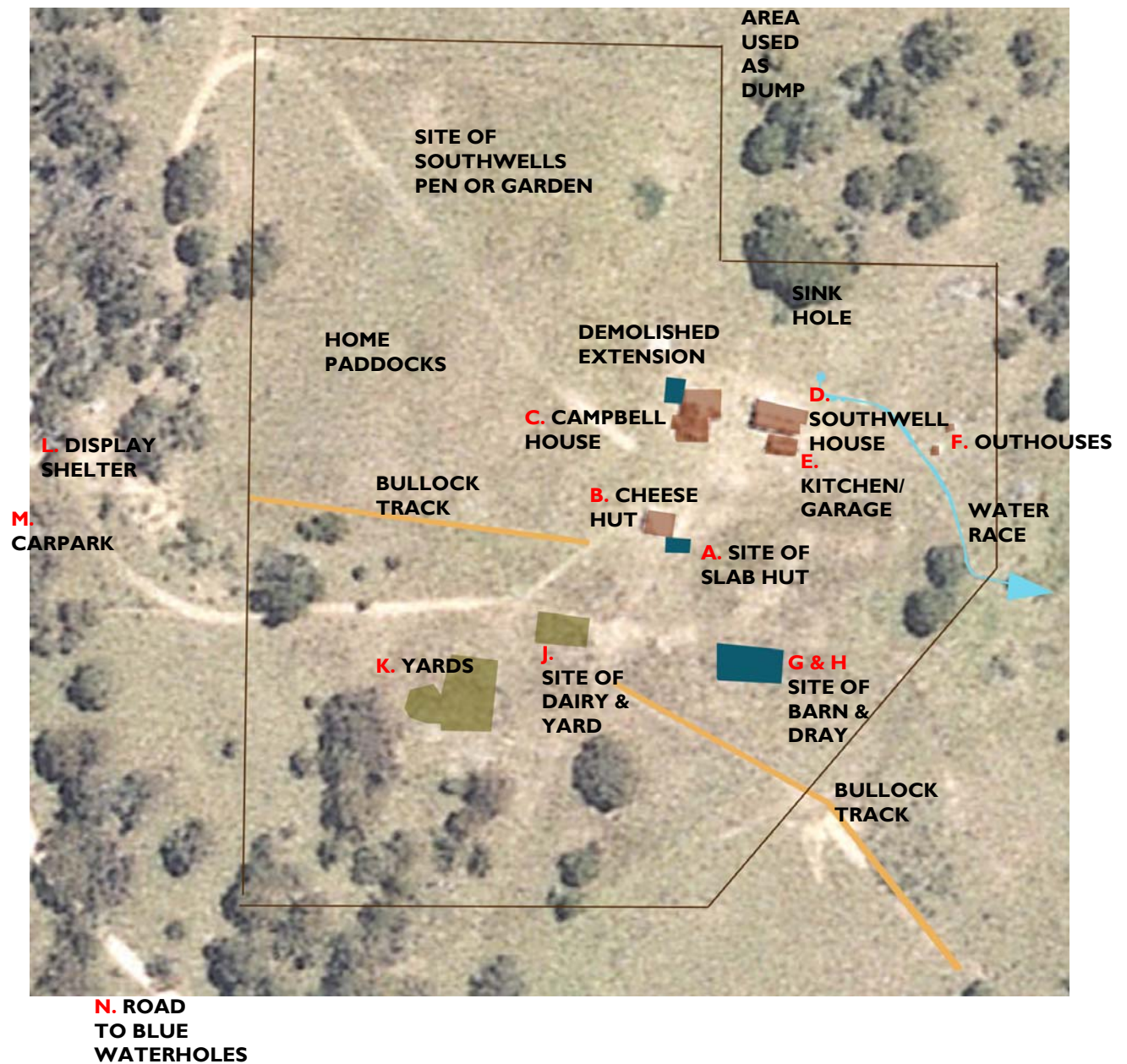
Location Plan
 Source: KNP POM

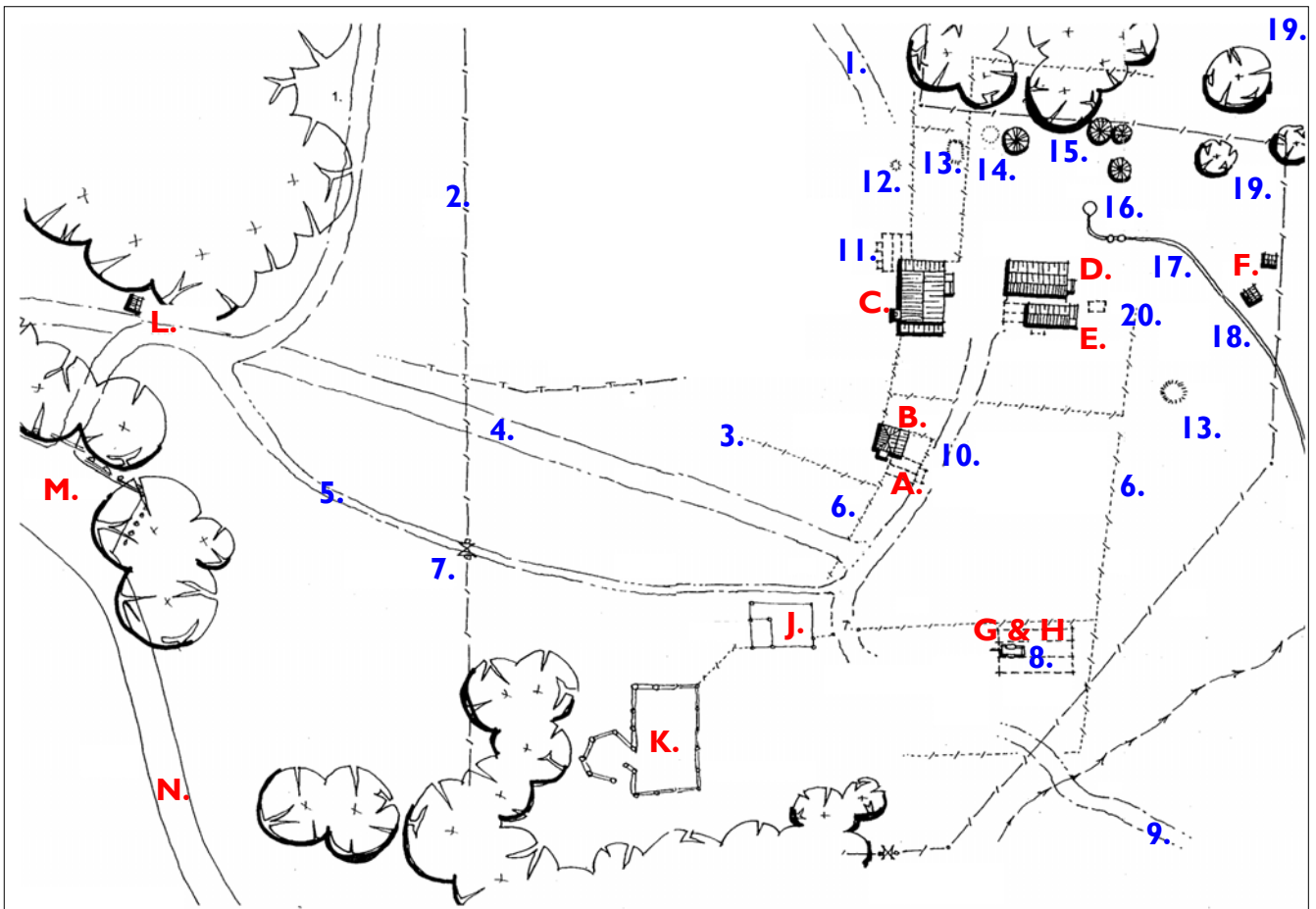


Aerial view of the northern section of the Coolaman Plain showing the location of the homestead, the former homestead site in the middle of the plain and the campsite on the Coolaman Mountains as well as the dam and larger yards near to the house.
Source: Lands Department : Tantangara

I.11 SITE PLAN IDENTIFYING BUILDINGS

The names used in the previous CMP report have continued to be used in this report, despite there being no documentary evidence as to their use during the Southwell phase of occupation. In particular there is no documentary evidence that the now vanished slab hut adjacent to the Cheese Hut was in fact the de Salis hut.





This site plan, taken from the previous CMP shows the location of the buildings and structures in 1995. A number of these features are no longer extant and the plan has been included for record purposes.

In Red are the major surviving structures.

- A. Slab Hut site [De Salis / Keheller]
- B. Cheese Hut
- C. Campbell House
- D. Southwell House
- E. Kitchen Garage
- F. Outhouses
- G. Stables Site
- H. Barn / Hay shed site
- I. Not used
- J. Yards
- K. Stockyards
- L. Display Shelter
- M. Carpark (now with a second display shelter)
- N. Road to Blue Waterholes

Former fencelines and other features were also identified in the previous CMP. Additional information regarding the dates or provenance of each item has been included in square brackets. Some of the landscape items present in 1994 are no longer extant.

In Blue are the features identified in the previous study, not all of which are extant.

1. Management vehicle access to the site [recent]
2. 1982 fence enclosure of the site
3. Site of early telephone line [alignment of]
4. Overgrown cutting to early road [originally a bullock track]
5. 1982 foot track visitor access
6. Site of early fences [dates not determined]
7. Gate [recent circa 1982]
8. 1890s dray [purchased by Taylors circa WWI]
9. Overgrown road [bullock track]
10. Site of picket fence [by 1930s]
11. Northwest wing of Campbell House [commenced by 1903]
12. Household drains
13. Mounds, Washhouse site [no photographic evidence to support this]
14. Circle of unidentified origin [probably a sink hole]
15. Exotic trees [no longer extant]
16. Well [a cistern that terminates the water race, rather than a well]
17. Cisterns [two smaller cisterns]
18. Water race line
19. Kennels [no longer extant]
20. Approximate site of chicken coop [no photographic evidence]

The site of the temporary kitchen is unknown.

There are also sheep yards and a dam located outside of the main complex. The dam is on the Coleman Plain and the sheepyards are adjacent to the road as you approach the complex, on the southern side. These features are located on the aerial photograph on page 16. The remnant yard is shown in the photo opposite taken in December 2006.



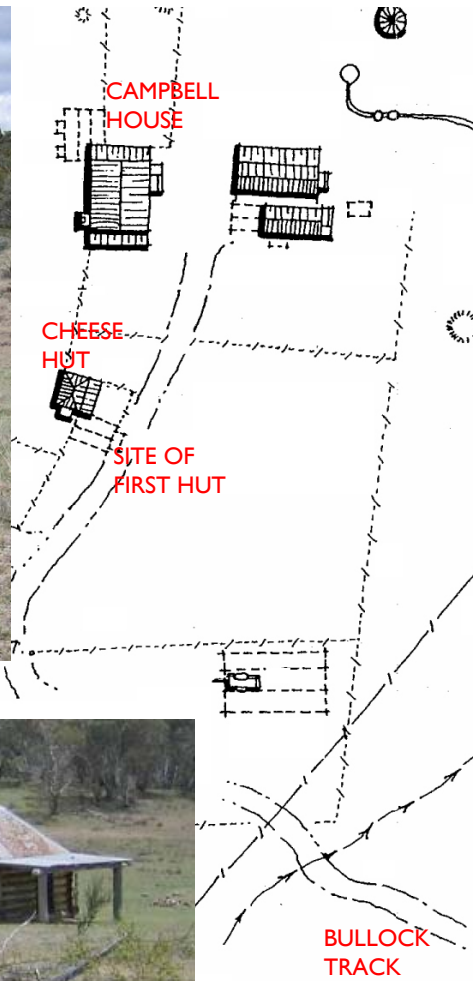


The following view shows the relationship between the individual buildings and site elements

- Bullock track
- Slab Hut site [Kelleher's, formerly known as De Salis]
- Cheese Hut
- Campbell House
- Southwell House
- Kitchen/Garage
- Outhouses

I.12 CURRENT PHOTOGRAPHS

Bullock Track



Slab Hut site
[Kelleher's]
Adjacent to the Cheese Hut
In previous reports this hut is referred to as the de Salis hut.



Cheese Hut



Campbell House

South facade



North facade



West facade



Southwell House

West elevation



North Elevation



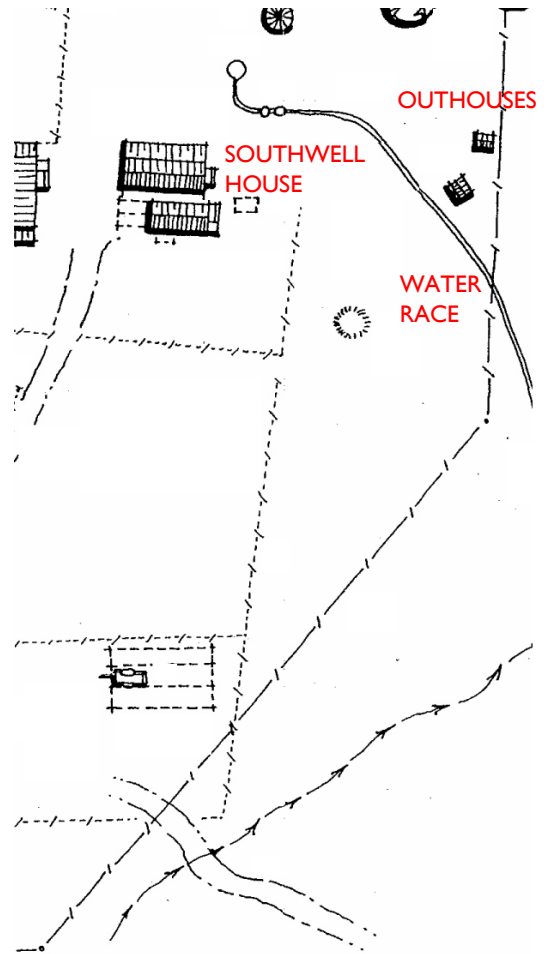
Former Kitchen / Garage



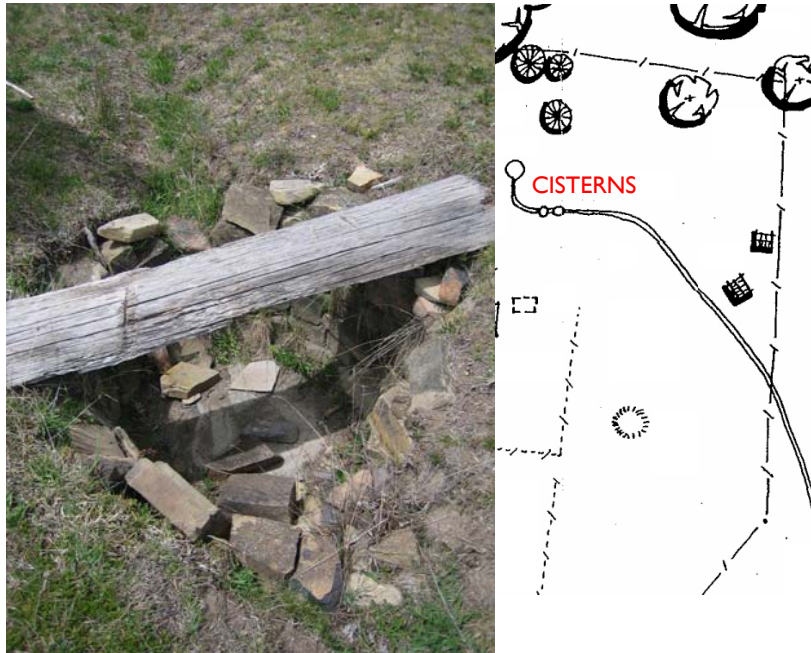
Outhouses



Water Race



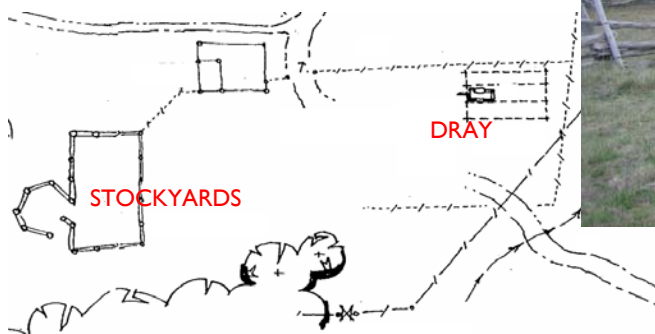
Cistem to Water Race



Dray on the Barn / Hay shed site



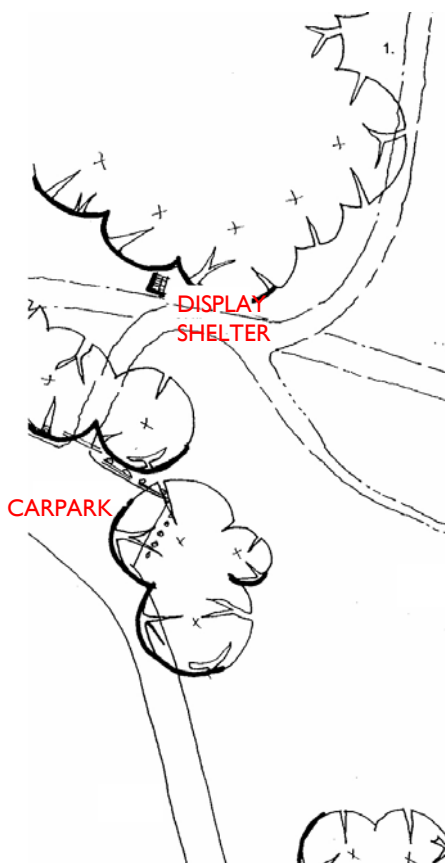
Stockyards



Display Shelter



Carpark on road to Blue Waterholes
(now with a second display shelter)



2.0 HISTORIC OUTLINE

This historical outline has been prepared using archival material held in the Mitchell Library in Sydney, the NLA in Canberra, the John Curtin Parliamentary Library and the series of parish maps that have been scanned as part of the Parish Map Preservation Project. As a result of the greater availability of source material relating to the Coleman Plains and the homestead it has become clear that the chronology of site occupation contained in the previous draft CMP's is not accurate.

2.1 BOGONG MOTHS

Numerous routes through the Brindabellas were known to the local Aboriginal people and the men from a number of tribes in NSW would congregate to feast on the moth larvae. John Gale, who visited the Coleman Caves in 1875 recorded that

When the aboriginal natives were numerous in these parts, it was their yearly custom to migrate to the Bogong Mountains (leaving their women and children to take care of themselves) for the purpose of feasting during the season on larvae. However starved, lean and miserable their condition before going up to their yearly feast, the blacks always returned sleek, fat and in prime condition. I have known several old settlers who have tried the experiment of eating these boogong [sic] larvae after roasting them on the coals, and they pronounce them to be a great delicacy, with a flavour resembling that of a roasted chestnut.¹

Gale recorded other instances of feasting, recounting a story told to him by Mrs John McDonald (Elizabeth Webb) of Uriarra. The name of the Uriarra run is a corruption of the aboriginal word Urayarra or 'running to the feast'.

A large flat rock was heated by lighting a fire on it. Once a suitable temperature had been reached the grubs were 'shaken out of dilly-bags on to the rock and were soon hissing and spluttering, the sign of them being sufficiently cooked.'²

Josephine Flood in her *The Moth Hunters* records that the last moth hunt in the Bogong Mountains took place in 1865, the guide being Wellington or Moridjergang. Wellington was one of the aboriginals interviewed by George Augustus Robinson at Yarralumla in 1844. Robinson, the Protector of the Aborigines of Port Philip, made an extensive journey through the mountains, traveling from Boydtown to Cooma, Yarralumla and on to Gundagi. Two other Aboriginal boys who lived at Yarralumla, Tommy Murray and Harry (Koo-ro-mun) had been amongst the party who explored the Coolman Plain in 1839. Lhotsky, in his *A Journey from Sydney to the Australian Alps* incompletely published in Sydney in 1834-35, records the disintegration of the traditional Aboriginal way of life in the Monaro.

The aboriginal people continued to move through the mountain areas and their presence is documented by Mrs West and in oral history interviews with Mollie Taylor. In the early twentieth century local identities such as Bunty (George) Morris travelled with the aboriginal people. There is some physical evidence of the aboriginal occupation of the selections on the Coolamine plains however the sites have not been dated. The spread of the known sites is restricted to where surveying has occurred, in the accessible sections of the place, concentrated near the roadways. It is highly likely that the routes later settlers followed through the Long and Coolman Plains were existing Aboriginal routes, however the two plains have not been examined in detail for either Aboriginal or European sites.

which appears to be the latitude of their northern skirts. They are further described as being bounded on the east by the coast range of hills, which give an interior direction to the course of the streams, by which they are permanently watered; and on their western side, by those lofty mountains, now known by the native name Warragong.³

In the 1830s the extensive plains to the southwest of Lake George (known as the Limestone Plains) were divided into 'runs' by settlers: Robert Campbell; George Palmer; Moore; Terence Murray and Charles Sturt (the explorer). In 1825 sheep from the Government flock at Bathurst were driven overland to Campbell's holding at Duntroon by James Ainslie, a veteran of the battle of Waterloo and a free settler from Scotland. The knowledge of the existence of mountain grazing areas initially remained within a small group of men who were related by marriage. Robert Campbell's wife, Sophia Campbell, née Palmer, was George Palmer's aunt. Duntroon was right at the edge of the settled areas of NSW, described by a Polish visitor John Lhotsky as the last house south of Sydney to have glass window panes.

Palmer inherited his father's grant at Ginninderra but remained an absentee landlord, his main residence was at Pemberton Grange near Parramatta. He had held the position of Superintendent of Government Stock in 1813 and progressively established holdings at Bringelly, at Murrumbidgee (near Dubbo), Dibilamble near Bathurst, Ginninderra and in Gippsland in Victoria. By 1828 Ginninderra was running 2,000 cattle and 6,000 sheep and the census records 15 people in the village. The pastoral properties were all run by overseers, with assigned convicts clearing the land and as acting as shepherds. The Cooleman Plain was an outstation for Palmer followed by Murray and, in the late nineteenth century, a branch of the Campbell family.



View of Duntroon, circa 1870 by Fernleigh Montagu
NLA pic an3291168



View of Ginninderra, 1908
NLA pic an5380466

John Gale, in his account of his journey across the Coolaman Plains in 1875 records the fate of Palmers cattle at his mountain outstation, noting that the stockyard was still evident.

Many tales are told of adventure in the snow-mantled regions of Long Plain and Coolaman in the earlier days. On Old Coolaman plain, for instance, stands yet the massive corner and other posts of a stockyard 40 years old or more, connected with which there is a story old, whose details I am unable to procure, but one of the incidents alone will suffice to illustrate the severity of the alpine winters. Mr George Palmer, one of the pioneer settlers of the county of Murray, allured to Old Coolaman Plain by the wealth of its pastures and waters as viewed in the mild temperate summer season of the regions, resolved to winter there Or at least that his cattle should, in charge of two or three of his stockmen.

Old Coolaman Plain lies at an altitude 200ft or more lower than Long Plain & is consequently less liable to those heavy falls of snow for which the latter plain is notable. Here on a piece of rising ground, with a gentle fall in every direction from it, stood the pioneer settlers' stockyard. The winter I allude to was unusually severe and the snow storms unprecedentedly heavy. To preserve the fine herd of cattle, they were yarded by the stockmen every night. At length the snow gathered to such a depth on the plain that the cattle could no longer roam and the men, expecting to be helplessly snowed in, as a last resort for themselves and their charge, let down the rails of the yard to the famishing beasts a chance of escape or finding feed and as best they could, their own way back to lower altitudes for preservation of their lives.

As soon as it was possible to return to their deserted post, a search was instituted but beyond a few carcasses lying here & there, the herd was never traced. I have not heard that anyone since that even has ever attempted to winter in this (at that time of the year) by nature inhospitable climate.⁴

The copy of Gale's account held in the Mitchell Library was reprinted circa 1903, and includes an additional note that

In the present day there are several homesteads in the neighbourhood of Coolaman and Long Plain whose occupants brave the severity of the alpine winters out on those exposed situations, though not unfrequently they are snowed in for days together during the severest winters.⁵

2.3 VIA BRINDABELLA

Mr. Andrew Gibson, a Goulburn Magistrate, had told Terence Murray of Yarralumla of the extensive Alpine plains of Cooloman [Coolerman], Nungar and Gurrangorambra.⁶ Gibson had run his stock here in the mid 1830s. Stewart Mowle, who accompanied Murray on his explorations in search of new grazing areas, describes their journeys to the high plains.

I never went back to school and at 16 years of age I settled down to a country life. This year, 1838, was the middle of the great drought of 1837, 38 and 39. Water, feed, necessary for stock had disappeared and nothing would grow. There are some events now that I cannot arrange in chronological order but it is no matter. My friend, Mr Murray, had to return to Sydney, and he left me in charge of his establishment [Yarralumla] of about 25,000 sheep and 50 or 60 men, mostly convicts. I readily fell into my duties. My companion was a native black Tommy Murray who slept on a carpet in my room. Mr. Murray came back and he was sorely pressed to keep his stock from want. We had heard of good grass runs in the Murrumbidgee mountains, which were not far away, but almost unknown, and so we found a guide a white man (Black Peter) and proceeded upon our expedition.

The first night we slept among some sheaves of wheat, and strange to say were nearly devoured by fleas. The next, I think we got to Coodradigbee [sic], a beautiful valley, of very high mountains, with the perilous stream of water running through it. Here I searched my clothes and got rid of a host of my phlebotomising companions. This place did not come up to our expectations as a sheep run, however lovely it was, and so we retraced our steps.

The gathering of wheat into sheaves indicates that this outstation, in the vicinity of present day Brindabella, was already being cultivated. There is still a Flea Creek that flows into the Goodradigbee that may well have been where the party camped. Murray determined that the area was unsuitable for both sheep and cattle and the men returned to Yarralumla.⁷

For the second expedition Murray once again obtained the services of Gibson's assigned servant Black Peter as a guide. Although nicknamed Black Peter, Mowle records that he was in fact a white man. In addition the exploration party, which departed around New Years Day 1839, included Mowle, Michael McNamarra (a convict overseer) and two aboriginal boys from Yarralumla: Tommy and Harry.

The next expedition was a more extended one. Our party consisted of Mr Murray, self, two blacks, overseer, six horses, and a pack of hounds. We followed the same track to Coodradigbee, then up to the extensive plains of West Monaroo, called the Long Plain, Yarongobilly down Mount Talbingo to the Tumut River. The nature of the country itself is steep, and rough mountains completely wore out our horses; we arrived at the Murrumbidgee again without one of them and carrying our saddles. The hounds were lost, we supposed starved, for there was no game upon which to feed them. A country afterwards abounding with kangaroos consequent upon poisoning of native dogs...⁸

The two aboriginal boys were Mowle's friend Tommy Murray, the son of an aboriginal chief and Harry, from Koo-ber-ner-dander-rer, Toomut (Goobarragandra, Tumut).⁹ Harry was a few years younger than Mowle, he was nineteen when interviewed by Robinson at Yarralumla in 1844.¹⁰ Mowle was interested in Aboriginal languages and culture, could sing Aboriginal songs and recorded a list of vocabulary from the men who lived at Yarralumla including both Ngarigo and Ngunwal words. Murray likewise is believed to have been able to speak 'a good deal of the most common aboriginal tongues in the South'.¹¹

Gwendoline Wilson, in her autobiography of Murray, notes that Black Peter only guided the party as far as the Alpine plains.¹² The route taken was across the dry Murrumbidgee riverbed, following the Cotter River the Condor Creek and over to the 'Berindabella' outstation in the Brindabella valley. The party then followed Goodradgibee, as Thomas Mitchell had done before them, then heading to the Wombat Ground and then to Long Plain via Peppercorn. Wilson notes that the party reached the Coleman Plain however there is no mention of this in Mowle's diary.¹³ It was Murray who lead the party from Yarrangobilly down Mt Talbingo to Tumut, initially intending to go to his outstation at Mannus. At Tumut they turned back. After the death of one of the horses Murray let the remainder go, the party returning, via the Brindabella valley, on foot. Mowle's reminiscences record that

*...here we were joined by a member of a tribe and I think we sent one of them on to Yarralumla for horses, in the meantime we continued our walking towards home and some of the blacks carried our saddles. The horses came and thus we finished our journey.*¹⁴

Wilson notes that stock were then immediately driven from Yarralumla up to the Coleman Plain in February 1839 and that Murray left Mowle there.¹⁵

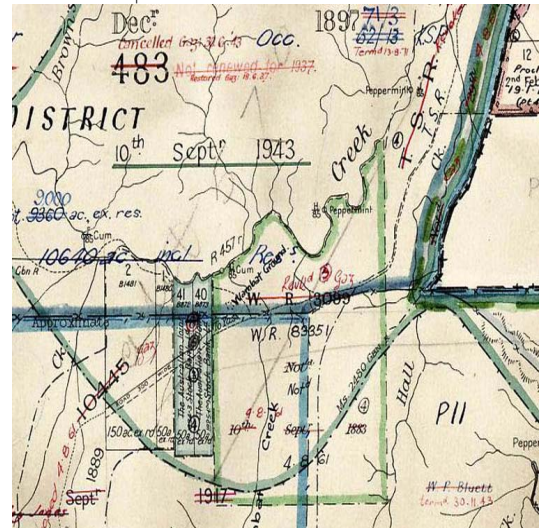
By 1841 it was McNamarra who was in charge of the outstation on the Coololan Plain. Murray had selected the named Coololamine based on the aboriginal name for the plain however this name did not take and by 1848, when the run was listed in the Gazette, the name Coololan was in use. Mowle's reminiscences do not contain any reference to his being left in charge at Coololan and from mid 1839 he was based at St Omer near Braidwood with his uncle who was dying. Mowle continued to visit Murray's various outstations to check on the livestock and the shepherds.

Murray returned to the Coololan Plain in November 1839, exploring both the Yarrangobilly and Coololan Caves areas. It was during this visit that he is reputed to have been shown, by an aboriginal guide, the cave in the Coololan Caves group that bears his name. Murray's Gap is also named for him, and this is the route from the high plains down to the Orroral and Naas valleys. Mount Murray on the other hand is an earlier place name, selected by Thomas Mitchell. Murray is likely to have travelled via his own outstations, as the McDonalds would later do, and the stock was probably driven into the area via the route through the Brindabellas and the Wombat Ground. The later parish maps show a surveyed track 'from Brindabella' that passed through Peppercorn Station, over the range separating the Long and Coololan Plains and through the Blue Waterhole Saddle to the Currango Plain, the route Gale followed in his visit in 1875. The Wombat Ground is also shown on parish maps, to the north east of the Peppercorn Station.



Early map showing the location of Mt Murray (towards the bottom of the image) and the largely unexplored country beyond.

Source: NLA Maps



Extract from the Map of the Parish of Bramina showing the Wombat [wombat] ground at the centre.

Source: Lands Department Parish Map Preservation Project scan 10282901

2.4 VISITING OUTSTATIONS

Wilson records the route that Murray took in visiting the outstations, from the Goodradgibee to the Cooleman Plain, via the Blue Waterhole Saddle to the Gurrangorambla Plain and then up the Long Plain to Tumut. A headquarters had been set up where the overseer McNamarra kept the stores however the location is not recorded. In Mowle's reminiscences no specific locations are given, or detailed descriptions of buildings. This route is via the three plains that Gibson had recommended and Murray is likely to have had stock on each. Had he not then he could have taken a far more direct route from Brindabella to Tumut along the Long Plain.

Stewart's uncle Edward Mowle, who was a partner in St Omer with Terence Murray's widowed sister Anna Maria Bunn (of Pymont), died in May 1840 and the property was sold. Stewart spent a few months at Braidwood. Although he expected to inherit, Stewart did not receive a penny. His uncle's doctor had persuaded the dying man to leave him a legacy, in addition to which he submitted a huge bill for medical care. Murray purchased some stock and a horse for Stewart and the pair returned to Yarralumla and resumed their routine of visiting Murray's numerous outstations. Mowle, in his unpublished memoirs recalled that

From the end of 1840 I continued the even tenor of my way of living the life of unalloyed happiness, with the friend I loved best on earth. We rode, drove, went to the mountains, looked after our sheep, the cattle and the farm, took an active part of the shearing, the washing and the harvesting with the occasional run with the pack of hounds which we had...¹⁶

Murray's explorations of the Alpine plains and his trek as far as the Tumut river had been in search of a shorter route to his outstation at Mannus near Tumbarumba.

In the warmer months of 1841 and 1842 Mowle and Murray travelled in the Alpine Plains; in May 1842 the pair were caught in a snowstorm on the Long Plain and spent a miserable night at Coololamine [sic] where Mowle notes they 'nearly perished to death in the mountains by the most intensely cold weather I ever felt'.¹⁷ Wilson notes that the pair 'spent a wretched night in a bark hut that was the homestead. They lay sleepless for hours. Snow blew in through crevasses in the walls. The comforters over their heads froze so did their blankets, while their heads lay near pools of ice'.¹⁸ This is not recorded in detail in Mowle's diary so must be from Murray's diary, or Mowle's later newspaper report, Wilson does not provide a reference.

Previous histories of Coolamine Homestead place Mowle and later de Salis at the present homestead site, however there are no exact descriptions as to where on the plain Murray and Mowle stayed, or where McNamarra kept his provisions. In any case the visits were only short, with Murray and Mowle constantly moving from one outstation to the next. Besides his extensive holdings at Lake George and Yarralumla, Murray had outstations at Brindabella, Cooleman, Mannus, Jingellic and Boongongo. Mowle, in his unpublished memoirs records that

1841-42 and the major part of 1843 were passed with the usual routine farm and pastoral occupation, that was traveling into the mountains, sleeping out at times in the snow or finding shelter in a hut through which it and rain found their way, riding round stations to see the sheep and counting them out on the folds, giving out rations, in the water washing – or looking after the men washing the sheep, galloping after cattle and horses with my best loved friend, riding and driving in tandem and going to Braidwood 60 miles distant to see my beloved Mary.^{18A}

Stewart Mowle and Mary Wilson had been courting for many years and the pair corresponded and Mowle visited when he could. They were finally married in 1845 and lived in a 'slab hut covered in bark' at Murray's outstation at Mannus. Mowle notes that 'only an Australian can picture what that hut was'.¹⁹ The accommodation at 'Coolalamine' is likely to have been of a similar type of construction. It was the men who travelled in the Alpine areas, initially in search of pastures, and later to check on the overseers and the numbers of livestock at each of the outstations. Women did not initially travel to these remote areas, but remained at the main homestead where their time was generally fully occupied with child rearing and household duties.

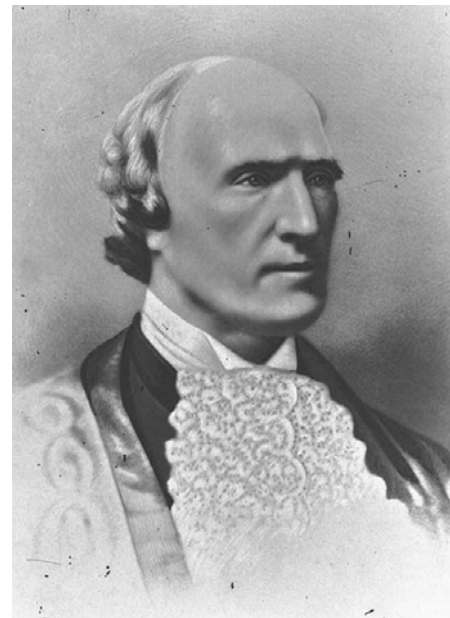
When Terence Murray and Stewart Mowle began their travels in the Alpine areas both men were bachelors however both continued to travel widely after their respective marriages. Mary Mowle's letters record her frustration at being left at home looking after the children whilst Stewart was off with Murray.²⁰ In 1843 Terence Murray married Miss Minnie Gibbes of Point Piper who, as Stewart Mowle records, '*did not settle down with contentment as she had been used to city life and had left all her relatives behind her.*'^{20A}

2.5 TRANSHUMANCE

Transhumance or moving stock between summer and winter pastures is common in Alpine areas of the northern hemisphere such as Switzerland and in the Scottish Highlands. Long distance cattle droving also occurred in Scotland, supplying London meat markets. In Australia long distance droving was commonplace, and the practice continues today, employing the travelling stock routes set up in the nineteenth century. In contrast the



Minnie Gibbes, circa 1843, around the time of her wedding.
Source: NLA pic an24219316



Terence Aubrey Murray
Source: ML GPO1 Still 13425

Open-range, trail-driving cowboy in America, for instance, barely lasted a generation...But in Australia long cattle drives continued well into the latter half of the twentieth century.²¹

In rural Australia station life remained largely unchanged until the 1940s. It was not only daily life that remained very similar, the methods of construction of the slab buildings, timber fences and yards all remained largely unchanged. An article in May 2005 in the Melbourne Age noted that transhumance in the Australian Alps had been occurring for 170 years.²²

In 1846 an act had been passed that required runs, including runs outside of the settled areas in the 19 counties, to be leased and a fee paid. Murray informed the Legislative Council that the settlers in the Monaro had paid 4,500 pounds, for which they had received one police commissioner and two border police. He declared that

since the regulations, he had decided to abandon squatting, as he no longer wished to hold a property that was liable to be interfered with by the Government. He considered that the wilderness was like the ocean and should be open and free to all those to chose to occupy it. The squatter lived a dangerous life, he reminded them, and risked the loss of his health and property. No man could enjoy 'quiet of mind' for a period of two years at least who set out to establish a station. He would not go through the same hardship again, he told the house, even for the best of enjoyments. If the young settler did succeed, he thoroughly deserved the reward he reaped.²³

In 1855 the Murray family moved to Wirraddeen, and Augustus Gibbes took over Yarralumla. The Gibbes family would remain in residence until the property was sold to the Campbells. Minne Murray died in January 1858 aged 37 following the birth of their 7th child, three of whom did not survive infancy. Her friend Mary Wilson had died some months before, also from complications arising from childbirth.



Cattle grazing on the slopes of Mt Kosciuszko in the 1890s
Source: Powerhouse Museum, Charles Kerry Collection

She was only 30. Murray decided to take the children, the oldest of whom, Leila, was 12, to live in Sydney. He also spent considerable time in the mountains around the alpine plains that had been his outstations, searching, unsuccessfully for gold. In 1860 he married again, his new wife was Agnes Edwards who had been employed by his sister Anna Maria as governess. Agnes, a highly educated woman, was the cousin of W. S. Gilbert (of Gilbert and Sullivan fame). Their two sons were not destined to become pastoralists, one became a classics professor at Oxford, the other a diplomat and the administrator of Papua New Guinea. Murray and Mowle both abandoned their pastoral pursuits, the former became the Speaker of the House, the latter the Clerk of the Black Rod.

Following his wife's death Murray experienced considerable financial difficulties. Yarralumla, land around Collector and the outstations including Coolamine had all been in his wife's name and after her death in 1858 this land was managed by the Gibbes family. Murray was forced to give up Wirradeen in the mid 1860s, the only property he retained in the Limestone Plains. After living in a series of rented houses in Sydney, Murray died in 1873 aged 63. Mowle wrote his obituary that appeared in the Sydney Morning Herald.

He was a bold and skilful horseman and four-in-hand whip. In the saddle, rocks, hills or valleys imposed no impediment to his onward career, whether riding to hounds or following the maddened herd. He was a delightful companion, either at his own fireside or on the road... He served his country regardless of his own interests and died literally penniless.²⁴

The men who lived either temporarily or permanently in the mountains were, by necessity skilled horsemen.

2.6 THE COOLEMAN RUN

By 1846 the Wests are recorded as leasing Coolamine. The reminiscences of Mrs West, who died at Adaminaby aged 89, were published in the Monaro Mercury in 1913. At the age of 16 she and her husband made the arduous journey by dray from Sydney to Cooleman where they built a slab hut. The location of this hut is not known. Her reminiscences describe the difficulties of life in the high county.

Leases both within and beyond the 'settled area' were recorded in the Gazette, Cooleman was included in the Murrumbidgee. William Atkinson leased 8,000 acres at Cooleman in 1848, transferring the lease shortly after. In comparison the four selections on the northern part of plain made in 1882 were of 640 acres each, a total of 2,560 acres. The Cooleman run comprised the entire plain and its extent can be seen on the parish maps. The Cooleman Run (Run No. 506) extended across two parishes, Murray and Cooleman, extending from the Cooleman Mountains in the west to the ridge line to the east of Cooleman Caves. The surveyor believed the western portion to contain some 30,000 acres, with a further 8,000 acres to the east. Leopold de Salis did not agree, believing the western portion to be 26,000 acres.²⁵

Henry Ball was also running sheep on the Cooleman Plain in 1851 and his reminiscences of the 7ft of snow that fell in one night in 1851 were recorded in the Monaro Mercury in 1892. By 1851 Oltman Lampe had leased 16,000 acres on the Cooleman Plain. He also had a substantial holding at Gooandra. Lampe would later establish a substantial homestead at Talbingo, which is where his granddaughter, the author Stella Maria Miles Franklin, was born in 1879. Miles Franklin grew up at Brindabella where her family had a substantial run that had been established in 1849.



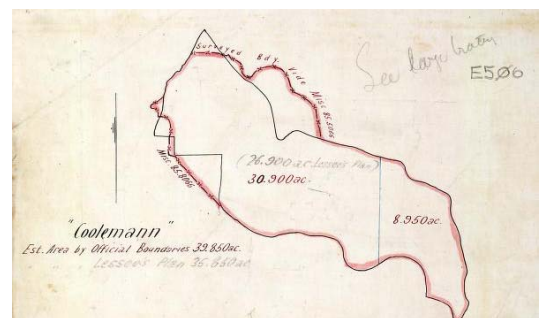
Map showing the extent of the settled counties. The counties of Buccleugh and Cowley are outside of the settled area.

Source: NLA maps t763



Map showing the runs in the county of Cowley

Source: NLA maps rm1801



Map showing the Cooleman Run, E06, showing the 30,900 acres to the west and the 8,500 acres to the east.

Source: Parish Map Preservation Project

The property, known variously as Brindabella or Berindabella had originally been one of Murray's outstations. The stock route into the high plains was via the Franklin's Station at Brindabella and Peppercorn Mountain to the northern end of Long Plain and then the Coolaman Plains.

In August 1863 a 16,000 acre run was advertised for sale in the Illawarra Mercury and by 1866 one of the O'Rourke brothers had leased Coolaman. Thomas O'Rourke, of Bolero, and his two sons, David and Patrick had substantial holdings in the alpine areas. Thomas disappeared whilst traveling in the mountains, believed drowned however it was later discovered that he had been murdered by a bushranger: John Glover. Glover was later hanged for this and a series of other murders he had committed in the area. The two O'Rourke brothers abandoned their pastoral pursuits shortly after. Remnants of the yards erected by the O'Rourke brothers to trap wild brumbies on the Coolaman Mountains survived until at least 1875. John Gale described:

On the high timbered ridge between Long Plain and Old Coolaman plain, there are the remains of an old trapping yard for wild horses. Stretching away further than the eye could reach, and diverging east and south ran two wing fences. Once driven between these a herd or portion of a herd of horses were safe. Dashing onwards towards the point of convergence the bewildered brutes found themselves ultimately between 2 high fences in a kind of crush and thence in two high yards which contained every convenience for drafting &c. This trap was erected by the Messrs O'Rourke many years ago and I understand they used them, when the horses were of a better stamp than their degenerate descendants, to draft out superior ones and take them to market where they obtained fair remunerative values for them.²⁶



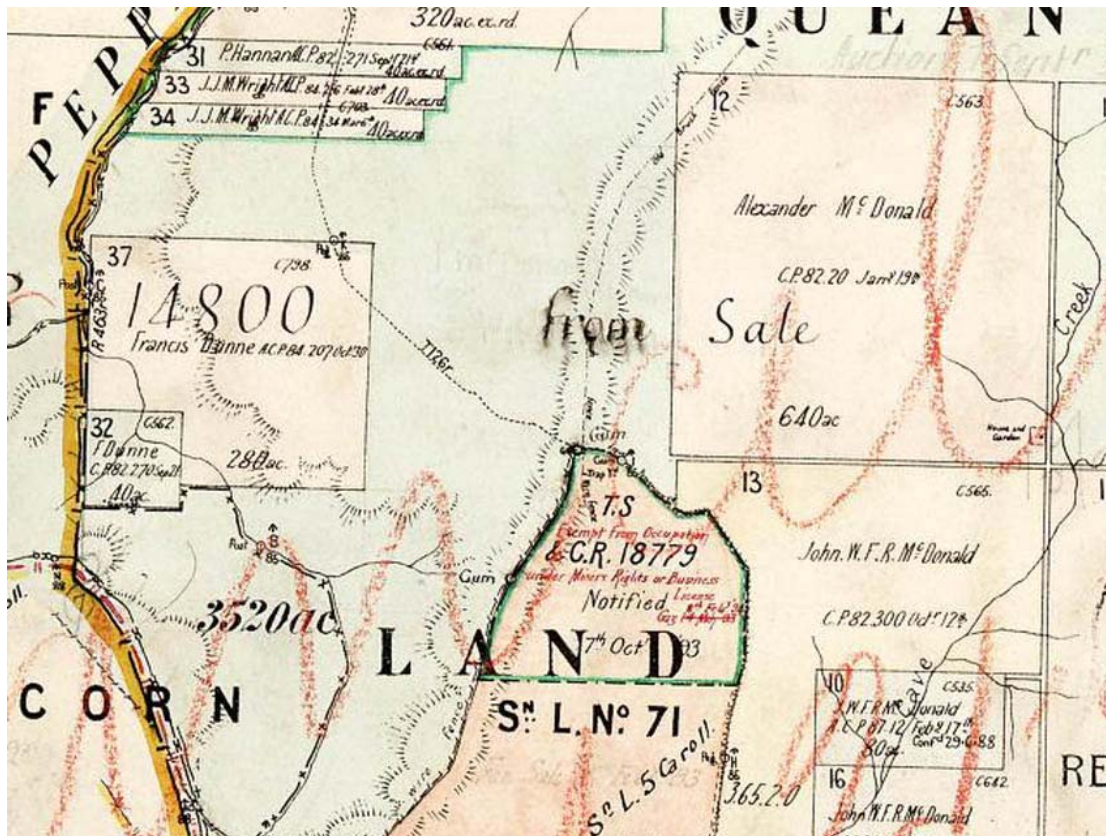
The birthplace of Miles Franklin, Jounama Creek, Talbingo

Source: ML PX*D250 vol 4



Brindabella Station

Source: NLA pic an538533v



The parish maps shows a 'trap' in the Cooleman Mountains, adjacent to the surveyed route from the Brindabellas to Gurrangorambla, in the vicinity of the modern campsite at Cooleman Mountain. Some physical evidence of this may survive however this area has suffered bush fires. The modern road no longer follows the surveyed route to the Cooleman Plains, which was from Peppercorn Station.



Parish Map for the Country of Murray showing the location of the trap at the foot of the Cooleman Mountains adjacent to the surveyed travelling stock route

Source: Lands Department Parish Map Preservation Project scan 10204901

2.7 THE FANE DE SALIS FAMILY

William Andrew Fane de Salis, a barrister, and his brother Leopold Fane de Salis had been leasing runs in the Murrumbidgee since the late 1840s, the former having arrived in the colony in 1844, the latter in 1840. William was also the Chairman of the London Chartered Bank of Australia, which later became part of the ANZ and had travelled widely in China and India, publishing an account of his journey in 1848. Leopold, who had been educated at Eton, had studied sheep farming at Jedburgh in southern Scotland.²⁷

The Fane de Salis family were originally Swiss, Jerome de Salis, Count of the Holy Roman Empire had been an ambassador in England. The family members who remained in England were permitted to keep their title and even in Australia Leopold de Salis was often referred to as Count. By the late 1840s de Salis Brothers had two runs, Bondi or Bondo and Darba Lara, the latter 'comprising all the watered country by the main western head of the Adginbilly [Adjunbilly] Creek'. Both were in the vicinity of present day Darbalara, north east of Gundagai.

Together the two holdings were 56,000 acres, 40,000 at Darba Lara and 16,000 at Bondi. 200 cattle and 10,000 sheep were estimated at the former, which Leopold ran in partnership with Mr. Smyth, probably William Kempton Smith who would later become the sole owner. Circa 1855 Mr Smith built a substantial house, also known as Darbalara, which survives today, as do a number of the outbuildings. The property has recently been restored.

Together the Fane de Salis brothers also managed the smaller Bondi Run, running 4,000 sheep. Leopold also acquired additional runs, including land near Junee. The runs were all sold in 1855, as Leopold had decided to return to England. For some reason he changed his mind and the Fane de Salis brothers had acquired a new run at Cuppacumbalong. Many innovations were introduced at this station, including irrigation and the Lombardy pines planted at Tharwa. Leopold had been born in Florence; in the Tuscan countryside rows of poplars are a common site.

A number of the Fane de Salis family members, including Leopold, are buried at a small cemetery at Cuppacumbalong. Leopold's daughter, Nina, wife of William Farrer, erected a cairn at their Lambrigg property, part of the original Cuppacumbalong holding, in memory of her father who died in 1898. None of the nineteenth century buildings survive however some of the plantings can still be seen and there are archaeological remains of the sequence of homesteads.

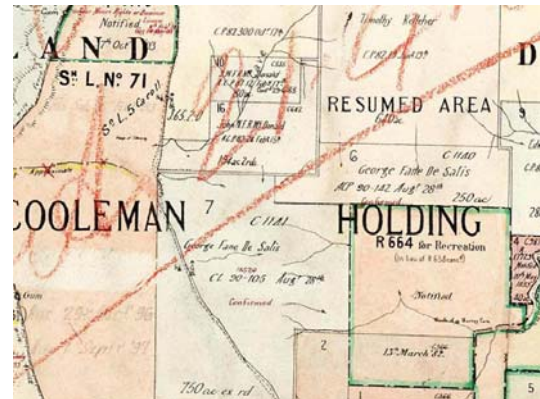


The De Salis family at Cuppacumbalong circa 1898
Source: NLA pic vn 3229785v

Using the main station at Cuppacumbalong as a permanent base, the mountains were explored in search of pastures. On his return to the Limestone Plain from the Coleman Caves John Gale found a sardine can with W. Fane de Salis and John White, Cuppacumbalong 1860 and P O'Rourke Currangorambla 1868 inscribed on it, to which he added his own name.²⁸ The Gazette of October 30th 1873 listed L. F. de Salis as being the leasee of Coleman. In 1875 John Gale records that it was W. F. de Salis that he met at the temporary camp on the Coleman Plain, not his brother Leopold.

In 1885 Leopold de Salis, of Tharwa, was still the leasee of the Coleman Run, he had applied for a pastoral lease for the western portion and an occupation license for the eastern portion.²⁹ Gatis Gregors believes that the oldest huts on the Coolamine homestead site were built as the replacement for the temporary de Salis camp and the previous Conservation Plan was based on this assumption. The parish maps do not show any buildings on this site, but a plan of the Coleman Run show a shed and yard on Lot 1, east of Seventeen Flat Creek in the approximate position that Gale describes the temporary de Salis camp, closer to the Coleman Caves, en route to Blue Waterholes saddle.³⁰ The parish maps also record the selection in 1890 by George de Salis of two lots (6 and 7) on the Coleman Plain near the caves and amongst the lots selected by the McDonald's nearer to the Coolamine homestead was a smaller lot, Lot No. 10 that had originally been selected by L. de Salis.

Gale's description of his visit to the temporary homestead also details the route that he took, a route that co-incides with the surveyed route from Peppercorn Station, across the Coleman Mountains, along the Coleman plain to the Caves, the route from Brindabella to Cuppacumbalong. From his description it is apparent that the two sections of the Coleman plain were named differently, 'Old Coolamon' plains is the northern portion, which contained the remnants



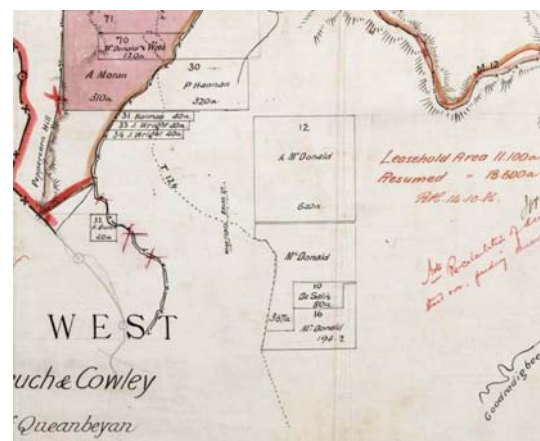
Lots selected by George Fane de Salis below the lot that the Coolamine homestead falls within (Kelleher's)

Source: Lands Department Parish Map Preservation Project scan 10204901



Lot 1, below the lot that the Coolamine homestead falls within (lot 11), annotated with the note shed and paddock.

Source: Lands Department Parish Map Preservation Project scan 10084501



Route across the Coolamen Plain from Peppercorn station (lot 70). The lot on the northern section of the plain claimed briefly by the De Salis family is shown.

Source: Lands Department Parish Map Preservation Project scan 10179901

of the stockyard erected by Palmer and 'Coolamon Plain' is the southern portion where the de Salis camp was located. Gale noted that

Our way led over undulating plains, crossing crystal streams, up through a belt of timber, and by the old trapping yard alluded to before. Shortly after passing this point, the wooded uplands we were now in were exchanged for a sudden and sharp descent, and down several hundred feet lay Old Coolamon Plain. It was here that the late Mr Palmer lost his fine herd of cattle which perished in the snow many years ago. We came right down on the old stockyard still standing and what is more astonishing, there are yet to be seen deeply worn cattle tracks resembling a figure of eight, which the famished brutes made by a long continued and circuitous tramp over the same ground before (as soon as the snow began to melt) they finally and irrecoverably strayed away.

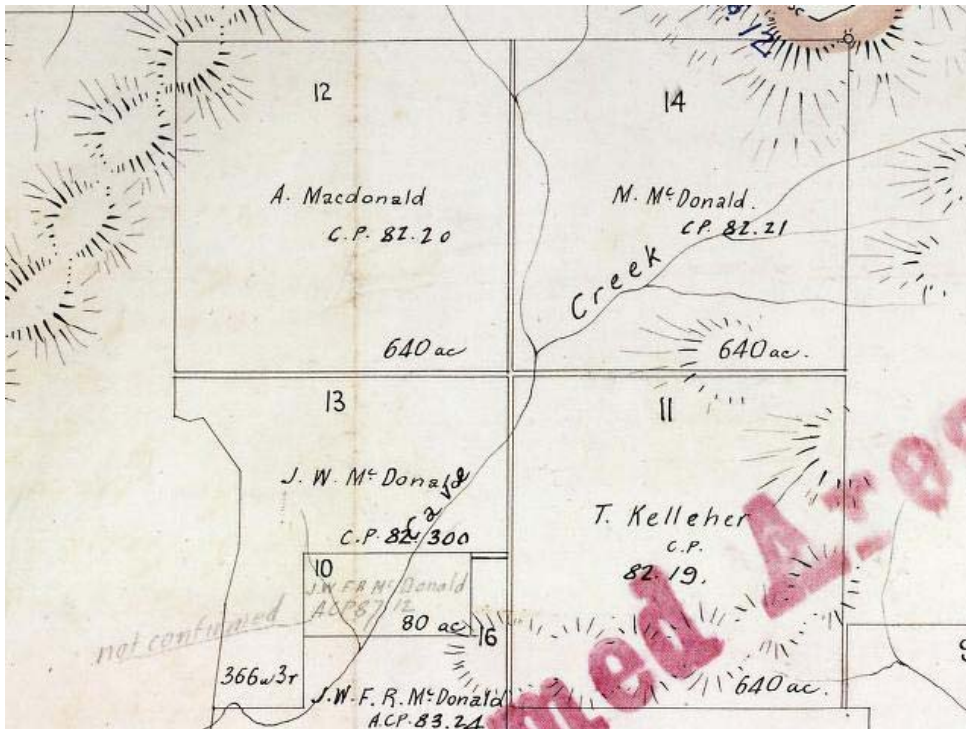
The plain is very extensive, formed of undulating ground, well grassed and abundantly watered – a large creek flowing through it, besides containing springs and gilghi holes, from which later circumstance, probably, it derived its name, Coolamon being the aboriginal word for a large water vessel which these gilghies somewhat resemble in shape. We followed for a while the course of the main creek, which seemed to be a tributary or source of the Goodradgibee River and then ascending some rising ground.

Shortly came upon the more extensive limestone plains known as Coolamon. The view from here is sublime. Many miles away stretch open plains singularly dotted with patches of bare, flat limestone, looking in the distance like so many flocks of sheep camped during the heat of the day. Following the plain along in the direction of waterflow vast cliffs and gorges appear in view, indescribably grand. More distant towards the east towers above all other mountain heights Mt Murray, a well defined mountain named after the late president of the Legislative Assembly, who in earlier times had occupied some land in the neighbourhood. Bimberi and other notable mountains are also visible from the locality we are now traveling over. The scenery of Coolamon is far more beautiful and sublime than any I had beheld in my journey.

We reached Mr De Salis station about ½ past 10 in the morning. Mr. W. F. de Salis [William Fane de Salis] our late representative was at home at welcomed us heartily. In a cluster of sallies a tarpaulin formed the temporary homestead, a large fire burned at a fallen-log; saddles, bridles, horseshoes,; and sundry other nicknacks hung in the trees around ; a wild horses hide was pegged out on the ground, and a stately native-companion, perfectly domesticated, fraternized with everyone about the place, without respect to persons. This handsome bird, the captive of but a week or two – if captive it might be called, while having leave and license to wander as it chose, was so attached to all hands on the station that it frequently followed the stockmen some distance from home, and went to meet them on their return.

A couple of the members of the party took a shorter route to the caves, which is likely been via the site of the present homestead, in order that they could conceal themselves in the cave and pretend to be ghosts. White flour was used to heighten the effect.³¹

In addition to the run on the Cooleman plains the de Salis family had a run in the upper Naas valley and they may have driven their livestock to the alpine plains through Murray's Gap rather than via the Brindabellas and the Wombat Ground. In the depression of the 1890s the de Salis family lost many of their holdings, including extensive holdings in Queensland. The parish maps record that Campbell took over Lots 1, 6 and 7 on the Cooleman Plain from the de Salis family, which included the site of the De Salis camp.



2.8 THE SELECTIONS

The selectors who conditionally purchased lots on the northern part of the Coolman Plain in 1882 were John William Fergusson McDonald of Uriyarra, Alexander (Sandy) McDonald of Glenburn, Mary McDonald and Timothy Kelleher. All were listed as being from Queanbeyan, however other documentary sources indicate that there were two head stations, Uriyarra and Glenburn. John was from the former, Sandy from the latter. Mary McDonald is believed to have been a daughter of one of the McDonalds. Mary's Hill is named for her. The three names John, Sandy and Mary are reputed to have been carved into a rock at or near the intersection of the selections, however neither Heuneke or this study team have been able to locate it.

Lots selected by the McDonalds and Kelleher
Source: Lands Department Parish Map Preservation Project
scan 10084601

The selections were not all made at the same time, Alexander McDonald, Mary McDonald and Timothy Keller registered their selections on the same day, the 19th of January 1882. John William Fergusson's selection was made later in the year, in October 1882. The log of conditional purchases records that Frederick Campbell also obtained a lot at the same time as Sandy, Mary and Timothy. Each paid 160 pounds deposit, a quarter of the cost of the land. The rate for land was set at 1 pound, with the same value of improvements to be undertaken during the

first three years. Campbell is not, however recorded on the first edition of the parish maps as obtaining a selection in this area. The lot is, however, widely believed to be lot 13 which was later subdivided into lots 10, 13 and 16. John F. W. McDonald had originally sought 640 acres however the alteration to 365 acres is recorded in the conditional purchase records. De Salis first learnt of the series of selections within his run in January 1882.

John McDonald's holdings included Peppercorn station on Long Plain, which was a joint venture between McDonald, the Wrights, and John Webb. The Webbs and McDonalds were related by marriage, John McDonald's wife was the Elizabeth Webb mentioned earlier in connection with the Bogong moth feasts at Uriyarra. Born in 1830 at Loch Hourm, Glenelg, Inverness, John McDonald had arrived in Australia before he had turned 20. He married Miss Eliza Webb of Hoxton Park and the pair lived at Uriarra (Uriyarra) for the remainder of their lives. The Uriarra Station remained in the McDonald family well into the twentieth-century. Post World War II the station became a showpiece, visited by overseas dignitaries.

John Gale had travelled with Alexander and John McDonald to the Coleman Caves in 1875. Miss Sarah McDonald traveled part of the way, remaining at Brindabella Station with the Franklins. The McDonald family and the Franklin family at Brindabella were good friends, and the route to the summer pastures in mountains was by way of these two homesteads. The route from Yass to Kiandra came into more general use in the late 1850s when gold was discovered at Kiandra. Frederick Campbell noted that it was the Irish tenant farmers in Murray's day who had begun to grow crops on their smallholdings to supply to the goldfields. Gale notes that John McDonald had cleared the route to the goldfields via the Brindabella Valley himself.

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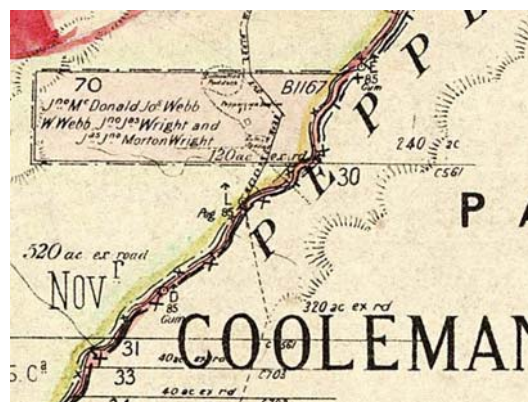
McDonald remained to look after Uriarra and Brindabella stations, whilst the Franklins went prospecting. There were a number of small scale diggings along this route such as the Peppercorn Diggings and Yorkies diggings, diggings that would later be worked by men living permanently on the Long and Cooleman plains.

The McDonalds and Kelleher are widely believed to have been 'dummies' who made their selections on behalf of Frederick Campbell, the owner of Yarralumla. It has not been determined if the McDonalds and the Kellehers were actually dummies for Campbell, i.e. they had a prior arrangement to sell the lots so that Campbell could obtain an extensive holding. The McDonald family had extensive pastoral holdings in their own right and had been taking their stock to the Long and Cooleman Plains since the 1870s. The construction of the substantial residence by Alexander McDonald may indicate that he was the driving force behind the purchase. They may simply have abandoned their selections in favour of Peppercorn which was closer to the route to their head station.

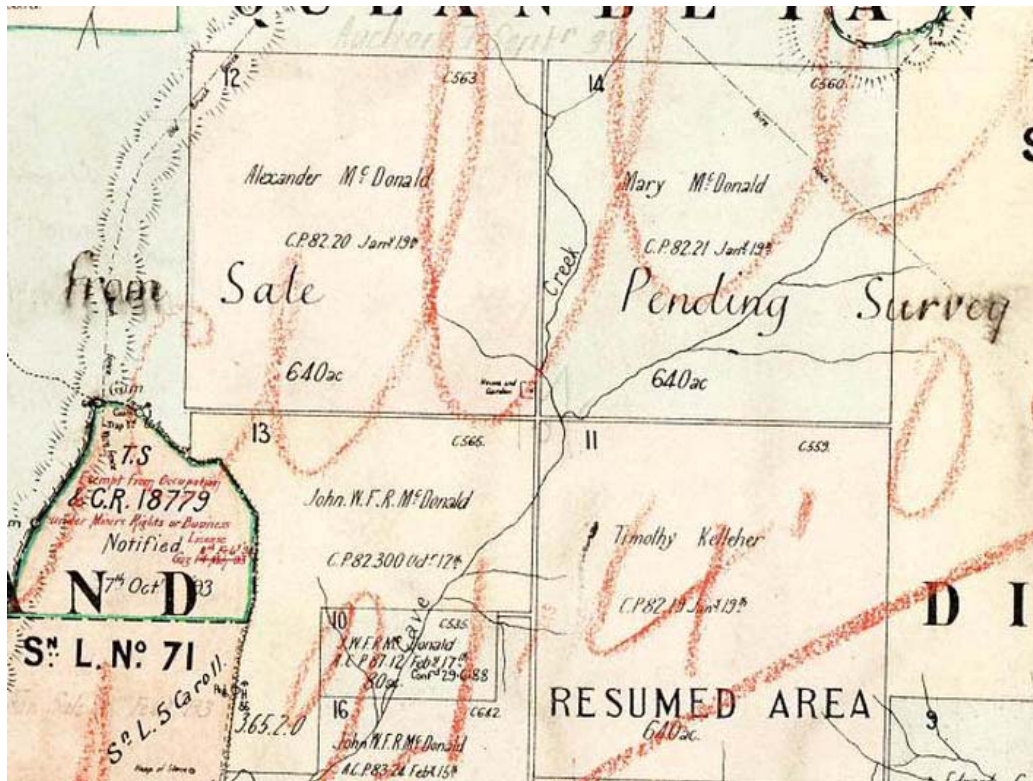
John William Fergusson McDonald was one of the sons of John McDonald of Uriarra.²⁴ Gale records that it was John McDonald whose outstation was on Long Plain and that it was

... Mr. A. McDonald of Glenburn, who had sheep at Coolaman, and I, who ardently desired to know something of the terra incognita of the county of Cowley, described by surveyors on official maps as 'inaccessible county' set out on St. 13th February [1875] for Urayarra [Uriarra].³²

Glenburn, the head station of Alexander [Sandy] McDonald was located near the Sutton Road, north of Queanbeyan. Some of the farm buildings still survive there today and are listed on the ACT Heritage Register. Their construction is discussed in the comparative analysis. The Webb and McDonald families were also part owners of the Peppercorn Station to the northwest of McDonald's land, on the surveyed route between Brindabella



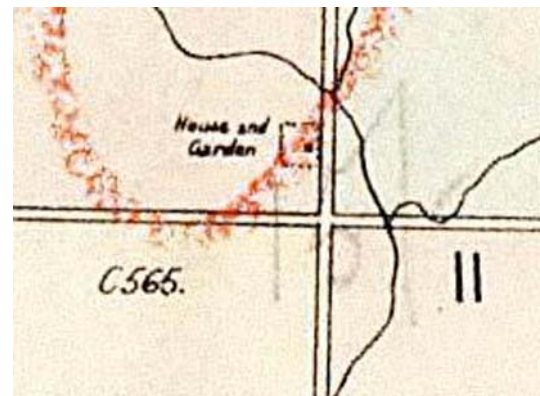
Parish map showing Peppercorn Station, the McDonald's outstation including the round cultivated paddock
Source: Lands Department Parish Map Preservation Project
Scan 1385401



and Currango. The Parish Maps show the Peppercorn Station to have also been quite extensive, including a homestead, cultivated paddock and yards.

Initially a residence had been erected across the intersection of the four however the inspector sought to force the selectors to build on their individual lots and roadways were surveyed by the NSW Government Surveyor S. Lester between each lot in 1883, which can be seen on the 1st Edition of the Parish Map. Smaller houses were then built on each lot between the survey and the visit of the inspector in April 1885.

Only the most substantial house, that of Alexander McDonald, and the surrounding garden appears on the 1888 parish map. The initial house, a six-roomed thatched house with two stone chimneys and two verandahs valued at 130 pounds had been destroyed by fire by April 1885. The layout of this residence is unknown. By May 1887 a new residence had been built. The inspectors noted that Sandy McDonald only occupied his lot during the summer months.



Parish Map showing the location of the house and garden on Sandy McDonald's Lot
 Source: Lands Department Parish Map Preservation Project Scan 10204901



Recent view of the site of the McDonald homestead
 Source: OC+P 2006

A much smaller hut was erected on Mary McDonald's lot, a two room hut with an iron roof valued at 30 pounds. Alexander's house, before the fire, had been valued at 130 pounds, a considerable difference in both size and value. A sheep yard and stockyard has also been constructed. By 1887, when the improvements were inspected by Mr Manton, the hut was valued at 60 pounds and a slab shed with an iron roof had been erected. John W. F. McDonald who selected land on the Cooleman Plain had married a cousin, Miss Charlotte McDonald in 1879 and had set about acquiring parcels of land. The NSW Government Inspector Manton visited the Cooleman Plain in April 1885 where he found that John McDonald had erected comfortable slab hut with an iron roof, five acres of cultivation, two and half miles of six wire fence. A sheep yards and a hay shed built before the next inspection, in May 1888.

The site inspection in December 2006 did not reveal any physical trace of the house at the intersection of the surviving fencelines. A number of fence lines exist but have collapsed. There is however evidence of a building complex having been located in the vicinity of Sandy McDonald's homestead as shown on the parish map. Levelled platforms and elderberry bushes survive. The other two portions were not surveyed and the location of the houses, agricultural buildings and yards remains unknown.

2.9 THE KELLEHERS

There had been Irish Catholic Kellehers living in the Lake George area since the 1870s and a number of Kellehers including Timothy and his wife Ellen and some of their children: Patrick, Cornelius and Johanna are buried at the Queanbeyan Riverside Cemetery. At the time of selection Timothy was recorded as being a labourer, a description also used in later census records. He was 83 years old at the time of his death in 1939, which would make his date of birth 1856. When he made his selection at Coolamine he was in his mid twenties.

The vertical slab hut, believed to have been the first hut constructed at the homestead site, is referred to in previous histories as the de Salis hut. The de Salis yards and camp was located nearer to the Caves, on the southern section of the Coolman Plain and there is no documentary evidence to indicate the construction of a hut at the Coolamine complex. The inspector's reports indicate that the hut was built by Kelleher as one of the improvements that he made to the conditional purchase in the mid 1880s.

The slab hut first appears in the inspection reports dating from 1885, possibly built in the summer of 1883-84 or the following summer. The initial slab hut on Kelleher's portion was far more rudimentary than that on Mary McDonald's lot, and was only valued at 20 pounds. Both were however two roomed with an iron roof, the difference may have been in size. Sheep yards and stockyards had been erected and three miles of wire fencing installed. The fencing was considerably more valuable than the hut. The slab hut is typical of a shepherd's or selector's hut and is similar to S. T. Gill's illustration from the 1850s. These huts were typically two-roomed, with one room containing stores.

Inspector Manton visited the property again in May 1887, by which time Kelleher had worked extremely hard on improvements and many of the elements of the homestead complex that we can see today had been constructed.³³

<i>Slab hut, iron roof two rooms</i>	<i>20 pounds</i>
<i>4 miles of 6 wire fence</i>	<i>221 pounds</i>
<i>Cottage, 2 rooms, floored, ceiled,</i>	
<i>verandah [Southwell]</i>	<i>70 pounds</i>
<i>Garden with 7 wire fence</i>	<i>10 pounds</i>
<i>[adjacent to water race?]</i>	
<i>Hut (bark)</i>	<i>2 pounds</i>
<i>[location unknown]</i>	



The note on S. T. Gill's watercolour reads 'Turning out the sheep from the hurdle yard, early sunrise, shepherd leaving the hut'.

Source: NLA pic an 2376752

200 acres ring barked	10 pounds
4 acres cultivated and fenced	27 pounds
Sheep yard brush	1 pound
[in boggy hollow?]	
10 chains 1 rail and wire fence	3 pounds
Yard and bale	2 pounds
Water race to house	
and garden	20 pounds
Total	386 pounds

This description provides a relatively accurate date for the construction of the residence currently known as the Southwell House as being between the April 1885 inspection and the May 1887 inspection. The date of construction may co-incide with the marriage of Timothy Kelleher to Ellen Coppin in 1886. The two roomed house is by no means as valuable as Alexander McDonald's extensive house that had been destroyed by fire. Newspapers found in the Southwell house dated from 1883 which only serves to give an approximate date, as the papers were from Braidwood and may have been initially used as wrapping. It is not known if the bark hut listed is an agricultural building or if it was first used as a residence.

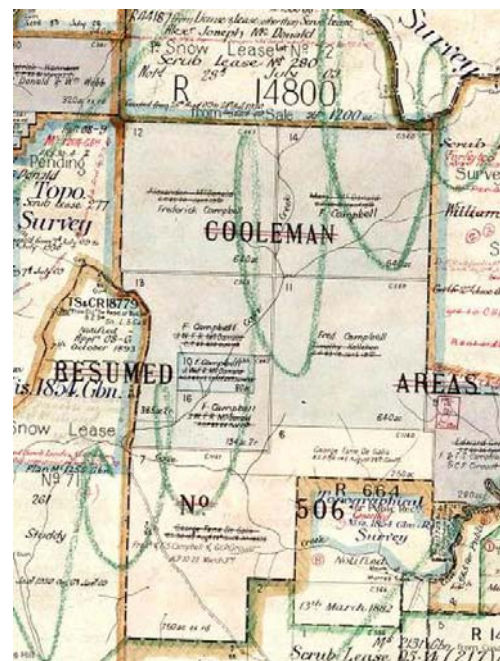
There is a strong similarity between the house built at Coolamine by Timothy Kelleher and the larger slab homestead at Orroral built by Archibald McKeahnie in the mid 1860s, indicating that a regional vernacular had developed on the Limestone Plains that was then utilised in the mountains. Inspector Manton was not sure if Kelleher was a dummy, noting that the

*selector is a married man, his wife was living upon the land with him. I believe the selector continued to reside upon the cp [conditional purchase] for three months after the term required by the Act. The place has all the appearance of having been used as a bona fide home.*³⁴



Orroral homestead, Namadji National Park, in 1992

Source: NLA pic an8936092



Parish map showing the lots taken over by Campbell
 Source: Lands Department Parish Map Preservation Project
 Scan 1020701



It is not recorded if Kelleher initially spent the winters at Coolamine or merely used the place as an outstation. Under the terms of the Conditional Purchase improvements had to be made and the selector was required to reside on the land. The land was to be improved to the value of 1 pound per acre. By May 1887 Kelleher had not quite managed to improve the land to this extent, but the transfer to Campbell went ahead regardless. The location of the four cultivated acres is not shown on any of the parish maps, but is likely to have been relatively near to the house and the creek bed. The location of the water race provides an indication of the location of the kitchen garden.

Enlargement of the 1909 view showing the hut and more substantial house built by Kelleher between 1885 and 1887 and the slab hut to the rear.

Source: NPWS Tumut (now DECC)

After unsuccessfully trying to obtain selections on the northern section of the plain, the de Salis family concentrated their activities to the south, where their yards were located. Campbell progressively acquired the selections on the northern portion of the plain, using the homestead established by the Kellehers as his base. It was a few years before a permanent manager was appointed. The transfers took place between April 1887 and November 1888, Kelleher's lot was the first to be transferred, in April 1887. Oral tradition has it that the buildings on the plain were cannibalised for use at the Coolamine homestead site. This was a common practice, as nothing useable was wasted.

The parish maps and conditional purchase records show that Campbell progressively obtained numerous land holdings in both the Naas area and in the Cooleman area. Either he had a prior arrangement with the selectors, or he offered a financial incentive to the smaller holders to give up their more remote selections. Campbell, like Murray before him, maintained an extensive network of outstations. For the smaller holders like Kelleher the task of moving sheep and provisions to outlying areas would have been an exhausting one, particularly as substantial improvements had to be made to the selection as well. The McDonalds and the Kellehers may simply have chosen to concentrate their efforts on the outstations closer to Uriayarra i.e. at Peppercorn on Long Plain.

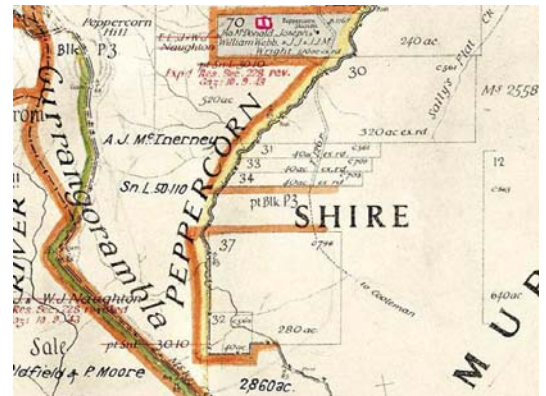
The Kellehers moved back down to the Limestone plains. By 1913, when the census was taken, Timothy Kelleher was recorded as living at Naas with his wife and 6 children. Descendants believe that there were 10 children in all. The stock records show that he maintained 5 horses, 3 cattle, 561 sheep and cultivated an area of 4 acres. The total holding was a relatively small one, 1815 acres. The Coppins, his wife's family, had selected property in the Naas area in the late nineteenth century. The parish map for Naas shows that from circa 1901 Timothy progressively obtained a number of adjacent lots ranging in size from 160 acres to 640 acres near to Thomas Coppin's selections. The lots were bounded on the east by Half Moon Creek and Gudgenby Creek in the west. Once again the selection was adjacent to land selected by de Salis and Campbell. The 1935 census records Timothy, Ellen and Cornelius Kelleher as residing at Rocky Crossing, Tharwa. Timothy Kelleher died in 1939.

2.10 PEPPERCORN DIGGINGS

Towards the end of the nineteenth century the homesteads on the plains, of which Currango and Coolamine survive, were occupied all year round. Spicer's Station and the Peppercorn Station on Long Plain and Sandy McDonald's homestead on the Coleman Plain have disappeared. Like Coolamine these homesteads formed a permanent base for the managers of the stock moved up to the high country to graze during the summer. During the winter months the men turned their hand to other income-producing activities such as prospecting. The sale of wallaby and rabbit skins also supplemented their income.

The erection of permanent homesteads depended on the existence of dray tracks, which permitted provisions to be obtained from Tumut or Queanbeyan. This was an arduous task that Ted Taylor recalls could take three weeks. Progress was very, very slow and the load would have to be unloaded and loaded whenever the cart got bogged. The remains of the wagon at Coolamine provide evidence of the vehicles used for these journeys. The parish maps and the 1892 snow lease map show the old and new dray routes to Tumut near Rule's Point. By 1892 a telegraph line had been installed across Long Plain.

Two separate gold diggings were established on the Peppercorn Hill, part of the Goodradgibee Gold Field. Known as the Peppercorn Hill Diggings, the two sites are located to the west of the Long Plain Road, north east of Peppercorn Hill. John McDonald had a scrub lease over part of this land. George Southwell, who for a time listed his occupation as miner, prospected on the 'Peppercorn Plains' before becoming the manager of Frederick Campbell's outstation on the Coleman Plain. The parish maps for Peppercorn label the northern end of Long Plain as being Peppercorn Plain, the site of the diggings are not shown. Letters addressed to Southwell at Peppercorn survive.



Parish Map of Peppercorn showing the Peppercorn Station
Source: Lands Department Parish Map Preservation Project
Scan 10964101



The dray parked between the Southwell House and the Campbell House and the barn in the background.
Source: Phyllis Dowling Collection

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The Southwell family records that George Southwell employed by Campbell to manage his Cooleman holdings in 1891, which is when the family moved to Coolamine on a permanent basis. The date of employment conflicts with previous histories of Coolamine, which state that Southwell was employed by Campbell to manage the property from 1882. It was the McDonalds and Kelleher that had selected the northern part of the Cooleman Plain in 1882 and it is they, not Campbell who are the initial selectors, the transfers do not take place until 1887 - 1888. The McDonalds still had Peppercorn Station in 1887 when the 2nd edition of Peppercorn Parish Map was prepared, and were still the landholders on the sixth edition.³⁵ Southwell continued to prospect, selling gold found in the Cooleman Creek.³⁶ Kelleher appears to have been at Coolamine for just over five years.

2.11 FREDERICK CAMPBELL OF YARRALUMLA

There is a strong Scottish influence in the pattern of settlement of the Limestone Plains. Robert Campbell sponsored free Scottish settlers, and many of the men initially found employment as shepherds. Leopold de Salis had learnt about farming at Jedburgh in the Scottish Border Country. John Gale records that when he visited John McDonald's Peppercorn Station on Long Plain in 1875 the Scottish shepherd entertained the guests by playing the bagpipes and telling ghost stories.

Frederick Campbell, the grandson of Robert Campbell purchased Yarralumla, the property Murray had worked hard to establish, in 1881 from the Gibbes family who had been in occupation since 1855-56. Campbell also sought to obtain selections and leases in the mountains, progressively obtaining the selections on the northern part of the Coolamen Plain in 1887-1888. This land fell within the more extensive Coolamen Run. A map of Run No. 506 survives, prepared in 1887. The Coolamen Run was bounded to the north by the Bimben East and Bimben West and to the east by the Orroral and Cotter Fall's holdings. To the south the boundary was formed by the Currangorambla



Frederick Campbell of Yarralumla
Source: NLA pic an 24219385v

holdings and to the west the boundary was the Long Plain holding. The ridge line to the east formed a natural boundary. The holding crossed two parishes, the parish of Murray and the parish of Coolman. Each holding is shown as being divided into a resumed area and a leased area. Campbell needed extensive pastures because he had

*no liking for agriculture and I have always devoted my attention exclusively to sheep and the production of a high class of Merino wool.*³⁷

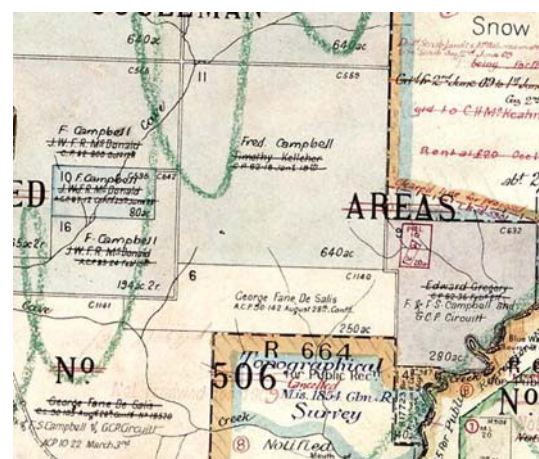
Campbell improved Yarralumla substantially, demolishing most of the existing buildings and building a substantial house in 1891 and a woolshed in 1904 (extant). Additional improvements were also made at Coolamine, including the construction of the Campbell House and later the barn.

A series of photographs of Yarralumla taken in 1913 show the substantial house and the various vernacular agricultural buildings. The slab buildings are of a very similar scale and character to the slab buildings at Coolamine and are typical of agricultural buildings on the Limestone plains. The valuations of Yarralumla prepared circa 1912 survive on file in the National Archives, giving detailed descriptions of the timber and slab buildings including the use of hessian and rubberoid, materials also employed at Coolamine.

Campbell increased his holdings and leases in the mountains. Later parish maps, dating from circa 1912 show Campbell also had extensive holding to the north of Long Plain. Campbell was responsible for changing traditional agricultural practices on the Limestone Plains, fencing his numerous paddocks. Traditionally shepherds had looked after the flocks, however with the advent of fences, and fencing wire, shepherds were no longer required. With the exception of remote parts of Queensland and Western Australia, shepherding had largely died out in Australia by the end of



Scenes at Yarralumla, 1913
Source: NAA series C4076



Map of the Parish of Murray showing the take over of the holdings on the Coolamen Plain by Campbell
Source: Lands Department Parish Map Preservation Project scan 10204801

the nineteenth century.³⁸ Maiden's comments about the shepherds burning pastures during his visit in 1897 reveals that the practice of shepherding was still widespread in the mountains.³⁹ On the mountain plains in Southern NSW shepherding, and the annual burning of pastures, continued into the twentieth century. Tom Taylor recalls that his father acted as a shepherd for his grandfather and recounts that in the mountains the shepherds using temporary enclosures (hurdles) and portable shelters, similar to a large wheelbarrow, made of alpine ash slabs, that could be hauled from one camp to another.⁴⁰

Campbell's property Yarralumla was resumed by the Commonwealth in July 1912 and he was eventually paid compensation. The compensation claim form records that he initially sought 4 pounds 10 shillings per acre for a total holding that was 39,640 acres. The matter took some years to resolve. Campbell used the compensation payment to extend his holdings near Carrathool. The flock of prize merinos was relocated to Cooinbil Station, a station that has now been incorporated into a larger holding: Toganmain. The 1913 census records that the Campbell holdings in the ACT were now negligible. F. Campbell as only retaining 1,000 acres at Woden, with 13 horses, 10 cattle, 462 sheep and 8 acres under cultivation. His remaining holdings were now of a similar scale to Kelleher's. In contrast at the McDonald's station at Uriyarra 29 horses were kept, 374 cattle and a flock of 4,925 sheep. The station was 10,000 acres, 20 of which were under cultivation. Yarralumla had once been even larger, 40,000 acres in total. Woden, one of the Campbell outstations, had been converted into a more substantial residence in the mid 1880s.

Campbell continued to send stock to the mountain plains of Cooleman and Long Plain. The Cooinbil Hut on Long Plain reflects this transhumance that continued until World War II. Campbell retained Coolamine until his death in 1927 when the property was sold. The Long Plain lease was continued by the Cooinbil Pastoral company. The slab hut at Cooinbil became the kitchen block, a more substantial weatherboard hut having been erected under the management of A. B. Triggs in 1905.



2.12 THE SOUTHWELL FAMILY

George Edward Southwell grew up on a property on the Ginninderra Creek on the Limestone Plains. His parents then moved to "Rosevale", a property on McLaughlin's Creek near Majura. George worked as a 'stock keeper' for the McKeahnies at Orroral, his 'main job being to move stock to and from the mountains at the beginning and end of the warmer season'.⁴¹ The McKeahnies were of Scottish descent, having arrived in Australia under the assisted passage scheme Reverend Dunmore Lang implemented which resulted in some 4,000 'destitute Scottish Highlanders' immigrating to Australia.⁴² Many crofters had been forcibly removed from the highlands to make way for large-scale sheep farming, in what has been termed the 'highland clearances'. In the 1840s large numbers of Scots migrated to Canada, New Zealand and the Australian colonies in search of a better life, often selecting the cooler areas such as Dunedin in NZ and the Monaro in NSW.

In 1931 Frederick Watson noted that 'Alexander, Archibald and Charles McKeahnie each owned properties in the mountainous country in the south of the [Australian Capital] Territory for many years'.⁴³ These properties included 'the

The Southwell family in front of the Campbell House in 1903. Bella and Elena are in the back row, Jack, Anne and George are in the mid row, with the youngest daughter Una on George's knee, Fred and Malcolm, Stan are Fred are on the rug in front. This view is believed to have been taken in 1903

Source: NPWS Tumut (now DECC)



mountainous country that is now the Namadji National Park, including Bobyan, Gudgenby, Congwarra, Booromba, Orroral, Cuppacumbalong and Cooleman Plains'.⁴⁴ The McKeahnies acquired the Orroral Run in the 1860s and the family sought compensation circa 1915, after the ACT was formed.

This view of the Coolamine Homestead complex is believed to have been taken by Kepplewhite during Easter 1908.

Source: NPWS Tumut (now DECC)

George Southwell married Anne McIntosh at Majura in 1880. Their first children born during the 1880s were Elena (born at Yarralumla in 1880) and John Alexander, born in 1884, who is listed as being born at Peppercorn. Isabella (Bella) (born in 1886) and Malcolm (born 1888) were born at George's parents house, Rosevale near Majura. It was common practice for women living on isolated runs to make a long journey to the home of relatives for the birth of their children.

George Stanley (Stan) and Una were born at 'Coolamon'. Fred's place of birth is not listed. When George Stanley was born his father's occupation was listed as stockman. The Southwells were at Coolamine for nearly two decades, 18 years, from circa 1890-91 until December 1908. The birthplaces of the Southwell children provide a further indication as to where George Southwell was based. George

and Una were both born at 'Coolamon', the former in 1891, the latter in 1895. None of the children born in the 1880s were born at Coolamon, although one of the boys had been born at Peppercorn.

Southwell appears to have maintained a connection with the families living in the Brindabella valley. A Mr. Franklin of Peppercorn is reputed to have built the unusual cheese hut circa 1889. Beatrice Franklin believed that it was her father who built the Cheese Hut and 'Little Peppercorn', however if the date of the hut is correct, then it is more likely to have been her grandfather. Both men were however called Thomas. Thomas Ernest (Les) Franklin the son of Thomas and Annie Franklin of Brindabella was born in 1880. Circa 1889 the two brothers who had been managing Brindabella decided to go their separate ways. Thomas Franklin remained on the property, John Maurice Franklin, with his wife and their four children including Stella Miles moved to a new property at Stillwater near Goulburn. Miles Franklin's reminiscences of her childhood at Brindabella were written in 1952 and published posthumously. Brindabella was the first station on the route back down to the Limestone Plains and the Southwells clearly maintained a friendship with the Franklin family as one of their children was born at Brindabella.

From the documentary records available today it would seem that once Campbell obtained the property a building program was instigated, including a house for the station owner to occupy on visits and the agricultural buildings, a barn and the cheese hut. The Campbell House, believed to have been constructed circa 1892, contains 3 bedrooms within the house, and the now demolished annex contained two more rooms. The main house was only used when Campbell visited and in case of sickness when isolation was required.⁴⁵ The extensions to the cottage, including the verandah sleepout, were to accommodate the larger Southwell family however no indication of how the house was furnished survives. The layout is further discussed in Section 4.



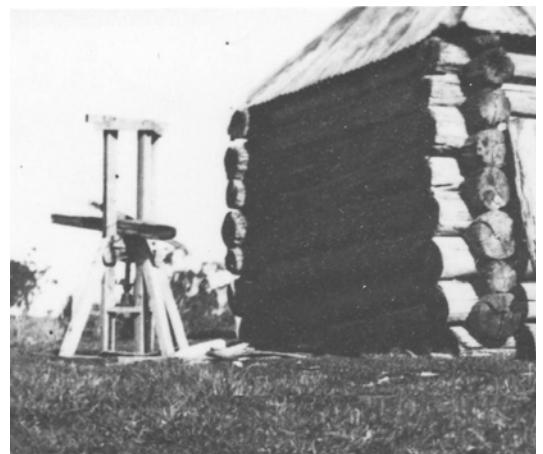
The Taylor family in front of the cottage built by Kelleher. The view was taken in Easter 1909, shortly after the handover from the Southwell family to the Taylor family. The two roomed cottage has been extended by the Southwells and a sleepout built on the verandah.

Source: NPWS Tumut (now DECC)



The Campbell House in Easter 1909

Source: NPWS Tumut (now DECC)



The cheese press adjacent to the Cheese hut. 1937

Source: NPWS Tumut (now DECC)

The kitchen facilities in the Campbell house are also more substantial than in the Southwell house, with a fireplace and a range for cooking. Mrs Ann Southwell (nee Anne McIntosh of Majura) 'kept the large house prepared for use by the Campbells and when they visited she and her daughters cooked for them'.⁴⁶ Here Belle Southwell learnt the housekeeping and cooking skills that would serve her well in her future career.

The Southwell's were largely self sufficient, making their own cheese in the cheese press which can be seen in a number of the historic photographs. 'Supplies were brought in from Queanbeyan, it being necessary to lay in substantial stock to tide the family through the winter months...'⁴⁷ Tom Taylor notes that it was the Southwell boys Stan and Jack who did the milking, not the girls, and that 10 to 20 cows were milked.⁴⁸

THE TUTORS

When the Southwell children were staying with their grandparents at Rosevale near Majura they would attend school at Sutton. As Coolamine was so remote a tutor was employed, initially Milton Archer and later Miss Kiley, both of whom appear to have been from Tumut. Miss Stella Kiley is likely to have been a descendant of selector immortalized by Banjo Paterson in his poems *Kiley's Run* and *Under the Shadow of Kiley's Hill*. A postcard of Tumut from J. H. Kiley to Miss Bell [sic] Southwell at Coolamon Plains, via Brindabella, survives in the Curtin papers.

The employment of a tutor or governess at remote pastoral properties was common, however most had no formal training. The practice is recorded in Miles Franklin's autobiography and in her novels. Sybylla's time as tutor to the McSwat urchins was the low point in her 'brilliant career', her charges would torment her by poking sticks through the slabs of her room. The Southwell children appear to have had a better relationship with Miss Kiley. At Christmas extensive celebrations were held, with the final celebration held in December 1908 shortly before the Southwell family returned to Majura.



Undated photo of Stella, Irene and Mary Kiley.
Source: Thelma McKinnon collection, John Curtin Library

..most of the folk in the immediate vicinity gathered at Mr. Southwell's for Xmas, where as is ever the case, an excellent dinner was consumed and an enjoyable time spent. During the afternoon Miss Una Southwell, on behalf of her two younger brothers and herself, presented Miss Kiley of Tumut with a beautiful pair of silver serviette rings as a token of esteem and regard in which she is held by them and for the great interest she had taken in them (her pupils). Miss Kiley was much impressed by the thoughtfulness shown and thanked them in an appropriate and feeling manner. After tea dancing and singing was indulged in until midnight when all repaired home carrying with them pleasant recollections of Christmas 1908 mingled with feelings of regret that they were soon to lose a sterling family who have been associated with the Coolamine [run] and its residents for so many years...⁴⁹

Eleanor, Belle, John, Fred and Una were all good singers.

ELEANOR SOUTHWELL

Eleanor Southwell married Mr. John Walker of Ledgerton, near Yass in April 1903. The photograph of the family outside the Campbell House taken in 1903 probably marks this occasion. The Walker family still own Ledgerton and the property retains its 100 year old shearing shed and a slab hut. (Refer to the comparative analysis). Eleanor and her siblings feature in the Buntj (George) Morris' poem, the Coolamon Ball, written in August 1903, a copy of which is held in the Curtin Papers. The participants came from as far afield as Brindabella. Unlike Darba Lara where a ballroom was built, the ballroom at Coolamine may have been the barn, the largest 'room' on the property. At Rule's Point it was the multi-car garage that doubled as a ballroom.

The Southwells were a sociable family, events in 1903 included Eleanor's wedding, the Coolemon Ball and a visit to the Cooleman Caves.



Una and Belle Southwell and Elsie Jones at Yarralumla.
Source: Thelma McKinnon collection, John Curtin Library

COOLEMAN CAVES

Parties had been visiting the Cooleman Caves before the mid 1870s when John Gale wrote his description. The Cooleman Caves were not as easily accessible as the Yarrangobilly Caves and visitors stayed at the neighbouring properties including Coolamine. The visitors to the Cooleman Caves were primarily those who knew about the place through friends and relatives. In April 1903, possibly to entertain the younger of the marriage guests from Eleanor Southwell's wedding, a party visited to Murray's Cave, inscribing their names on the wall. The inscriptions were recorded by speleologists in 1968. The party included Miss Oldfield, Jack Southwell, M. Southwell [Malcolm] and J. C. Moore. The photograph of the homestead at Coolamine taken towards the end of Southwell's term as manager is believed to have been taken at Easter 1908 by K. Hepplewhite who had come to photograph the nearby caves.

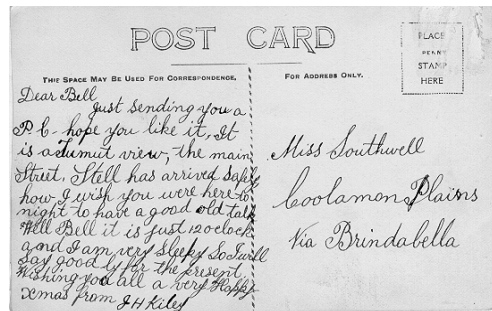
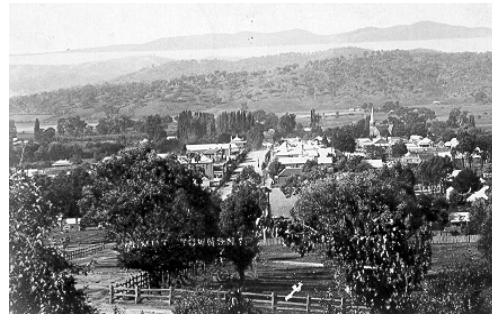
The caption read:

[at] this station on the Cooleman Plains we were given the most liberal hospitality here for two days during which we inspected the caves and falls of the district.⁵⁰

The caves at Yarrangobilly and Jenolan had already been photographed by Charles Kerry, who had also photographed the mountain cattlemen and surviving members of the Tumut tribe whilst visiting the Snowy Mountains in the mid 1890s.

BELLE SOUTHWELL

After leaving home around 1910 Belle Southwell worked as a housekeeper and later hotel manageress. She had hoped to become a nurse however this did not eventuate. After Yarralumla was resumed from the Campbells, she was employed as a hostess, already having extensive experience as a housekeeper, working briefly for the Campbells at



Postcard of Tumut sent to Miss Bell Southwell at Coolamon Plains via Brindabella
 Source: Thelma McKinnon collection, John Curtin Library



Kepplewhite's view of Coolamine, Easter 1908
 Source: NPWS Tumut (now DECC)

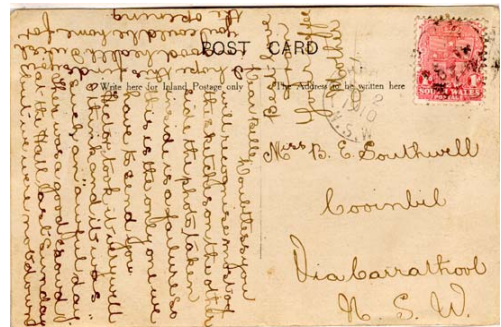
'Cooinbil via Carrathool' and then returning to the high plains to work at Yarrangobilly Caves House during 1912-1913.⁵¹ Belle, who appears to never have married, later managed both the Hotel Canberra and the Hotel Kurrajong in Canberra. A number of politicians lived at the Hotel Kurrajong whilst in Canberra and Belle and her brother Frederick both became close friends of John Curtin. Belle was one of his regular card-playing partners. The surviving photographs show her to have been a striking looking woman, and it is no surprise that she features in the Bunty Morris' poem *Coolamon Ball* and the anonymous poem *A Quite Little Trip to the Caves*. The author of this poem remains unknown. Belle remained in Canberra until her death in 1946.

THE SOUTHWELL BOYS

The Southwells probably chose to return to Sutton as the job was becoming too arduous for George. The family purchased Fernhill in 1911, including the slab homestead, however George did not live very long, during in Prince Alfred Hospital in Sydney in 1912. He is buried in Queyanbeyan. Anne Southwell and one of the daughters and two of the boys are recorded as living in Ainslie (i.e. at Fernhill) in the census of 1913. Malcolm (Mack) Southwell enlisted in World War I and was killed in action in France. Fred Southwell stayed in the mountains until an accident forced him to return to Sutton. The family recall he was an excellent horseman who helped his father with mustering. Fred married Elsie Jones, his brother Stan married Miss Lila West at Adaminaby, who may even have been a descendant of the West's who once managed Coolamon. The boys who grew up at Coolamine were excellent horsemen, the Southwell boys and later the Taylor boys were well known for their horsemanship.



Belle Southwell and others at the Hotel Canberra
Source: Thelma Mackinnon Collection, John Curtin Library



Postcard to Belle at Coinbil from her mother
Source: Thelma Mackinnon Collection, John Curtin Library

...and now I will tell you the girl who was Belle -
One who lives just across the Black Mountain
Near a big limestone plain, where wild flowers reign,
close to many a sparkling fount,
Though tall for her age she will on this page
A leading and prominent place
And hence far away on a far distant day
I will think of her dark handsome face.⁵²



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Mack Southwell
Source: AWM

THE COOLAMON BALL

Well, here I am again, you see as per usual trying to sing,
I am always dabbling with verse – tho' tis hard to make
them ring

But still I can't help dabbling with poetry and song
Tho' I oft lose in the gabble and my verse is not ping pong.
It is just the want of knowledge that I have never gained
At high class school or college where such knowledge is
obtained

And yet there are stories in my heart that my tongue can't
recite

Or my hand put on to paper – for those words I cannot
write

I'll tell you a story in my badly written song.

But bear in mind I'll tell you, it will not be ping pong.

It was one Friday evening in August cold and chill
And a big white lot of frozen snow still lay on Mary's Hill,
As I rode to Coolamon on my Calcutta filly,
Who had boume me safe and sound from my camp at
Yarrangobilly,
And the good old dogs they greeted me and met me on the
way
And barked so loud and friendly they nearly said 'Good
Day',

And then the little children bright natives of the plain
They welcomed me so gladly they made me wish again
That I was young and little and so full of childish play
With rosy cheeks and merry laugh and eyes bright as they
Then next their good old mother, likewise their good old
dad

They shook my hand so hearty as to feel quite glad.
"Good boy hurrah, Jack [Southwell] said "I'm so glad you've
come"

For when the dancing starts tonight by jove we'll make things
hum

Soon after me one Henry and his little sister Flo
Make up the next additions to our little evening show
And then across the valley a little to the right
Two brothers and three sisters were seen to come in sight
And they looked a happy family and very pretty too
And if I have not lost their names I'll tell them on to you.
The first boy's name was Aubrey, the next his brother Bert
A rattling good dancer and an awful boy to flirt

Then came Miss Reid the elder – I think they called her Cis
And her sister, a very pretty Miss

But I can't think of that young girl's name. I think I'm going
dotty

But never mind 'tis all the same I still remember Lottie
For she has auburn hair and the nicest eyes I've seen
I call them blue of the nicest hue, but she says "No they're
green".

And Jack and Bill, two mining men come from Broken Cart
Make up the last addition to our little evening party.

And next rang the tea bell on the still and pleasant night
And the tea bell has a pleasant ring when you've got an
appetite

There, round a good old table to a supper neat and grand,
Our party gathered quickly and played a very fair hand
And with talking and joking and laughing more or less
The supper was soon over and the girls went off to dress
And when they came back again those pretty little things
They looked as neat as angels who had lost their wings.
I can see them yet those pretty girls who came to the
Southwell's ball

With pretty hair and big bright eyes, I loved them one and all.

Now the ball was set a-rolling, with the good old time First
Sets,

Tis true the dance is getting old but it does us young once
[ones?] yet

An oh, such pretty music was played by Belle and Jack
It would make you think when dancing that you were on the
track

To the Golden Gates of Heaven where there's joy for us in
store,

And when we get there, Jack and Belle, we'll for evermore
And when I'm an angel Jack, I'll flap my golden wings
And meet you of an evening and won't we dance and sing.

Now you talk of grand theatre and operas so grand
And polished arts of mankind – but is there in this land
A joy more fine and simple that the one of which I write
A real good country ball just like last Friday night
For there you are together, you young folks gay and glad
With not a thought of sorrow to make your hearts sad.
But nonetheless I'll tell you those are your brightest times

*And when you're old perhaps you'll think that I said in these rhymes
That those bright days are rolling, yes rolling, too fast
And it is a burning pity that such joyful times won't last
But all the same in future days when fighting care and strife
You'll look back on those days as the brightest in your life.*

*But I'm going off my story with my ratty romance
And nearly dropped the glory of the Southwell's good old dance,
Well, we went through every circular that was ever known to men
As sets so quick and lively that didn't wee look grand,
Then we had an intermission but we did not wait for long
Just time for Miss Eleanor and Bell to sing a song
And very sweetly they sang and it makes a man rejoice
When he's been a bachelor, to hear a lady's voice.
And another intermission, just to give the girls relief,
When Jack Southwell sang that pretty song, "Tis only a Leaf".*

*Then 'twas put your hand together boys and make them crack
again
For the boys and girls with pretty curls who live on this limestone
plain
And then there was a recitation and a speech that was no joke,
Delivered by old Bunty who thought he did a stroke
And thus the dance rolled onwards till the bell rang again
And each boy took his partner to view the tarts once more
Yes, cakes and tarts of all kinds and each all eyes could see
A dainty spread it seemed a shame to offer a pig like me.
For when a man has lived for months on wallaby and possum
I think he bears a strong perfume of Eucalyptus blossom
But anyhow all jokes aside – a lovely tea for all
Was spread for each and all of us that night at Southwell's ball*

*Once more upon the ballroom floor we found ourselves again
The music sounded prettily and rang across the plain
And Johnny played my favourite waltz. I danced it with Miss Belle
I'd dance that waltz the whole night long and would not want a
spell
And we played the pretty games we used to play at school
For when you're making real good fun you've got to act the fool.*

*But soon the hours departed, and 'twas hard upon our sight
And we felt chicken hearted when we saw the broad daylight
Oh it makes us feel sad hearted when we sat the day adorn
And to think that the happy evening had said goodbye and gone
But when the boys and girls assemble 'tis hard to get them parted,*

*So they danced away quite gamely still gay and kindly
hearted
And our king host and hostess to each and all did say
"if you feel tired and sleepy you'd better stay all day"
And some of us accepted their good kind invitation
And we cast our anchors and did not leave the station
But two brothers and three sisters who came from down
the track
Refused with thanks the invitation and said they would
go back
So, they said goodbye and parted. Tis a feeling most
divine
To press a little white hand in a big rough paw like
mine.*

*Now I think I had better stop here ere you begin to tire
Of this old ratty random and throw it in the fire
So here's my hand, "Goodbye" until we meet again
To dance all night till break of day on the edge of this
limestone plain
And don't forget the kindness of your hostess ere you
part
And thank her with a good old thanks from the bottom
of your heart.*



2.13 WILLIAM & SARAH TAYLOR

William and Sarah Taylor took over the management of Coolamine from the Southwells at the end of 1908, traveling by bullock from Queanbeyan. Like the Southwells the Taylors were employed by Campbell to manage the property in his absence and they remained there for about 20 years. The Taylors already had six children, Annie, Elizabeth, Bill, Tom, Violet and baby Alice. Two more girls were born to the couple whilst at Coolamine: Sally and Irene.⁵³ Mollie Taylor, Tom's wife, recalled that her husband was '*four years old when he went there [to Coolamine].*'⁵⁴ Irene was taken up to Coolamine when she was three weeks old. A photograph taken in 1909 shows the family in front of the Southwell House, the dark surrounds to the windows are evident, as are the whitewashed walls. The area in front of the house is fenced with wire netting and a bare fruit tree is evident. Machine made wire-netting was first manufactured in the mid 1850s and was used at Coolamine in an attempt to keep the rabbits and wallabies out.

The Taylor family was from the Braidwood area, Tom Taylor recalled that '*old grandfather had three stores in the gold digging times.*'⁵⁵ Taylor's Settlement Site on the Mongarlow River is

The Taylor family in front of their residence, Easter 1909
Source: NPWS Tumut (now DECC)



Enlargement of the Taylor family in front of their residence, Easter 1909 showing Elizabeth, Annie, Sarah with Violet, William holding Alice, Tom and Bill.
Source: NPWS Tumut (now DECC)



today listed as an indicative place on the Register of the National Estate. The alluvial gold in the Braidwood area had largely been exhausted by the 1870s. The Taylor family retained their interest in gold prospecting, working Yorkies diggings on Long Plain from the 1920s.

William and Sarah Taylor had lived in the smaller house, the Southwell House. Tom Taylor and his brother slept in the small room off the verandah which had been lined with hessian with wallpaper glued on top. Kitchens were deliberately separated from the main house and precious stores, to lessen the risk of the spread of fire. This separation was fortunate, as the kitchen block burnt down in 1919. The main house was saved.

Although many of the family photographs of the Southwells and later the Taylors were taken in front of the larger Campbell house, this residence was reserved for the use of Campbell. A photograph taken in 1918-1919 shows the Taylor girls lined up in front of the neatly whitewashed cottage. The women, starting from the left: the governess, Miss Belle Eggleton, Sarah Taylor and her four eldest of her daughters Irene, Sally, Violet and Alice. The house appears to be in pristine condition and due to the heavy snowfalls there are no gutters.

The Southwell women, and the governess, Belle Eggleton in front of the Campbell House circa 1918-1919

Source: Phyllis Dowling Collection



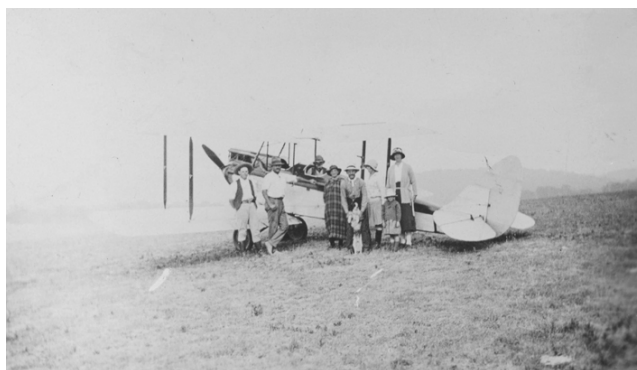
William and Sarah Taylor in 1936 in front of their residence, the cottage formerly occupied by the Kellehers and then the Southwells.

Source: Taylor family collection

KOSCIUSZKO NATIONAL PARK
CONSERVATION MANAGEMENT PLAN

Although the family lived there year-round, the seasonal migration of stock continued. William Taylor would occasionally take on work for other station owners, of which the most well known was Andy Cunningham of Orroral and Lanyon. Cunningham owned a light plane, a gipsy moth known as the Orroral Dingo, which he would land on the Coolaman plain to collect Taylor. Photographs survive showing Cunningham's plane on the ground on plain in 1924. Taylor was widely known throughout the area as a skilled dingo trapper. Dingoes were a problem for the station managers, as they attacked the stock and fowls at night.

Cunningham, was a 'wild colonial' adventurer whose main passion was flying, he attempted a solo flight across Asia. The Coolaman Plain was probably treated like an all over field, rather than having a formed runway. The racecourse, on the flats at Rules Point was also used as a landing strip. The son of a prominent Sydney businessmen would fly down to collect his father, fly him to Sydney for board meetings and fly him back so that he could return to his favourite fishing hole.



The Orroral Dingo on the Coolamen Plain
Source: Phyllis Dowling Collection

2.14 LITCHFIELD AND THE NAUGHTONS

Coolamine was operated as an outstation by the Litchfield brothers from 1927 until 1933 and Taylors may have continued to act as managers. The Litchfields were members of Litchfield family who ran a merino stud near Cooma and also had a snow lease below Mt Gungarten.⁵⁶ The family had been in the Cooma district since the 1860s. Mollie remembers visiting Coolamine when "Mummy and Daddy Taylor" were still living in the Southwell House.⁵⁷ She had met Tom at Rules Point in 1929. The pair corresponded and would meet in the holidays. In 1933, when they were first married, they lived in Sydney. Tom and Mollie returned in 1934 to manage the property for the Naughtons of Tooma (near Tumbarumba).

The parish maps show that the Naughtons also had extensive holdings on the Long Plain. William and Sarah '*had left because he had a stroke – he was 76 then – he was past living there*'.⁵⁸ The date of their leaving varies in the oral histories; a photograph survives from 1936 showing them at the property.

2.15 TOM AND MOLLIE TAYLOR

When Tom and Mollie Taylor returned to Coolamine from Sydney in 1934 they lived in the larger Campbell house. Mollie remembered

We just had to jolly well work and get it into shape. The big main room at Coolamine was sort of swamped in the middle, all the joists and things were gone from underneath it. We lived in one room at that time. So we got underneath and jacked it all up – all we had to do it with was an old bullock jack. We put new posts underneath and fixed the joists up and put the floor down again...

We papered all the walls with real wallpaper. I couldn't stand newspaper, no way in the world could I, and when they missed all the corners and just papered it across from wall to wall like that! I cut that all down and tacked it all back. People have souvenired it since.⁵⁹

Some fragments of wallpaper and friezes still survive in the Campbell House.

We had a big fountain on the fireplace and we used to have a copper when we had the bathroom down by the well. We used to light the copper and then get the water. We mostly showered so you didn't use so much water for baths. I didn't have a washing machine until I came to Adaminaby. I never had a fridge until I came to Currango.⁶⁰



Tom and Mollie Taylor with their two children, Ted and Don at Coolamine circa 1936
Source: Taylor Family Collection

She described how the eight buildings at Coolamine were used during the years she lived there. From 1934 onwards there were two sheds (one of which was probably the barn & blacksmiths shop, the other the cowshed or dairy). Neither of these buildings survive, nor does the bathroom by the well. The concrete slab of the bathroom added to the Campbell House can still be seen.

There was the old kitchen [extant], the saddleroom down there [de Salis hut? demolished] and the Cheese House. The main house there is six and the joining part on the back was seven [demolished]. Mummy and Daddy Taylor's house makes eight.⁶¹

After the senior Taylors retired the Southwell house was used to accommodate visitors.

SELF SUFFICIENCY

The oral histories collected by Harry Hill record that the local families were all self sufficient, particularly during the Great Depression of the 1930s. Cows provided milk, cream and some families made cheese as well as butter. Vegetables and fruit were grown. Four or five cows were kept and the Taylor's made butter but not cheese. Mollie kept chicken, turkeys, geese and ducks and her fowl yard was plagued by foxes. Pigs were also kept.

The livestock and fowls also provided meat, which was supplemented by rabbit or 'underground mutton' and kangaroo. A photograph survives of scores of rabbit pelts hanging from the fenceline in front of the homestead at Coolamine, probably the result of a 'rabbit drive'. Rabbit pelts were sold to skin buyers in Tumut.

Mollie Taylor recalls that

The depression years hunted a lot of people out of towns like Queanbeyan. They had to go away shooting foxes and trapping rabbits and doing things like that. We got to know quite a lot of people and they came and stayed...⁶²



Rabbit skins hung out on the fenceline at Coolamine.
Source: Phyllis Dowling Collection



Traps were set at Blue Waterholes. Ted Taylor recalls:

*The old rabbit was all right. We'd have it baked, we'd have it stewed, we'd have it curried.*⁶³

Tom Taylor 'fumigated the rabbits all over Peppercorn and at Coolamine'.⁶⁴

Some evidence of the fruit trees survives in front of the two houses, including gooseberry bushes and apple trees, and the outline of the dairy yard can still be traced. Local families would ride over to pick cherries in the Cherry Garden, the remnant of the orchard established by William 'Argentine' Harris in the 1890s in a valley off the Currango Plain. Typically the orchards at homesteads contained European species: cherries, plums, apples, pears, mulberries and gooseberries, fruits that could be preserved or eaten fresh. Lemons were sent up to Coolamine by mail.

Hand coloured view of the Coolamine Complex in 1934

Source: Phyllis Dowling Collection



Vistors to Coolamine standing in the snow in front of the Campbell House, 1935.

Source: Phyllis Dowling Collection

At the Rules Point Guesthouse and some of the huts cauliflowers, carrots, parsnips, potatoes and turnips were grown. A cold store was not required, the vegetables were left under the snow and dug when needed or were 'pitted for the winter'.⁶⁵ Ted Taylor recalls digging through four feet of snow at Harcourt Reid's vegetable garden at Currango for turnips.⁶⁶ The 1930s photographs show Mollie Taylor's garden was adjacent to the Southwell house and the water race, a garden she described as being 'a nice little garden with daffodils and different things growing in it'. Daffodils could also be found at Rules Point.

Fish, caught at Blue Waterholes, also supplemented the Taylor's diet. The remoteness of the properties did not stop visitors, particularly in the holidays, and it was not uncommon for there to be large numbers of people to be fed. In preparation for winter the Taylors.

Always got in plenty of provisions before winter so we had enough for at least two or three months. Everyone got in the main essentials, tea, sugar, salt, flour, that sort of thing and plenty of horse feed.⁶⁷

The four most common purchases: Tea, sugar, flour and salt were commonly purchased in bulk and stored. There were no bakeries or corner stores, trips to the shop were made every three months or so. Tom Yan, a Kiandra storekeeper, maintained a team of bullocks and delivered stores to the stations on the Long and Cooleman Plains.

Tea, an integral part of stockmen's rations, could be ordered from the Edwards and Griffiths agents and collected from Adaminaby. During the summer and autumn fruit and vegetable growers from Tumut, Batlow and Adelong would visit the high plains to sell their produce. One of the rooms in the Southwell house, and the now demolished 'de Salis' hut and a room in the extension to the Campbell House were all used for stores.



Gardens to the LHS of the Southwell House
Source: NPWS Tumut (now DECC)



Tom Yan's bullocks with a dray load of stores, at Coolamine.
Source: Taylor Family Collection



Irene Harris recalled that

When we first came there we had a range, a great thing you fill up with wood and drag the ashes and coals out with a rake and then put the bread in when the heat was right. It was made out of rock and mud like the old Chinese ovens.⁶⁸

The Coolamine complex under snow, 1935
Source: NPWS Tumut (now DECC)

Following the Kiandra Gold Rush a number of Chinese remained in the Snowy Mountains, hence the familiarity with Chinese ovens. Neither the fireplaces in the kitchen block nor the fireplaces in the two houses at Coolamine are currently configured as this type of oven. A similar but larger oven at Rules Point was used by Bung Harris' mother to bake bread.

...there was a big stone oven under a sort of shed. It was made out of mud and stone. They'd light it, put wood on it, big logs, and when it died down they'd rake out the coals and mother would make up 30 loaves of bread to bake in it. It was just out the back.⁶⁹

In the 1940s this bread was delivered to the residents of Coolamine along with the mail bags. Powdered yeast for bread making could be ordered by mail. Although descriptions of hand built ovens survive such ovens are now very rare, although baker's ovens survive in the Victorian Goldfields.

At some point a cast iron fuel stove was installed in the Campbell House, which survives today. The date of installation is not known, however the alcove can be seen in the 1908 photograph. The caretakers at Currango still cook on their cast iron range, which also serves to heat the kitchen. The fire is generally kept going continuously, as it takes a long time to heat a range to suitable temperature for cooking.

2.16 HAWKERS

John Gale records that the Cooleman Caves were believed to be haunted by ghosts, including the ghosts of a hawker and a woman found murdered there in the early 1870s. Hawkers continued to visit Coolamine, the Southwell family remember Abraham Joseph, an Assyrian hawker who 'visited the area from time to time in his covered horse drawn cart'.⁷⁰ Photographs survive of an Indian hawker, Dava Singh showing his wares to the Taylor family circa 1936. A song written (or collected) by Martyn Wyndham-Read in his travels around Australia in the 1960s and 1970s records what could be purchased from a hawker.

Hawkers were once common in NSW, and the Sydney suburb of Redfern contained numerous warehouses where imported 'fancy goods' were kept. It is a practice that has vanished due largely to the improvement in motor vehicles and the state's road network. What was once a long journey by horse and cart or bullock and dray to purchase stores at Tumut or Queanbeyan can now be achieved in a few hours. Remnants of the bullock-drawn dray the Taylor's used can be seen near to the site of the barn and blacksmiths shop.

The hawkers were often from either the Middle East, India or China and they continued their religious practices whilst travelling. Trixie Clugston (nee Bridle) recalled that:

*Old Harry the Hawker is dead
No more he'll bring his boot hooks and laces
And fancy goods from foreign places
Old Harry the Hawker is dead*

*Old Harry the Hawker is dead
No more he'll bring his knives and forks
The finest Sheffield cutlers works
Old Harry the Hawker is dead*

*Knives and forks, boots hooks and laces
And fancy goods from foreign places
Old Harry the Hawker is dead.*

*Old Harry the Hawker is dead
No more he'll bring his lamps and candles
In holders of brass and graven handles
Old Harry the Hawker is dead.*

*Old Harry the Hawker is dead
No more he'll bring his needles and pins
In penny boxes and tupenny tins
Old Harry the Hawker is dead*

*Old Harry the Hawker is dead
No more he'll bring his ribbons and sashes
To brighten our hearts with their colourful splashes
Old Harry the Hawker is dead...*



In the 1930s a Hindu, wearing a turban, named Dava Singh used to come round. At first he walked, leading two packhorses. Later he rode a horse, leading one with the second tied to the tail of the first. His wares were rolled in cloths and he would unroll them on the ground, mainly men's clothing but he also had some haberdashery. He got his supplies from Melbourne and one of the locals remembered writing an order for him (one dozen shirts, one dozen more).

Taylor family looking at Dava Singh's range of wares, 1936
Source: Phyllis Dowling collection

He used to camp in woolsheds, or, as he traveled through the mountains, he camped in stockmen's huts. In fact his body was found in a hut between Tumut and Brindabella sometime in the 1940s. He prayed at night and morning always facing the sun and was around at yearly intervals. People were kind to him and gave him meals – as long as it didn't contain any beef, he was happy. Some would make him a damper.

Although he wouldn't eat beef, he liked milk and when camped in woolsheds would call around the cow yard at milking time to get a billy of milk. The small children were a bit scared of him, although he would hand out boiled lollies and bulls eyes. He was the most colourful and interesting of the hawkers, as others would sell their wares and move on, but Dava Singh would be around for a week or so. Maybe it was because his horses were getting free food, and sometimes he was too.⁷¹

Fred and Jessie Bridle discovered his body in his hut at Bondo, despite having hundreds of pounds were concealed in his turban he appeared to have died from malnutrition.⁷² The use of horses was gradually phased out, with goods such as vegetables sold from trucks. The last hawker was a Dutchman who sold clothing.

2.17 TOURISM

Part of the Snowy Mountains was established as a 'chase' or unfenced park in December 1906, following the establishment of the Royal National Park and the Ku-Ring-Gai Chase in the late nineteenth-century. The area around the Cooleman Caves been reserved for recreation since the 1880s. When initially envisaged the parks were for recreation, in areas of scenic beauty, and in the case of the Snowy Mountains National Chase, for the preservation of game.⁷³ The desire for the preservation of native flora came later.

Mt Kosciuszko had initially been intended as a summer resort; the tourists who came to the mountains came in search of fresh mountain air, alpine flowers and trout fishing. The area possessed 'a Summer climate that cannot be surpassed in the world'.^{73A} Tourists came from Sydney, although following the establishment of the federal capital of Canberra, many tourists came from there also. A series of photographs in the Government Printers Collection show the vehicles that were used for the Cooma to Kosciuszko run on display in Sydney in May 1909. The road from Jindabyne to the Creel at Thredbo and the summit had just been completed. In the 1920s the Government Tourist Bureau produced posters inviting summer visitors, with captions such as 'your next trip to Mt. Kosciuszko, Sydney to summit in sunshine via the South Coast'.

Fisherman had long been attracted to the fast flowing streams in the Snowy Mountains. The English-trained architect Richard Howard Joseland was passionate about fishing, Under his leadership the NSW Rod Fishers' Society lobbied for trout



'The start for Kosciuszko from the Tourist Bureau' (in Martin Place, 1909)

Source: ML GPO | still 11707

hatcheries at Oberon and in the Snowy Mountains. A temporary hatchery was established in 1906 on the Snowy River, and in 1909 trout ova were imported from New Zealand. Thredbo soon developed a reputation, with keen fishermen travelling down from Sydney. The Creel erected there circa 1908, was also known as Snowy River House. The building survived until the mid 1960s. The long low accommodation house, with its wide verandah, fronted the river and was the unofficial headquarters of the Rod Fisher's Society. The Government Tourist bureau advertised Snowy River House as a

County Bungalow for Trout Fishers and Tourists [with] a rippling trout stream at the door and an influx of magnificent waters running through crown lands available to guests...Snowy River House is a rambling bungalow erected by the NSW Government as a summer camp for trout fishers who wish to [unreadable] the snow-fed streams that tumble out of the gorges by Kosciuszko and for tourists who wish to make the journey to Australia's highest mountain...⁷⁴

Ted Taylor recalled that trout could be found in the creeks that fed the Murrumbidgee on Long Plain and Dairyman's Plain: Bally Creek, Dairyman's Creek and Mufflers Creek. Rainbow trout, introduced from NZ, were 'tickled' by the stockmen, a technique that had been originated in Great Britain by poachers. The locals stocked the smaller streams near their homesteads themselves. Ted Taylor recalls that

there were no fish in the creek in those days. Dad [Tom Taylor] put fish there back in about 1949. He carried them over in a canvas fishing bag from Blue Waterhole and released them in to that creek [the creek by Bill Jones' Hut?] and Seventeen Flat Creek. Three years afterwards there were fish in there up to four pounds because of the abundance of feed; it was full of gudgeons and the trout really grew on that... The Blue Water Hole was a fantastic fishing spot. You'd look into the holes and see shoals of fish, 400 to 500 fish in each hole.⁷⁵



The Creel Fishing Lodge on the Thredbo River, 1908
 Source: ML GPO 1 still 11405



Advertisement for the Snowy River House
 Source: ML GPO 1 still 11013



Fishing at Blue Waterholes
 Source: Taylor Family Collection

Besides the mountain air, which was widely believed to be beneficial to health, the other attraction for tourists in the Snowy Mountains were the limestone caves, with an accommodation house and thermal pool erected at Yarrangobilly. Due to the remoteness of the caves at Cooleman no tourist facilities were erected. Belle Southwell worked at Yarrangobilly Caves House for a while and her postcard of the recently completed complex survives in the Curtin papers.



Belle Southwell's view of Yarrangobilly Caves House
Source: Thelma Mackinnon Collection, John Curtin Library

The accommodation houses erected at caves in NSW and WA were government designed and run. In NSW Yarrangobilly, Abercrombie, Wombeyan and Jenolan Caves were all open to the public. The substantial tourist hotel, erected at Mount Kosciuszko circa 1909, was also a government run establishment. Designed by the NSW Government Architect, the building had initially been intended as a sanatorium. On completion the facility was leased to the Tourist Bureau. Catering to both summer and winter visitors, the complex included tennis courts, golf links and a toboggan course. The main block, which overlooked a small lake, was destroyed by fire in 1951, the staff quarters survive. The equivalent hotel in the Victorian Alps, the Chalet at Mt Buller, was likewise a government enterprise. In 1931 a second substantial accommodation house, the Chalet, was constructed at Charlotte Pass.



Undated view of Hotel Kosciuszko
Source: ML GPO I still 32614



Undated view of the Chalet at Charlotte Pass
Source: NLA pic vn 3644067

A privately operated guesthouse was established at Rules Point, the intersection of the route from Kiandra and Cooma to Tumut with the stock route to Port Phillip that catered to local stockmen and tourists. Rules Point had long been a Travelling Stock Reserve, the parish maps record the Travelling Stock Route (TSR) along Long Plain that had been established by the 1880s. Sports days were held which were popular with locals and tourists alike. After World War II a small ski-field was established on the Fiery Range near the guesthouse. Horse trekking was also developed as a tourist activity, with treks arranged by Beatrice Franklin from the mid 1940s.



2.18 SPORTS DAYS

Although each hut and homestead had no close neighbours there was no shortage of entertainment where everyone in the area would get together. Bushmen's carnivals, sports days, rodeos and races were held at Yarrangobilly Village, Yaouk, Talbingo, Rules Point and there was a New Years Sports Day at Kiandra. The Yarrangobilly Sports day was held not long after the Yaouk Rodeo. Locals rode down Yaouk via Currango and then back up to Yarrangobilly.

Horses were the only means of travel. You went on horseback or you went in a horse and sulky. We [the Taylor family] rode everywhere. We used to go to Adaminaby or we'd ride to Tumut. It was a long trip down there but nobody thought twice about going fifty miles to a rodeo or something.⁷⁶

The first Rules Point Sports day was held in 1915, with the proceeds donated to the Tumut hospital. It was at one of these sports days, in 1929 that Tom Taylor met Mollie Marden. Mollie's photos show the sapling yards, the buck jumping contests and the assortment of cars and buggies that brought the spectators to Rules Point. The Rules Point Guesthouse

Buck Jumping, Rules Point Sports Day, 1929
Note the similarity of the yards to those at Coolamine.
Source: Taylor Family Collection



The Taylors leaving for the Rules Point Sports Day, 1936
Source: Taylor Family Collection

...became the venue for the important annual event, the Rules Point Sports Day, usually in March. Flat races were run across the road, on the start [of] Long Plain. It was possible to get as much as four furlongs (800m) of fairly level ground, in one straight run. George [Day] remembers some of the best riders in the 1920s were Clarrie Rees, Bung Harris, the Yan boys, Clarrie Ware, Alvy Oddy, Tom Taylor and Doug Maxwell. Most were real daredevils and thought nothing of having a spill.⁷⁷

The four car garage built by the Australian Estates Company was used as a dance hall. Cars that were not able to cope with the unsealed roads were garaged at Rule's Point. The Rules Point Hotel was a good venue to meet girls, the local men would ride from the surrounding properties to Rules Point 'to see if there was a new bit of skirt around'.⁷⁸ The primary attraction for the 'youngsters' such as George Day and Tom Taylor were the buck-jumping competitions. Tom's riding and horse breaking skills were well known throughout the district and at the age of 13, soon after he had got his first horse, he won a 'buck jumping' competition. The Taylor boys, Tom and Bill had initially learnt to ride on the working bullocks, accompanying their father on musters on horseback when they were older.

In addition to attending local rodeos, race meetings and sports days Tom attended rodeos that were further afield, flying with Cunningham in the Orroral Dingo. Cec Piper, one of the drovers stranded at Coolamine during heavy snow in 1964, competed in rodeos in Queensland and Northern NSW, recalls that like Tom he

Became a rodeo contestant at a very early age, every chance I got, I'd ride on a buckjumper. You'd go miles and miles through the bush to compete at these things. I became quite smart at bullock riding, bareback riding, camp drafting, all to do with horse and cattle. You'd risk your neck, an arm or your leg to get to somewhere where there was excitement...⁷⁹

Buck jumping and camp drafting are sport that grew out of informal competitions between Australian stockmen keen to show off their prowess. Camp drafting competitions began in Queensland in the mid 1880s. Horsemanship exhibitions had been held at Mt Gambier, Adelaide and Melbourne from 1900 onwards. In 1911 a large crowd attended a competition at the Sydney Showground and an exhibition was proposed in Rawson Place, near the Hippodrome (now the Capitol Theatre). Cowboy shows were popular entertainment, American Wild West shows toured Australia and South Africa. In the 1920s and 1930s Skuthorp's touring circus, rodeo and singing show toured Australia.

Buck jumping developed as a sport rather than a form of circus entertainment, with national championships held. It was a sport that Aboriginal stockmen also participated in, achieving considerable success. Women also began to compete. Rodeo competitions have been held in Australia since at least World War I, with bushman's carnivals beginning in northern NSW in the 1920s. The Lang Lang Rodeo, one of the oldest in Australia, began as the Easter Monday Sports Meeting.

By the end of the nineteenth century the Snowy Mountains district was famed for its horsemen. Banjo Paterson had

*...seen full many horsemen since I first commenced to roam,
But nowhere yet such horsemen have I seen...*

*The man from Snowy River is a household word to-day,
And the stockmen tell the story of his ride.⁸⁰*

Banjo Paterson's legendary *Man from Snowy River* is widely believed to have been based, not on one particular rider, but was a nostalgic portrait of the attributes of the local stockmen. The poem formed the title of his first book of poems, published in 1895.



Rodeo Tent, Victoria, 1914

Source: Coburg Historical Society



Lang Lang Rodeo, 1945

Source: NAA Series A1200

Another of his poems, *Mountain Station*, describes the trials of establishing a station on the Upper Murrumbidgee. Skuthorpe's touring cowboy shows included Banjo Paterson's poems put to music, helping to spread the myth of the archetypical Australian stockman. Some believe that the horseman Paterson

*describes was already a historical figure when the poet published his memorable lines in 1895. The horseman was a metaphor for the sort of figure Australians who, by the start of the 20th century, had largely retreated to the cities, wanted themselves to be.*⁸¹

Lachlan Cochran of Yaouk, who was decorated in the Boer War, is believed to have been one of the stockmen that Paterson used as a model. Amongst the families who lived on the mountain plains mustering and brumby chasing skills continued to be passed on from generation to generation. These practices continued to be employed until well after World War II and are documented in oral histories.⁸² The surviving layout of the round yard at Coolamine provides physical evidence of stock management and horse breaking, round yards were designed to not injure horses.

2.19 PROSPECTING

During the 1920s mining was re-established on Long Plain, at Yorkies Diggings near Rules Point. The Taylors tried their luck there and at Broken Cart near Tumut and the Black Mountain Mine. Prospecting was undertaken in the winter when there was not stock to look after. During the depression a number of the nineteenth century diggings were re-opened

*Dad [Tom Taylor] did a lot of mining. He mined at Yorkies, at Rules Point. He started there in the early thirties with Bill Harris and they made good money there mining in the wintertime. Then he continued on mining, helping Billy Jemmet off and on, in between stockwork and things. They never made a real fortune out of it but they enjoyed it.*⁸³



Tom and his two sons Don and Ted and Bill Jemmet panning for gold at Yorkies Diggings, Rules Point 1942
Source: Taylor Family Collection

Bill Harris was Tom's brother-in-law. Tom would camp in a hut at the more distant diggings. As had occurred in the nineteenth century the women largely stayed at the homestead and when there was no stock to muster the men hunted, fished and prospected throughout a wide geographical area encompassing the Long Plain and the Cooleman Plain. Additional money could be made from brumby running, rounding up wild horses and breaking them in; Tom Taylor was often hired by other station managers to break horses in. The division of labour changed gradually, with women participating in cattle droving and taking over the mail runs. By the 1940s women participated in the musters, horse races, buck jumping competitions and brumby chases.

2.20 DEPARTMENT OF LANDS RANGERS

From 1944 Tom Taylor was a ranger for the Department of Lands, employed to monitor the snow leases and was away 'for months at a time'. The permanently occupied homesteads were used as a base, with the men covering large areas on horseback. The stockmen congregated in groups and would progressively check on the stock, rather than remaining in isolated huts. Walter Ware took over the running of Coolamine for a brief period of time and Mollie Taylor recalls that it was Ware who '*pulled the fence down I had round the house. All the garden was gone*'.⁸⁴ Walter had been the manager of Currango during the 1920s. The Ware family was from Adaminaby. Walter's younger brother Clarrie was one of the frequent competitors at Rule's Point. He was well known throughout the area as a prospector, searching for radium on the Cooleman Plains.

In 1942 Fred and Jessie Bridle became the managers of Coolamine on behalf of the Naughtons. Currango also continued to be permanently occupied. The Taylor family moved to Pocket's Hut in the early 1940s and to Old Currango in 1943 and Adaminaby the following year.



Billy Jemmet, Fred and Jessie Bridle and a bushwalker, 1944

Source: Phyllis Dowling Collection

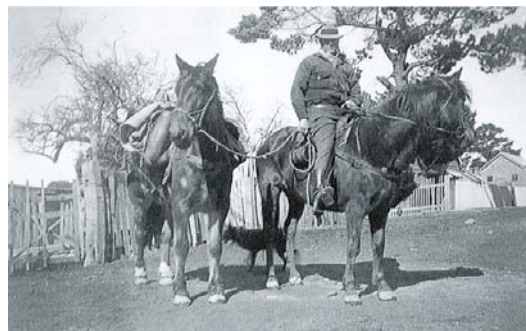
The sulky and the cheese press that had been at Coolamine were moved to Old Currango and the remnants could be seen there.⁸⁵ From the late 1940s Tom and Mollie resided at Currango, acting as caretakers for the Kosciuszko State Park, later National Park, until their retirement in 1988. For a number of summers the role of caretaker was undertaken by Ted Taylor and his wife Helen. Following the creation of the State Park the selections on the Coolamine Plain remained freehold.

The Department of Lands employed local men as rangers, one of whom was Tom Taylor, to ensure that the snow leases were stocked with the authorized number of sheep. The rangers covered a huge geographic area, extending as far as Tumut. Yards were established at Rules Point so that the numbers of stock being taken to and from the leases could be checked by the rangers: Taylor, Les Harris from Yaouk and Dave Mackay. After a couple of years based in Adaminaby, where the Taylor children went to school, the family moved to Currango. Tom continued in his role as ranger. The two boys Don and Ted were later sent to boarding school in Sydney. During the school holidays they would accompany their father on snow lease inspections.

2.21 THE MAIL RUN

Contact between the homesteads and huts was via the regular main run and a party line to the Yarrangobilly Post Office established in the 1920s.

In rural areas uptake of telephony prior to 1945 was inhibited by expectations that subscribers would provide/pay for wiring beyond a short length of line near the exchange. Many farmers accordingly constructed the lines themselves on a 'part privately erected' (PPE) basis that frequently involved use of substandard components (e.g. iron rather than copper wire) and layouts (e.g. strung from trees or along fences) with consequent poor performance and little privacy on shared 'party lines'.⁸⁶



Tom Taylor, with his pack horse, leaving Currango to inspect the snow leases.

Source: Taylor Family Collection

The phone at Coolamine was in the Campbell House.
Mollie recalls:

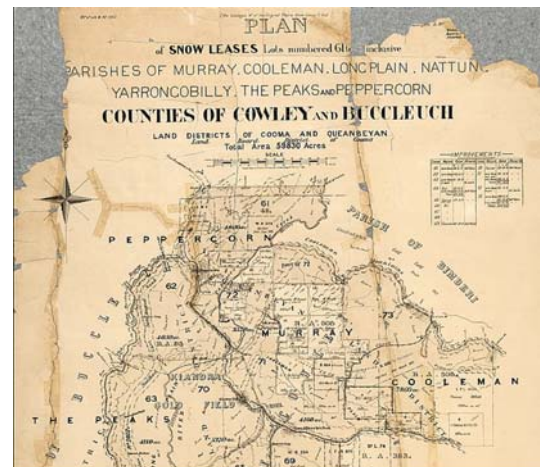
*We congregated in the dining room and the lounge-room, the small room off the living room was no good for anything. The other room had three rooms opening off it, I used to have a little table and chairs and the telephone in there. I had lino on all the floors. The furniture was always there, sideboard, chairs and things. I just carted them about with me from place to place...*⁸⁷

The lino is no longer extant. Mail was collected from Rules Point and delivered to Currango, Old Currango, Coolamine, Coinbill and Blue Waterholes hut. One or other of the residents held the main run, including Jessie Bridle of Coolamine. Twice a week Jessie rode some 63 km from Coolamine via Blue Waterholes and onto Old Currango then Currango and Long Plain to Rules Point. Harry Hill notes that on this route it was customary to have cup of tea at each hut. Bread was delivered with the mail, rather than baked at home. Mail order catalogues, David Jones and Mark Foy's, were also used 'quite a lot, from Sydney'. Shoes were ordered from Sydney, as were long johns.

2.22 THE SNOW LEASES

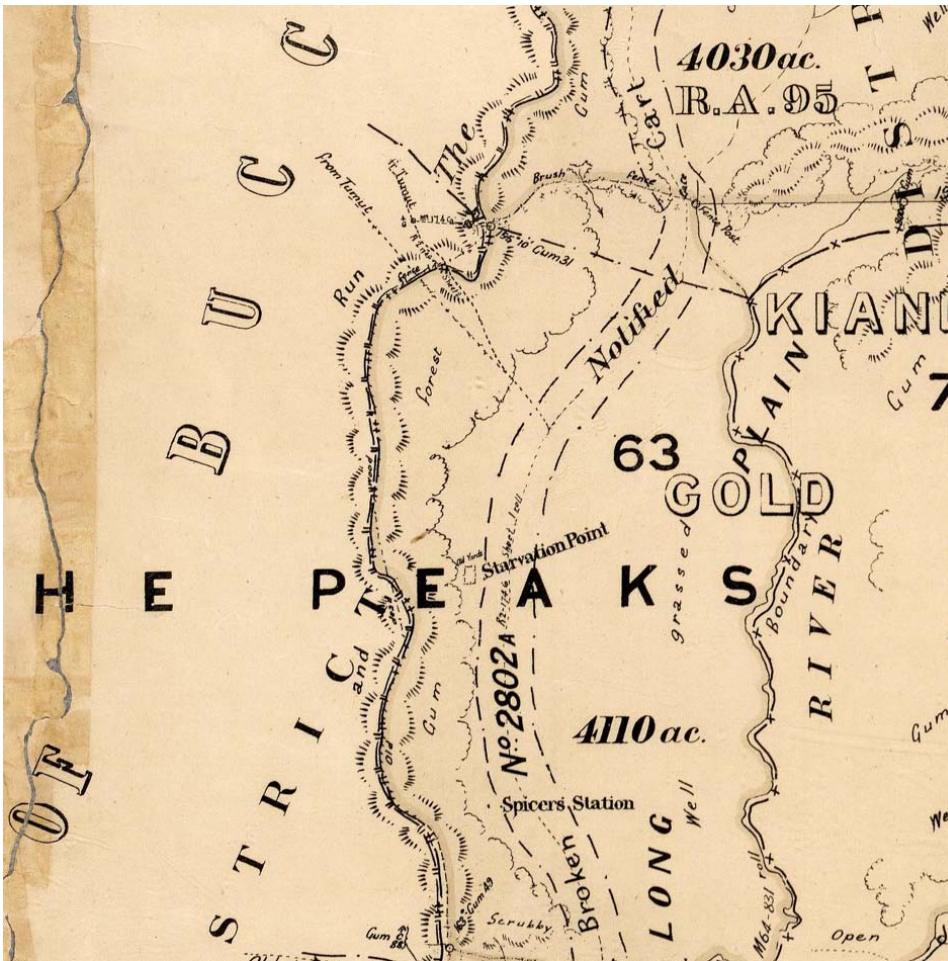
In addition to the lots which had been selected and permanent homesteads built such as Coolamine, the higher country was grazed during the summer months, from December to May, under snow leases. These leases had been issued by the Department of Lands to graziers since the Snow Lease Tenure Act of 1889.

Snow leases may be let, by auction, or after auction tender, of Crown lands which are not held under conditional lease, and which are usually covered with snow for a part of each year, and are unfit for continuous use and occupation. The minimum area is 1280 acres and the maximum 10,240 acres, and not more than two leases can be held in the same interest. A lease



Map of the Snow Leases in the counties of Cowley and Buccleuch. 1892

Source: NLA Map Collection



*has a term of seven years commencing from the date of sale, or of notification of approval of an after-auction tender, and withdraws the land from any annual lease or licence under which it may be held. During its currency the lease is exempt from sale...*⁸⁸

Detail of the map of the Snow Leases in the counties of Cowley and Buccleuch, 1892 showing the cart road from Tumut and the travelling stock route to Broken Cart.

Source: NLA Map Collection

A map showing the leases on the Long and Coolman Plains survives dating from 1892, and is the oldest known map of this type in the National Library's collection. The map shows that with the exception of the selections at Peppercorn (at the northern end of Long Plain) and on the Coolman Plain, the majority of the parishes of Murray, Coolman, majority of the parishes of Murray, Coolman, Long Plain, Nattung, Yarrangobilly, the Peak and Peppercorn were occupied as snow leases. The selections on the Coolman Plain were bounded on each side by snow leases. Two of the leases No. 64 and 65 on Long Plain are recorded as having slab huts and the improvements such as fencing were also noted.



A telegraph line had been constructed across Long Plain and there were a series of structures: 'old yards' at Starvation Point, Carter's Camp, a hut known as Yorkies and Spicer's Station. A brush fence had been constructed along the Coolman Mountains to the west of the selections and each of the selections was fenced with '6 wire fence'. The Coolman Plain was described as open, well-grassed country. The Snow Lease map also shows that the Coolman Caves had already been reserved as a recreation area. The term snow lease appears to be particular to NSW and the leases were effectively monopolized by small number of pastoralists and pastoral companies. The system of snow leases was reviewed in 1943 and stock limits were set.

Detail of the map of the Snow Leases in the counties of Cowley and Buccleuch, 1892 showing the Coolman Plain. The snow leases surround the selections.

Source: NLA Map Collection

Much of the land management was carried out, not by local graziers with an opportunity to learn from their mistakes, but by large pastoral companies with interstate and international bases. In an ironic twist the snow-lease system, intended to

provide some protection to the country (along with revenue raising) might actually have had a detrimental effect. Leaseholders moved around the area on a cyclical basis, generally having no more than 6-7 years to observe the effects of their management of the land.⁸⁹

The snow leases provided summer employment for the men based permanently in the mountains and locals acted as caretakers in the winter. Cec Piper remembers that from the 1920s onwards many local men were employed to watch over the stock on the snow leases. Bert Russell looked after stock on one of the Long Plain snow leases and helped build Prowse's Hut (now destroyed).

I would get a job taking stock. That was enough money. It was thirty shillings a day. Good stuff...I would look after the hut for them all winter and get a bit more money.⁹⁰

A network of huts and yards, that were occupied by the stockmen in the summer, were built throughout the areas grazed under a Snow Lease, such as the Long Plain. These huts lacked the range of associated agricultural buildings and the gardens and orchards that could be found at the permanent homesteads that had been established in the late nineteenth century. Following the departure of the year-round managers at Coolamine the buildings were used during the summer months by the stockmen including Piper.

In the mid twentieth century about 300 graziers obtained their snow leases annually, including Campbell and other families such as the Cochrans who had been sending their cattle up into the mountains for decades. Herb Hain, of Harlowe near Cooma, maintained a 1500-acre summer grazing lease in the mountains. Hain's Hut, which had been pre-cut in Cooma, was erected on the banks of the Murrumbidgee in 1948. This hut survives today. As had occurred in the nineteenth century the men were away from their homes for long periods of time during the summer months.



Rounding up brumbys in the Snowy Mountains, 1949
Source: NAA Series A1200

Herb liked to go out for weeks at a time with his good friend and fellow mountain legend, Tom Taylor. The two would explore every accessible inch of the high country, sometimes to track sheep, at other times just for the sheer joy of being there.⁹¹

Hain organized brumby running trips, photographs of an excursion held in 1949 survive, showing the typical yard construction. Remnants of this type of construction still be seen at Coolamine, including a round yard. Catching and breaking in brumbies was another means that the locals could earn some cash. Snow leases were phased out in the late 1950s early 1960s however cattle continued to be moved to the Coolman Plain during the summer.

2.23 BUNG HARRIS

The last permanent manager employed by the Naughton's at Coolamine was Bung Harris who lived in the Campbell House with his cats for company. Harris, whose mother managed the Guesthouse at Rules Point, took over from the Bridles circa 1946/47. The Taylor family recount that he had set up a bed near the fireplace in the main room and that his cats patrolled the roofspace. Harris was famous for his practical jokes and his drinking sprees and numerous stories have been recorded in oral histories. Boxer Webb briefly occupied the house after Harris.⁹²

Bung (Henry) Harris was related by marriage to the Cochran family who had been based at Yaouk since 1838. The Cochran family was originally from Scotland and the name of the property is Gaelic. Cattle from Yaouk were taken up into the mountains every year. Miss Ruby Cochran inherited the property, running both the station and the post office.

Miss Ruby Cochran used to have cattle at 'Coolamon'. Bung Harris looked after them for her and they were here for about 30 odd years.⁹³



Brumby hunters camping at Dead Horse Gap, 1949
Source: KHA Newsletter No. 78



Bung Harris outside the Campbell House in 1953.
Note the verandah flooring and equipment hanging on the walls and from the verandah roof.
Source: Phyllis Dowling Collection



Beryl Cochran and Les Yan mustering, 1950
Source: Cochran family website

In addition Cochrans would bring large mobs of cattle down from Queensland 'to be sold over the Murray River'. Ruby Cochran would ride with the men in the mountains and was 'the only girl in the party'.⁹⁴ Beryl Cochran participated in the musters in the 1940s and 50s. It was the Cochran's cattle that were stranded there in heavy snowfalls in 1964, en route from Yaouk to Wagga Wagga. The cattle were mustered from the plain to the homestead. The RAAF dropped fodder for the stranded cattle. The trapped stockmen were Cecil Piper, Les Yan and Clyde Miller. Bulldozers were used to clear a track through the snow over Coleman Mountain and along Long Plain. The Cochran family continue to ride up into the mountains from Yaouk, running a series of escorted trips each year to Long and Coleman Plains and Yarrangobilly.⁹⁵ Noel Sephton, who was employed as a stockman by Miss Cochran, recalled that

The 1940s were the start of the end of grazing in the high country. Big holdings like Australian Estates and Cooinbil lost their leases and the blocks were cut into much smaller holdings and made available to individual graziers under short term leases.⁹⁶

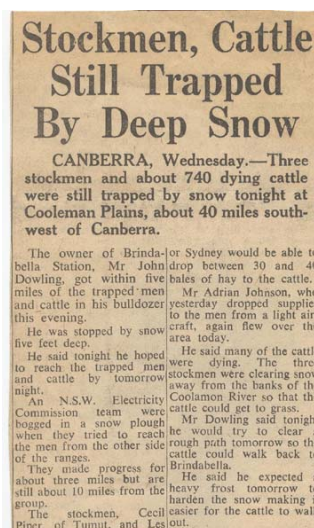
Concern had been raised regarding soil erosion, fires and flooding further downstream of the Murray River.

2.24 ANNUAL BURNING

In the areas where sheep were grazed annual burning had become a standard practice. A study of growth rings of tree in the KNP undertaken in 1957 concluded

That the fires in that area were infrequent before settlement, occurring perhaps every 20-30 years. Since then rarely a year has gone by without a fire in the catchment and many areas have been purposely burnt by graziers every to or three years to improve the pasturage...⁹⁷

Charles Maiden of the Royal Botanic Gardens in Sydney raised a concern about the impact of fires in the Snowy Mountains in 1897.



1964 Newspaper article saved by Phyllis Dowling
Source: Phyllis Dowling Collection

We have observed several smouldering fires which had been started by shepherds burning of the grass for feed, or by people making camp fires... I trust that increased care will be exercised in keeping fires within limits, and in carefully extinguishing them when done with, or else great and regrettable changes will ere long take place in the charming and scientifically interesting vegetation of the mountain.⁹⁸

Following severe floods in mid 1931 Baldur Byles of the Commonwealth Forestry Department spent six months in the alpine areas, on foot and on horseback, inspecting the Upper Murray Catchment. Byles had recently returned from post graduate studies abroad, where he had studied European forests and trees, traveling as far as Turkey. He criticized the regular burning off in the mountain areas, which killed trees and the fire, once lit, often went beyond the lease boundaries. Burning off ensured new shoots rather than dead stems. A condition of the snow leases was that unless a permit for ringbarking had been obtained the trees were not to be damaged. Byles visited Rules Point and the Long and Cooleman Plains en route to Tumbarumba.

*On the glacial till of the Long Plain near Rules Point the tracks on the slopes have washed out very badly, it seems that the timber of the edges of the grassland should not be removed on a face even if the slope is very gentle... Another interesting feature on the Cooleman Plains is that *Euc Stellulata* [Black Sallee] appears to give [?] stands on the CaCO_3 [limestone] country but gives place to S.G. [Snow Gum] on the slate.*

The utilization of the summer pasture is really in the cave man state. I am quite sure that there is a huge scope for improvement of those pastures by the introduction of other fodder crops, this is happening slowly by the actions of traveling stock but if it were tackled systematically the carrying capacity could be tremendously increased and economically it is a very important matter and I think might be of interest to the grazing ecologist and the C.S.I.R.



Flooded Murray river, 1931
Source: Museum of Victoria

But what exactly is the effect of yearly burning on the S [snow] grass, does it make the new grass grow better or does it merely make it more easy to see? Would not the old grass give some shelter from frosts to the young growing trees. Those are all questions which interest us vitally and I intended to study them as far as I can.⁹⁹

In another letter Byles noted that:

These observations all confirm my opinion that snow grass is far from being the last word in grass for the high country and if the open, level and gently sloping tops and flats can be improved by the introduction of better grass and clover then more stock could be carried on them and the slopes kept free of them. This improvement of the grazing quality of the grazing country is in my opinion one of the first lines of attack in the fire protection job.¹⁰⁰

The oral histories reveal that burning was common on the properties around Rules Point and that even the children participated.

You burnt then. Jessie and I would be given our own little box of matches so we could burn off too.¹⁰¹

Burning off was usually undertaken 'every Easter', and generally followed the first frost. Wax matches were used as they could be flicked from horseback and remain alight. Bert Russell remembers

As you ride along, you would strike them and flick them ahead and burn out all the old tussock...Oh I'll go up to the Blue Waterholes for a ride today. There's nothing to do. He would get on a horse and all the way up he would see rubbish and would bum off as he went...¹⁰²

It was the open grasslands that were burnt.

In discussions that followed the disastrous fires of 1939 Charles Lane-Poole told the Royal Commission that

Over the border in NSW the people who live here in the country beyond our mountain range are cattle people, and they are the kind of people who tell me that the best grass seed that they can sow is a box of wax matches.¹⁰³

It is no wonder that the homestead on Alexander McDonald's selection was short lived. Not only was the site exposed and cold, but it was located in the centre of the pastures. It would have been tricky to burn the grasses on the plain whilst ensuring the safety of the house. To date the Coolamine Homestead has escaped major bushfires in 1926, 1939 and 1952, including the fires in January 2003 that destroyed a number of huts within the KNP. Most recently fires occurred in the summer of 2006- 2007 and once again the homestead complex survived. The closest fire has come to the homestead appears to be the fenceline.

Despite the practice having been abandoned, the debate between the former pastoralists and the conservationists regarding the impact of transhumance and the annual burning continues.

2.25 ESTABLISHING THE STATE PARK

In 1944 the status of the Kosciuszko Park was changed to that of a state park. Neville Gare, a former Superintendent of the park recalled that:

In 1944, a visionary Premier of the State of NSW, William McKell, put through an act of parliament that brought a new form of management to the Snowy Mountains of NSW. McKell had responded to increasing concern for the way in which the high country grazing of sheep and cattle, together with associated burning each autumn, was degrading much of Australia's most important catchment area - the snow-fed watershed of the

southern alps of the ACT, NSW and Victoria. His solution to the land use conflict was the Kosciuszko State Park Act of 1944. It established a high-level trust of 8 members, chaired by the NSW Minister for Lands, to have 'care, control and management' of a park of some 526,000 ha. The trust had wide powers but little money; somewhat ironically its principle source of funds was the rent from grazing leases in the park! The act provided for 'improvement, development and maintenance' of things like roads, tracks, paths, ski-trails, buildings and structures, and the 'prevention and control of fires'. It said little about nature conservation beyond a provision for retaining up to 10% of the park as a 'primitive area', but the trust had the power to control grazing, mining or timber cutting activities. In practice, grazing was the only one of these activities to continue for a time, under closer controls than those which had existed prior to 1944.¹⁰⁴

The sale of grazing leases funded the operation of the state park. Taylor had, in 1942, 'gone with the surveyors when they were surveying all this country to make it into a State Park, and he went from Blue Waterholes right through to Kosciuszko.'¹⁰⁵ Mollie and the children made the three day journey to the Kosciuszko Hotel by sulky and on horseback, spending two weeks in the hotel whilst the survey was undertaken.

Tom's buck-jumping rival George Day was the manager and he organized the 100 horses and local guides and equipment that the surveyors needed.¹⁰⁶ The lack of road access within the park was such that even the chair of the Kosciuszko State Park Trust, Sir Garfield Barwick rode, with Taylor acting as a guide 'to look over the tops' on horseback.¹⁰⁷ A scientific study of the park was carried out by the Botany and Geology departments of the University of Sydney in 1946. The Coleman Plain was included in the area of the park in the 1940s however the selections on the northern part of the plain remained freehold.¹⁰⁸



George Day in 1949
Source: NAA Series A1200



Road to Kosciuzkso in 1932
Source: NLA pic 3648439-S14



Entrance to the Kosciuszko State Park, 1947
Source: NLA pic 3648439-S156-V



This view of Lake Cootapatumba was captioned 'View from the Bridge Track, 1948'
Source: NLA pic 3648439-S172

2.26 ACQUIRING COOLAMINE

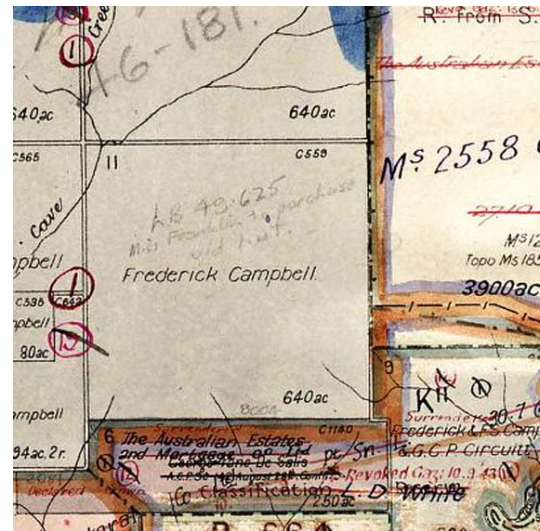
Miss Beatrice Franklin, whose father or grandfather had built the cheese hut, expressed an interest in purchasing Coolamine just after World War II.¹⁰⁹ The third edition of the parish map for the Parish of Murray has a pencilled note 'Miss Franklin to purchase old hut'. Miss Franklin had established trail rides in the mountains and her photos of Coolamine taken in the 1960s survive. The NPWS tried to persuade the Naughton Brothers to sell but they chose to retain the property until 1975. Coolamine was the last remaining freehold within the park boundary.

The National Parks and Wildlife Service (NPWS) had been formed in 1967 with a mandate that included natural, built and aboriginal heritage. A number of huts within the park had already been removed. The Kosciuszko Huts Association was formed in 1970 and continues to lobby in support of retention of the huts today. In 1974, under the NPWS Act, a plan of management was prepared for the Kosciuszko National Park. In 1979 the NPWS developed a draft policy for the mountain huts which recommended the removal of a considerable number. Following a public outcry the proposal was amended.

The debate is summed up by Prineas and Gold in *Wild Places, Wilderness in Eastern NSW*:

The argument [was] between the hut enthusiasts (who found Australian history etched into every sheet of rusting iron) and the wilderness enthusiasts (who saw tumbledown shacks in worn-out surroundings).^{109A}

With the transfer of the pastoral properties to the NPWS came a corresponding reduction in transhumance. Currango continued to be occupied during the summer months but not Coolamine.



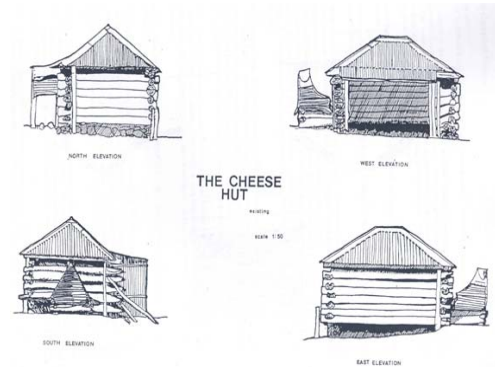
3rd edition of the parish map for the parish of Murray with the pencilled note reading Miss Franklin to purchase old hut.

Source: Lands Department Parish Map Preservation Project
Scan 10204701

The NPWS files held at Tumut (now DECC) note that black and white photographs of the homestead were taken in 1979 however these are not on file. Photographs of the complex during this phase of use can be found in the study prepared by the students of the Canberra College of Advanced Education in 1978, including the external details of the fireplaces to the kitchen block and the Southwell House. In the Campbell House a table with turned legs survived, the top of which had been cut to accommodate an unidentified round vessel. Other photographs from this era held on file by the NPWS (now DECC) show bentwood chairs.

During 1978 the site was visited by Max Bourke and Jim Kerr from the Australian Heritage Commission and the site was subsequently listed on the Register of the National Estate. The following year Gatis Gregors submitted his thesis to Sydney University entitled *A Survey of the Southern NSW Alpine Architecture* which looked in detail at the huts and homesteads in the area. In the early 1980s the NPWS began to prepare conservation plans for huts including Coolamine.

In 1981 Leo Rivett of the Department of Surveying at the University of Melbourne took a series of photogrammetrical images of each building in the complex. A number of the rectified photographs, at a scale of 1:200 are held on file at NPWS Hurstville (now DECC). The drawings were not located during the preparation of the 1995 CMP or this CMP. The University of Melbourne may hold records. A draft conservation plan was prepared by Peter Mackenzie and submitted in March 1982. In addition to his report some of his sketches can be found on file at NPWS Hurstville (now DECC), including an elevation of the Cheese Hut and notes on fences and gates.



Record drawing by the CCAE students, 1978
 Source: NPWS Hurstville (now DECC)



View of Coolamine taken by Max Bourke, 1978
 Source: Australian Heritage Photographic Library



Photogrammetric recording of the Cheese Hut, 1981
 Source: NPWS Hurstville (now DECC)

By 1983 the buildings and yards at Coolamine were in very poor condition. The road to Blue Waterholes had been upgraded and no longer passed through the homestead complex. With the improvements came 'conventional vehicles' and damage

...caused by the general public. The newspapers which once gracefully lined the walls and offered countless hours of reading, was well as atmosphere have been all but totally removed. One of the highlights of our trip was to intend to spend a few hours actually reading the walls.

We found instead a group of three people living in the hut (and had to ask permission to come through) and found the walls covered with thoughtless and vulgar graffiti – a change which has occurred three years since our last visit.¹¹⁰

Other letters on file also record the damage at Coolamine that occurred once the improved road had been opened. Mike Pearson, historian to the NPWS had advised the Regional Director in 1980 that

Coolamine has been subjected to considerable impact from off-road vehicle users and others using the road from Blue Waterholes to Rules Point Road, who use slabs and other timber from the buildings as firewood. Since 1976 one collapsed wing of the main house and most of the wall timbers of the oldest building [Southwell] have been completely destroyed in this way. The K.H.A Caretaker Group (Garran Venturers) have attempted to halt the decay of these buildings, but this activity had little influence on the rate of vandalism introducing several inappropriate elements into the main building in the name of "restoration".¹¹¹

The Garran Venturers, with Norman Robinson, a builder,

over several weekends partly rebuilt one of the stonewalled chimneys, replaced and restored several broken windows, fixed the ceiling and cleaned up some of the rubbish.¹¹²

The National Trust expressed its concern that scouts were camping in the buildings at Coolamine and using the fireplaces for cooking and that this 'put the buildings at great risk'.¹¹³

The previous year the National Trust had classified the Coolamine Homestead group comprising: Homestead, Former Homestead, Kitchen, Cheese Hut, Outhouses, Water race and drains. The proposal had been prepared by Mike Pearson. The classification of this vernacular complex contrasts with the early listings prepared by the National Trust which largely included substantial masonry buildings, most of which were architect designed.

Funding was sought under the National Estate Grant Program to undertake an extensive program of works to the homestead complex. In addition a National Estate Grant was obtained by Klaus Heuneke for

Historical, field survey, photographic and oral history information [which] will be utilized to produce reports on selected huts and sites of historical significance within the KNP.¹¹⁴

This research also forms the basis of Heuneke's Huts of the High Country, which remains in print today. Archival photographs of many of the buildings, including Coolamine illustrate the book. The interviews and transcripts are held in the NLA.

COOLAMINE		COOLAMINE HOMESTEAD GROUP, comprising:	
(Town or District)	HOMESTEAD	(Address or Location)	
Post Code	2701	Owner and Address	National Parks & Wildlife Service
Local Govt Area	FORMER HOMESTEAD		
Author of Proposal	M. Pearson	Biography	See attached sheet
Date of Proposal	March 1981	(Name or Identification of Listing)	
Suggested Listing Category	CLASSIFIED GROUP		
Conservation (Trust Use)	HBC/281		
Council (Trust Use)	ABOLVED		
	2-1-18151		Advised 10/9/1981
Description			
Briefly cover the points on the following check list where they are relevant and within your knowledge.			
Style			
Construction			
Use			
Architect			
Builder's			
Date of			
Construction			
Condition			
Present			
History			
Owners			
Boundaries			
of proposed			
listing			
<p>T.A. Murray, owner of 'Yarralumla' near Canberra, moved cattle onto 'Coolamine' in 1839. He signed it over to his wife Mary Gibbs, whose brother Augustus Gibbs took over management in the 1840s. The 'Coolamine' lease of 15,000 acres was sold in 1863 probably to a David O'Sourke. Leopold Sans de Salis acquired it in 1873 as an outstation for 'Cappacumbalong' station east of Brindabellas. G. Gregors (see above) believes that the oldest building at the present Coolamine Homestead site was constructed as a replacement for this camp. This building was longer oxliam adjoined the present cheese house. De Salis sold the 'Coolamine' lease to Frederick Campbell in 1881. The latter bought 'Yarralumla' in the same year and reestablishing 'Coolamine' as a back-up grazing area for 'Yarralumla' stock. In 1882 George E. Southwell went to 'Coolamine' as Campbell's manager and built a drop-slab two room hut which is the oldest surviving building on the site. The hut was extended in the 1890s and a kitchen was built behind the hut at about the same time, along with a pig sty, fowl house and water race and cisterns.</p>			
Continued over			
Reasons for listing			
Coolamine has a very long history of settlement by many notable persons. The homestead is one of the finest examples of a drop-slab building in New South Wales and the survival of other buildings and structures combine to form a most interesting and complete complex.			
Sketch plan and photos		Attach additional photos	
if any.		if any.	

National Trust listing prepared by Mike Pearson
Source: NPWS Hurstville (now DECC)

2.27 ARTISANS OF AUSTRALIA

The conservation works undertaken between 1983 and 1987 were summarized in a report prepared in March 1987 by the NPWS Project Officer Margaret Collins.

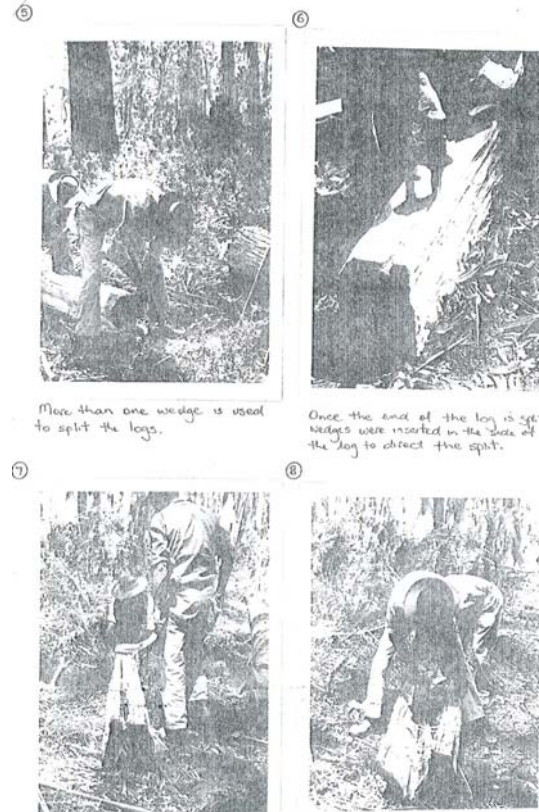
Conservation work commenced on the homestead in 1983 with funding from a National Estate Grant (\$10,000). A preliminary workshop was held to develop guidelines for the works in April 1983. After this workshop stabilization of the buildings proceeded and material was prepared. Interpretation signs were produced and displayed in a display building constructed 200 metres from the homestead.

Funding from the NPWS Capital Works in 1983/84 (\$10,000) enabled the Southwell Building, believed to be the oldest building of the complex, to undergo major structural repairs and restoration. It was during 1984 that Film Australia filmed Bill Boyd and Mark Garner working on the homestead as part of the "Artisan's of Australia" series.

Further capital works funding for 1984/85 (\$ 10,000) enabled completion of the Southwell building and cutting and preparation of materials for the Campbell House. Whilst the Campbell House was basically intact, the main corner posts and the ground plates required restoration. This work took place in February-March 1985. As well, necessary maintenance works were completed on the Southwell building.

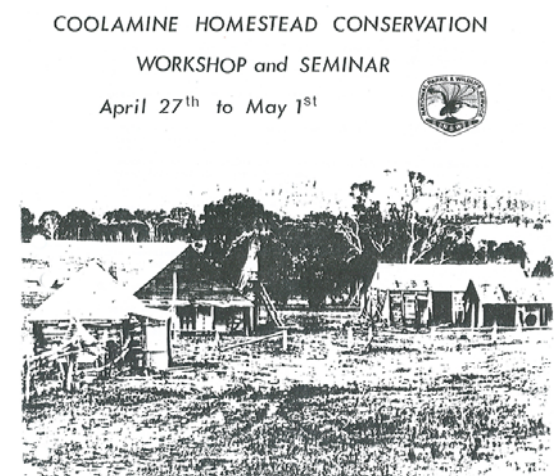
The Tumut district carried out minor maintenance works from this period until the funding was made available by the National Estate Grant of 1987.¹¹⁵

Further works undertaken in 1987 under another NEGP grant included work to the main chimney of the Campbell House and the verandahs and felling of *Alpine Ash* in the Bondo State Forest. These works are outlined in more detail in Section 4.0.



Photographic record of splitting timber for use at Coolamine

Source: NPWS Hurstville (now DECC)



Coolamine Homestead Conservation Workshop and Seminar

Source: NPWS Hurstville (now DECC)

The NPWS files for the KNP held a Hurstville include a report on the 'highly successful and enjoyable' seminar held between the 27th of April and the 1st of May 1983 at Yarrangobilly and Coolamine

*as a means of assembling and exchanging these [bush carpentry] skills whilst actually carrying out work on a historic building. 'Considerable difficulty was experienced in locating information and/or persons skilled or familiar with the techniques involved in the construction of vernacular timber buildings.'*¹¹⁶

The technical issues discussed with the traditional craftsmen were then incorporated into the draft CMP. Tom and Mollie Taylor who were resident at Currango were invited to participate and they outlined the history to the participants. Other participants included the two bush carpenters, Bill Boyd and Mark Garner, NPWS staff from the various regions including Tumut, Griffith and the Lower Darling, Mike Pearson and David Earle from NPWS Head Office, Peter Freeman and Denise Robin from the [Australian] Heritage Commission. Don Godden and Bob Irving from the Heritage Conservation Course at the University of NSW, Lorraine Cairns from the Heritage Branch of the Department of Planning, Craig Allen, Peter Arriens, Ted Winter and Mike Hinchey from the KHA and Jim Lapsley from Khancoban [the blacksmith?]. Representatives from the National Trust, Wood Technology/Forestry and the KNP Advisory Committee also attended.

The seminar included Peter Freeman's talk on the history of vernacular buildings, Bill Boyd's demonstration of how the tools were used and a demonstration of techniques. Mike Pearson gave examples of conservation policies, Bob Irving explained slab construction and David Earle explained methods of recording. Blacksmithing was also demonstrated by a local blacksmith from Khancoban.



Tom Taylor (standing at centre) and his wife Mollie (sitting at left) talk to the workshop group about their life at Coolamine. Tom Taylor lived at Coolamine from the time he was very young (from about 1907 until 1932), having lived there with Mollie in the first years of their married life (roughly 1934-39). Southwell House (behind) is soon to be restored.

Continued from front page

National Parks to restore historical buildings

"Why did you complicate things by inviting all these architects?" they asked of the organisers.

But the men who knew their bush carpentry were to be surprised on discovering that the architects from such places as the University of N.S.W., the Department of Public Works and the Heritage Commission, were truly interested in slab and lag building.

And the architects were reported to be astute to find real people who could sharpen and use traditional timber working implements such as the broad axe, the adze and froe, and to watch men like Bill Boyd of Tarcos cut a square post from a log just as accurately with his broad axe as did the chain saw operator still set up on site.

The cross fertilisation of ideas, exchange of knowledge and many hours of discussion did lead to the development of guidelines for the restoration of early timber buildings, guidelines that will undoubtedly have wider implications than merely to reinforce the NPWS's policy which is to undertake the restoration of Coolamine.

That policy is to involve the retention, as far as possible, of the existing historic materials used in the buildings. For example, if a post is sound above ground but has rotted below ground, a scarf joint would be

used to replace the rotten wood yet retain the bulk of the original post.

A small display building or shelter, to be erected at Coolamine, will utilise any re-usable materials that need to be discarded from the restoration work on the main buildings. This building will contain interpretative information about the history of the area, the building techniques and the process of the restoration.

All at the coolamine session at the end of the week agreed that it had been an invaluable exercise. The "practical men" gained a greater appreciation of the special features of the early buildings which defined their uniqueness, while the "academics" were to modify their ideas to meet the demands of the "real world".

Tumut manager, Margaret Collins said that the seminar/workshop had been held because of the great historic significance of the homestead complex, which had been a high priority for development by the National Parks and Wildlife Service.

The results of the week would now give the Service a clear direction on how it should proceed with the restoration work. The success of the week was such that it was likely that a similar seminar would be held at a future date at another historic site managed by the NPWS, elsewhere in the State.

Article on the restoration of Coolamine, with a photo of Tom and Mollie Taylor and the workshop participants.

Source: NPWS Tumut (now DECC)

In an article that appeared in May 1983 the question was asked

Why did you complicate things by inviting all these architects? But the men who knew their bush carpentry were surprised on discovering that the architects from such places as the University of NSW, the Department of Public Works and the Heritage Commission were truly interested in slab and log building.

And the architects were reported to be ecstatic to find real people who could sharpen and use traditional timber working implements such as the broad axe, the adze and the froe and to watch men like Bill Boyd of Taree cut a square post from a log just as accurately as did the chain saw operated mill set up on site.¹¹⁷

Artisans of Australia, produced by Film Australia, was

a series featuring master craftsmen working at their time-honoured crafts. Each craftsman explains the skills required for authentic restoration in keeping with the Burra Charter. Designed to promote awareness of authentic building and restoration techniques and heighten the value of the National Estate. This part features the work of axemen Bill Boyd and Mark Garner, here involved in restoration work at the Coolamine Homestead complex in Kosciuszko National Park.¹¹⁸

The other crafts were 'stone craft', featuring the master mason George Proudman, stained glass featuring Kevin Little, ironwork featuring Jack Thomas, solid plastering featuring Larry Harrigan and decorative paint work featuring Elizabeth Stevens and Christine Cooke. The remainder of the buildings featured were found in Sydney: Paddington terrace houses; the Garrison Church Millers Point and the Sydney Institute of Technology in Ultimo. Bill Boyd worked for the NPWS at Port Macquarie. Mark Garner was a local, a retired park worker who had first begun to learn bush carpentry aged nine.



Mark Garner with his treasured broad axe
Source: People of the Australian High Country

2. THE BROAD AXE

Based on discussions by Bill Boyd and Graham Fall.

- Heads:**
- The terms 'broad axe' and 'squaring axe' appear to be interchangeable.
 - Broad axes were available in a range of sizes, for building work the blade lengths varied between 9" & 13" (230-330mm). Smaller axes used in other work include coachbuilding axes and one-handed bench axes.
 - One broad axe head can be used on either a left-handed or right handed axe; the difference being in the shape of the handle & which side of the eye the handle is inserted.
 - As for standard axes, broad axes tended to have a head of wrought iron onto which a blade of tool steel had been forged.
- Handles:**
- Instructors used hand-made & off-the-shelf handles in varying timbers.
 - For squaring logs, BB recommended the head be angled about 10-15° off vertical (so when the blade is parallel to the ground the handle is angled upwards) to prevent back problems from leaning over the log. To set up a new handle, BB cuts a 15° fillet off the face of the handle, rounds off the front with a file to match the original, inserts the handle in the head and then fixes a triangular ('dolby') wedge in the back of the eye.



- Preferences:**
- Not directly referred to; Kelly, Flumb & Bel were mentioned. Unlike the talk on standard axes, there was less religious devotion to brands; it became a point of "just find one and see if it works".
 - BB markets some Keysteel axes under the Keech brand including a broad axe for \$200. GF stated that a blacksmith named Martin O'Toole was forging broadaxes in Sydney under licence to Keysteel, USA. Obscure importers bring some heads in from the USA, whilst some even more obscure blacksmiths & foundries produce some in Australia.
 - As with standard axes, old broad axes tend to suffer excessive wear in the nose (top edge of the blade). They need to be reshaped so that the top & bottom points on the blade become aligned with the back of the head. Before acquiring such an axe, you should make sure there is enough tool steel remaining to allow for this drastic reshaping.
 - The other potential problem with old axes is that they may have been previously sharpened from both sides. If this is the case, then the blade will have to be ground right back so there is no longer any shoulder or tapering on the back of the head. Again, you will have to make sure there is enough tool steel remaining to allow for considerable reshaping.
- Sharpening:**
- Broad axes are SHARPENED ONLY FROM ONE SIDE. This is a distinctive feature of broad axes of all sizes & shapes - and differentiates them from other types of axes which are sharpened on both sides.

Broad axe notes by Bill Boyd and Graham Fall
Source: NPWS Conservation Guidelines, 1996

Mark Garner was interviewed by the Southern Weekly in 1991. The article, by Mathew Crosbie, noted that he was

One of the last. A bushman, he originally hailed from isolated Tumorrana in the mountains above Tumut, where trees grow big and straight and the men were taught how to use them. A bushman to his bootstraps, Mr. Garner would have been virtually the last of a generation had he not passed his knowledge on to sons Stuart and Douglas.

*It's the craft of broad axes, stringy bark and mountain ash, shingles and mortising adzes. An the art which enables him to unerringly pick a tree which will split straight and true to make slabs...*¹¹⁹

Today bush carpentry skills remain rare. In 1984 the Minister for Planning and Environment Terry Sheahan visited Coolamine, arriving by helicopter and photos of Bob Carr visiting the site are held on file at NPWS (now the DECC) Hurstville. In 1995 an updated conservation plan was prepared using the historical notes made by Mike Pearson and the work done by Peter Mackenzie in the early 1980s. This updated CMP was prepared by David Scott. The restoration works at Coolamine feature extensively in the manual of building conservation works prepared by the NPWS in the mid 1990s, including notes on bush carpentry tools by Bill Boyd. This manual was prepared by NPWS staff including Geoff Ashley, Miriam Stacey and David Scott. During the 1980s Masters students dealing with the Conservation of the Built Environment undertook fieldwork at Coolamine.¹²⁰ Both Don Godden and Bill Irving had participated in the bush carpentry workshop. The fieldwork was aimed at increasing the students' appreciation of vernacular heritage.

In 1989 the Bimberi Wilderness Zone, a zone of some 32,000 hectares, was gazetted, some of which occurs in the ACT and the remainder, some 27,000 in NSW. Part of this land had originally been reserved to protect the water supply for Canberra, dams having been built in the Cotter valley.

The dividing line between the 'back country' within KNP and the wilderness area is the road to Blue Waterholes. The northern two of the four selections and part of the surveyed route over the Coleman Mountains falls within the wilderness zone, despite containing homestead sites and yards and having been used on a seasonal basis for 140 years or so.

More recently one of the rooms in the Campbell House was re-papered by the KHA and repairs to the slabs were undertaken by Stuart Garner who is also the caretaker of Currango. In 2006 a comprehensive Huts Strategy was prepared that superceded the earlier KNP huts policy. The Coolamine Homestead is now one of the most visited sites with the KNP.

ENDNOTES

- | | | | |
|-----|---|----|--|
| 1 | John Gale, <i>Six Days on the Mountains of Cowley</i> . ML | 28 | John Gale, <i>Six Days on the Mountains of Cowley</i> . ML |
| 2 | Quoted in Josephine Flood, <i>Moth Hunters of the ACT</i> previously quoted in Gale's study of the history of Canberra | 29 | Parish Map Preservation Project 10084501 |
| 3 | Alan Cunningham in the <i>Geographic Journal</i> , 1832 | 30 | The site is on the Rules Point Topographic Map, where the parish name Murray occurs. |
| 4 | John Gale, <i>Six Days on the Mountains of Cowley</i> . ML | 31 | John Gale, <i>Six Days on the Mountains of Cowley</i> . ML |
| 5 | John Gale, <i>Six Days on the Mountains of Cowley</i> . ML | 32 | John Gale, <i>Six Days on the Mountains of Cowley</i> . ML |
| 6 | Gwendoline Wilson, <i>Murray of Yarralumla</i> , p. 105 | 33 | Inspector Mant's reports are quoted in Iain Stuart's Doctoral Thesis, <i>Squatting Landscapes in South-Eastern Australia (1820-1895)</i> held in the University of Sydney library. |
| 7 | Wilson, <i>Murray of Yarralumla</i> , p. 105 | 34 | Inspector Mant's report (as above) |
| 8 | Mowle, S. A. <i>Journal in Retrospect</i> , ML | 35 | Parish Map Preservation Project Map 138533 (4 sections) |
| 9 | Flood, <i>Moth Hunters of the ACT</i> | 36 | Refer to the section on Coolamine in Klaus Heuneke, <i>Huts of the High Country</i> |
| 10 | Flood, <i>Moth Hunters of the ACT</i> | 37 | NLA retains papers on the resumption of properties in the ACT including Yarralumla |
| 11 | Wilson, <i>Murray of Yarralumla</i> , p. 125 | 38 | Research on <i>Shepherds and Shepherding in Colonial Australia</i> By Dr John Pickard, Visiting Fellow, Graduate School of the Environment Macquarie University. |
| 12 | Wilson, <i>Murray of Yarralumla</i> , p. 107 | 39 | Quoted in <i>Fire History of the Australian Alps</i> , Philip Zylstra, NSW NPWS, Australian Alps Liaison Committee, May 2006 available on line from www.australianalps.deh.gov.au |
| 13 | see Wilson, <i>Murray of Yarralumla</i> , p. 106 | 40 | Tom Taylor quoted in Klaus Hueneker, <i>People of the Australian High Country</i> . The dates of this practice are not given. |
| 14 | Mowle, S. A. <i>Journal in Retrospect</i> , ML | 41 | Gillespie, Lyall L., <i>The Southwell Family Pioneers of the Canberra District 1838 - 1988</i> , Southwell Reunion Committee, Canberra, 1988. ML |
| 15 | Wilson, <i>Murray of Yarralumla</i> , p. 109 | 42 | Entry for Reverend Lang in the ADB |
| 16 | Mowle, S. A. <i>Journal in Retrospect</i> , ML | 43 | Article reproduced from the Official Year Book of the Commonwealth of Australia, 1931 (ABS cat. no. 1301.0). F. Watson |
| 17 | Mowle, S. A. <i>Journal in Retrospect</i> , ML | 44 | <i>Tragic End for A Bush Poet</i> . Canberra Time Feb 25 2002 |
| 18 | Wilson, <i>Murray of Yarralumla</i> , p. 139-140 | 45 | Pers Comm. Phyllis Dowling, December 2006 |
| 18A | Mowle, S. A. <i>Journal in Retrospect</i> , ML | 46 | Gillespie, Lyall L., <i>The Southwell Family Pioneers of the Canberra District 1838 - 1988</i> , Southwell Reunion Committee, Canberra, 1988. ML |
| 19 | Mowle, S. A. <i>Journal in Retrospect</i> , ML | | |
| 20 | Mary Wilson's letter is quoted in <i>Dear Fanny</i> , a series of letters from Colonial Women | | |
| 20A | Mowle, S. A. <i>Journal in Retrospect</i> , ML | | |
| 21 | Refer to the introductory chapter of Glen Maclaren's study of cattle stations in Australia, <i>Big Mobs, the Story of Australian Cattlemen</i> | | |
| 22 | http://www.theage.com.au/news/Opinion/Killing-the-Man-from-SnowyRiver/2005/05/30/1117305556378.html | | |
| 23 | Wilson, <i>Murray of Yarralumla</i> , p. 184 | | |
| 24 | Stewart Mowle, Obituary for Terence Murray partly quoted in the ADB entry on Murray. | | |
| 25 | Coleman Run (Eastern 506) pastoral map see Parish Map Preservation Project 10084401 | | |
| 26 | Mowle, S. A. <i>Journal in Retrospect</i> , ML | | |
| 27 | ADB Leopold Fane de Salis | | |

KOSCIUSZKO NATIONAL PARK

CONSERVATION MANAGEMENT PLAN

- 47 Gillespie, Lyall L., *The Southwell Family Pioneers of the Canberra District 1838 - 1988*, Southwell Reunion Committee, Canberra, 1988. ML
- 48 Tom Taylor quoted in Hueneke, *People of the Australian High Country*
- 49 Belle Southwell's papers in the Curtin Library (Thelma McKinnon collection)
- 50 Phyllis Dowling notes that the original is believed to be in the NLA.
- 51 Postcards from Belle to her mother are held in Belle Southwell's papers in the Curtin Library including views of Majura and Yarrangobilly (Thelma McKinnon collection)
- 52 A copy of part of the poem is in Belle Southwell's papers in the Curtin Library. Hueneke includes the entire poem in his *People of the Australian High Country*.
- 53 Mrs Murray [Sally Taylor] was born in Queanbeyan and so was Irene Harris [nee Taylor].
- 54 Mollie Taylor Oral History Interview on KNP file at DECC Hurstville
- 55 Tom Taylor quoted in Hueneke, *People of the Australian High Country*
- 56 Hueneke, *Huts of the High Country*, p. 57
- 57 Mollie Taylor quoted in Hueneke, *People of the Australian High Country*
- 58 Oral History Interview with Tom and Mollie Taylor (DECC Hurstville)
- 59 Oral History Interview with Tom and Mollie Taylor (DECC Hurstville)
- 60 Mollie Taylor quoted in Hueneke, *People of the Australian High Country*
- 61 Mollie Taylor quoted in Hueneke, *People of the Australian High Country*
- 62 Mollie Taylor quoted in Hueneke, *People of the Australian High Country*
- 63 Recollections of Ted Taylor, *Man of the High Country*, p14
- 64 Mollie Taylor quoted in Hueneke, *People of the Australian High Country*
- 65 Zillah Foord interview in Harry Hill, *I Remember Rule's Point*.
- 66 Recollections of Ted Taylor, *Man of the High Country*, p p13
- 67 Recollections of Ted Taylor, *Man of the High Country*, p 11
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- Gare describes his time with the park which commenced in 1959.
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- 111 Memo – Coolamine Homestead, Kosciuszko National Park, Funds for Preservation. File F/146 Historic Resources-Huts-Kosciuszko-Talbingo-Coolamine Homestead (Tumut office)
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3.0 COMPARATIVE ANALYSIS

The Coolamine Homestead group of buildings contains examples of a range of vernacular construction techniques including vertical slab construction, horizontal slab construction, whole log walling, the use of saplings and thatching. No other sites have been identified in Australia that are listed on heritage registers that contain this range of vernacular bush carpentry techniques. It is possible, however, that a similar range of buildings still survives on a working properties whose outbuildings have not been fully identified in heritage listings. In their portfolio the DECC has a considerable number of vernacular buildings, which is likely to be the largest collection managed by a government agency in Australia.

This comparative analysis has concentrated on identifying similar buildings on pastoral properties in the Snowy Mountains and the ACT. Many of these were built by families that had an association with the series of managers at Coolamine, either by marriage or via employment at pastoral stations. In particular the techniques can be found at other stations associated with the Franklins, the Harris', the McDonalds, the McKeahnies, the Southwells, the Taylors and the Walkers. The KHA collection of photographs of huts, which have been donated to the NLA are invaluable in that they document the detail of many huts that have been destroyed by fire or have collapsed.

When the *Illustrated Register of the National Estate* was published in 1984 the majority of the buildings included were masonry. Of the NSW properties that included timber buildings: Landsdowne near Goulburn, Jellat Jellat near Bega, the cottage at Manar, the central portion of Cooma Cottage, Dyraaba, Suamarez, Havilah (the woolsheds) and The Springs, near Dubbo, Coolamine was the most typical example of a selectors homestead.



Yards at Fern Hill, the pastoral property of Fred Southwell, 1947.

Source: NAA Series A1200



The Gulf Station

Source: Historic Homesteads of Australia Volume II

A comparison between a sketch of The Springs in the nineteenth-century and photographs of the complex shows that many of the vernacular outbuildings have vanished. Since the publication of the *Illustrated Register of the National Estate* a number of vernacular homesteads have been added to heritage registers and some, including the Gulf Station at Yarra Glen, Dundullimal and the outbuildings of Rouse Hill House' are open to the public.

Slab buildings are difficult to date because the construction methods changed little during the entire nineteenth century, and the form was still used well into the twentieth century. These small-scale cottages have their origins in rural cottages found throughout the British Isles and the colonies. The English examples are predominantly not built of timber, timber resources having been depleted centuries ago. The form was adapted to suit the building materials at hand, and primitive Australian examples can be found in rubble, slabs and more occasionally pisé or rammed earth.

The most widespread building material was timber slabs and bark roof, a form used not only in Australia but also in other colonies such as New Zealand. Later corrugated iron sheeting and, during the depression, flattened oil and kerosene tins were also used. An example of a hut constructed with what ever came to hand, including both slabs and flattened tins, is the Four Mile hut near Kiandra built by a miner. Blue Waterholes House, built by Bill and Irene Harris in 1933, used flattened tins, including tins bearing the recognizable logo of Shell Oil.¹



View of The Springs in the late 1850s showing the slab dwelling and shepherd's huts that no longer survive.

Source: Historic Homesteads of Australia Volume II



Slab but with a canvas roof in New Zealand

Source: Alexander Turnbull Library, NZ



Blue Waterholes House (now destroyed)

Source: Hueneke - Huts of High Country

3.1 VERTICAL SLAB

Vertical slab construction is the most common form of slab hut construction both in Australia generally and within the KNP. Examples of this type of construction can still be found on many rural properties in Australia and this is a type of building that is not well represented in heritage registers, particularly as the slab buildings often survive as outbuildings or agricultural buildings.

Vertical slab walled huts can be found on rural properties in the ACT and southern NSW including the substantially intact examples at Ledgerton, Glenburn and Currango. Most no longer have a bark roof, however evidence may survive beneath later corrugated iron sheeting.

GLENBURN HOMESTEAD, ACT²

The slab cottage at Glenburn in the ACT, built by Alexander (Sandy) McDonald, is believed to date from the 1860s. A second cottage, built of pisé, was added in the 1890s and the two buildings were probably connected by a covered way. The slab cottage contained two rooms, with timber floors and a brick chimney. There is evidence of the site of a cottage on the lot selected by Sandy McDonald on the Cooleman Plain, level platforms and elderberry bushes survive. Oral tradition has it that the materials from this cottage were re-used at Coolamine.



Pisé hut at Glenburn
Source: Environment ACT

LEDGERTON NEAR YASS

The vertical slab cottage at Ledgerton is believed to be over 100 years old and was the first farm house. It is a typical example of the initial hut built on a property that served as a residence until a more substantial house could be built and is very similar to the surviving photographs of the De Salis hut. The Southwells and the Walkers of Ledgerton were related by marriage. The vernacular shearing shed also survives.



Slab hut at Ledgerton believed to be the original Walker family homestead.
Source: Rob Gray Nature Photography

ROSEBUD APIARY, ACT³

The main residence of the group of slab buildings known as the Rosebud Apiary was erected by the Schumack family in 1879, reusing the materials from an earlier slab hut built by Mark Southwell. Evidence of the slab construction survives, however internally the cottage has been modified with the addition of ceiling lining and timber flooring. A series of outbuildings survive, most of which are also vertical slab construction, including a kitchen, meat house and a store. The property is now managed by the National Trust of Australia (NSW). The cottage is of a similar scale as the Southwell residence at Coolamine, however it is of a less sophisticated form of construction.



Rosebud Apiary

Source: Australian Heritage Photographic Library rt31731

ORRORAL, ACT⁴

The knowledge of the different variants of slab construction is likely to have been gained by George Southwell from the main pastoral stations in the valleys to the east and north, including the Orroral Valley where he had previously worked and the Brindabella valley. The slab construction of the Orroral Homestead, built in the 1860s, survives today. The house is of a similar scale and character as the Southwell House, but differs in detail. It is a sophisticated building, employing both vertical and horizontal slabs, the latter under the windows. The slabs are overlapped in the gable in a similar manner to weatherboards, but are unfinished along each edge. The detail of this house incorporates some of the innovations of the portable settlers cottages discussed in the section on horizontal slab buildings. When photographed by the KHA in 2006, the doors retained their two tone colouring of dark red and white (limewash). The slabs show they had been limewashed, and the red sashes survived. These colours and their use appear to have been typical.



Orroral Homestead

Source: KHA website



Remnants of the bark roof of the slab hut, Yanunbeyan National Park

Source: Jean Rice

YANUNBEYAN NATIONAL PARK

An example, in poor condition, of a vertical slab hut with a bark roof survives in the Yanunbeyan National Park, east of Canberra.



Collapsed slab hut in Yanunbeyan National Park

Source: Jean Rice

Within the KNP there were the following vertical slab huts:

Vertical Slab Hut identified by Heuneke	KNP Huts Strategy figures 3.70-3.73	Extant or Destroyed
Boltons	Illustrated	Destroyed by fire 2003
Blue Waterholes (type of slab not identified)	Not illustrated	Destroyed
Constances	Illustrated	Noted as former hut site/ ruin in KNP Huts Strategy
Currango – agricultural buildings c. 1905	Not illustrated	Extant.
Four Mile (1937)	Illustrated	Extant
Holstons (type of slab not identified)	Not illustrated	Destroyed by fire 1976
Oldfields (1920s) I	Illustrated	Extant
Pugilistic	Illustrated	Destroyed by fire 2003
Sawyers Hill I (Coaching Station not homestead) early 1900s	Illustrated	Extant
Stokes (type of slab not identified)	Not illustrated	Heuneke notes collapsed long ago
Tolbar	Not illustrated	Roof collapsed 1950s
Witses (1952)	Illustrated	Extant

Of the surviving examples of vertical slab construction within the KNP, the examples at Currango and Coolamine are of a similar age. The other vertical slab building of a similar age is the former Coaching Station at Sawyers Hill, built to serve visitors en route to Rules Point. This form of construction was once a lot more prevalent within the KNP and in the Tumut area generally. Slab huts can also be found on the Victorian side of the border, some of which have been rebuilt. One hut is known as the Horsehair hut, possibly indicating the use of horsehair insulating. Rebuilt in April 2003 after the bushfires, with a vertical slab chimneybase and log walling.



Rebuilding the Horsehair Hut in the Victorian Alps
 Source: www.abc.net.au/gippsland/stories/s841335.htm

3.2 HORIZONTAL OR DROP SLAB

Horizontal slab construction, where the slabs are dropped in between two posts is far less common than vertical slab construction and was used to create a slightly more sophisticated form of slab hut. This form of construction has been in use since at least the 1830s, with buildings at the new settlement at Port Phillip constructed in this manner. The division of the wall into panels has some similarities with the prefabricated hut manufactured by Henry Manning of London that was erected for La Trobe at Port Phillip (Jolimont) in 1839. Manning's residences for the colonies were featured in Loudon's encyclopedia and numerous examples were erected in Adelaide and in New Zealand in the 1830s and 1840s. The drop slab was more practical as the slabs could be pushed down when gaps appeared due to shrinkage, a problem that Miles Franklin describes in her description of the homestead of McSwat of Barney's Gap in *My Brilliant Career*

Like all the house, it [the schoolroom] was built of slabs, which, erected while green, and on account of the heat, has shrunk until many of the cracks were sufficiently wide to insert ones arm.⁵

She was not doubt drawing on her own experiences of the slab buildings built by the Franklin and Lampe families at Brindabella and Talbingo. In addition to the use of slab construction she describes the need to move the sheep to rented pastures because of the drought.

The term drop slab was in use by 1908, as it was the form of construction used to build the homestead described by Jeannie Gunn in *We of the Never Never*:



Friends Meeting House, Adelaide, by Frederick Mackie sketched in 1854. This is one of the Manning Portable Cottages that survives today.

Source: NLA



Recent view of the Friends Meeting House.

Source: NLA



Slab Cottage at Hill End

Source: ML Home & Away Still 39574



The Franklin's first home at Brindabella, 1885 watercolour by Charles Blyth.

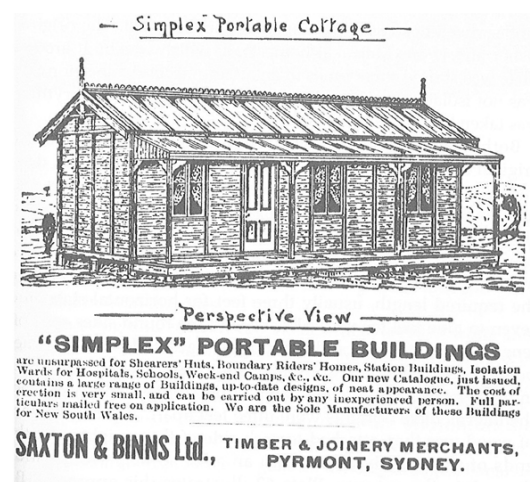
Source: NLA

The walls were erected on what is known as the drop-slab-panel system—upright panels formed of three-foot slabs cut from the outside slice of tree trunks, and dropped horizontally, one above the other, between grooved posts—a simple arrangement, quickly run up and artistic in appearance—outside, a horizontally fluted surface, formed by the natural curves of the timber, and inside, flat, smooth walls. As in every third panel there was a door or a window, and as the horizontal slabs stopped within two feet of the ceiling, the building was exceedingly airy, and open on all sides.⁶

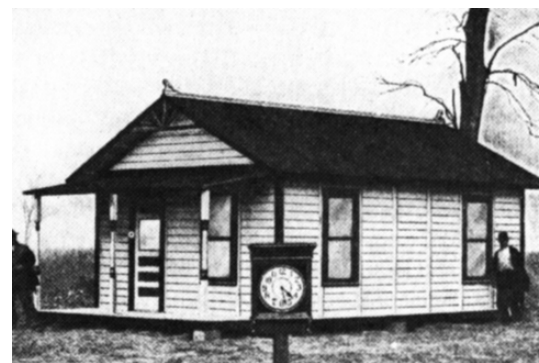
By 1912 a pre-cut version was available from the Sydney timber yard of Saxton and Binns. Known as the 'simplex' this hut has some similarities in construction with the 'simplex' portable cottage available in the American Sears catalogue around the same time.⁷ The NSW example was marketed as

Unsurpassed for shearers huts, boundary rider's homes, station buildings, isolation wards for hospitals, schools, week-end camps &c. Our new catalogue, just issued, contains a large range of Buildings, up-to-date designs, of neat appearance. The cost of erection is very small, and can be carried out by any inexperienced person.⁸

This construction technique continued to be used in the Northern Territory and in the area now the KNP until the 1940s. Unwittingly the creation of the State Park, and the accompanying lack of construction or maintenance of agricultural buildings, contributed to the technique dying out in southern NSW.



Simplex portable building precut at Saxton and Binns in Pyrmont, Sydney
Source: Big Mobs



American Simplex Hut available in America from Sears
Source: <http://www.gsd.harvard.edu/studios/s97/bums/images/sears.gif>

Horizontal Slab Hut identified by Heuneke	KNP Huts Strategy figures 3.70-3.73	Extant or Destroyed
Cascade (1935)	Illustrated	Extant
Currango (c. 1905)	Not illustrated	Extant
Coolamine –Campbells and Southwells	Illustrated	Extant
Kells (1940s)	Illustrated	Extant
Teddys (1947)	Illustrated	Extant
Wheelers (1900-1910s)	Illustrated	Extant

CURRANGO, KNP

A group of slab buildings, built during the phase of occupation of Currango by A. B. Triggs of the Australian Estate and Mortgage Company, survive. Both horizontal and vertical slab agricultural buildings can be found at the complex, as well as the more sophisticated weatherboard cottage that forms the nucleus of the main house, and the weatherboard staff accommodation block. A detailed Conservation Plan has been prepared for this complex. One of the agricultural buildings is of a similar scale to the now demolished barn at Coolamine.

Of the surviving drop slab huts in the KNP, Coolamine is the only surviving complex where more than one cottage survives, as well as documentary evidence that the technique was used for the barn and houses. Like Orroral, some evidence of the colour scheme survives.



Main Homestead at Currango
 Source: OC+P 2006



Agricultural buildings at Currango
 Source: OC+P 2006

3.3 BARK

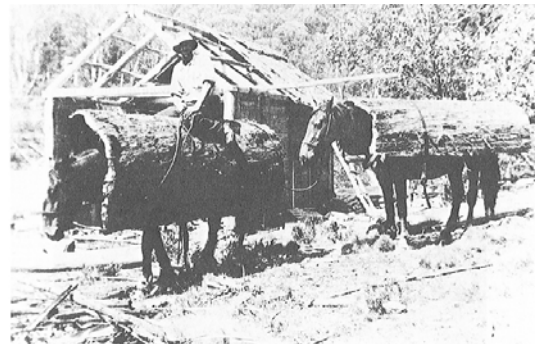
No physical evidence of the bark hut at Coolamine noted in Inspector Mant's report survives. Bark huts were the least sophisticated type of hut, and these huts were often temporary. Bark shelters are also likely to have been constructed by Aboriginal people in the mountains. The slab hut at Coolamine appears to have initially been roofed in iron rather than bark and the initial roofing material of the larger cottage is not listed. There is good however documentary evidence of the use of bark in the region until World War II.

CASCADE HUT

The photographs of the construction of the Cascade hut built in 1935 show the use of sapling rafters and half rounds of bark for the roof being transported on horseback. Slab huts were erected rapidly and it is rare for photographs to have been taken. Unlike the Coolamine Homestead which was a permanent home, the Cascade hut was erected for use on a snow lease, to accommodate the stockmen during the autumn muster, when the stock was rounded up to be returned to lower pastures. The hut was restored by the Illawarra Alpine Club in the 1970s and is now used for recreational purposes. There was also a slaughterhouse built of log construction that is discussed in the section on log construction.

The method of obtaining the bark remained unchanged, the following description is from Charles Eden's description of life in the colonies published in 1872: *My Wife and I in Queensland*.

It is advisable to cut the bark after a good rainfall, when it will strip easily, and without splitting, which is unavoidable in dry weather; also, the greater distance from whence you procure it the better, as it is in constant demand, and therefore it is advisable to commence stripping far off and



Building the Cascade Hut
Source: Hueneke - Huts of High Country



Slab hut at Bega with a bark roof held down by saplings
Source: ML At Work and At Play still 02041

working homewards, thereby leaving some trees untouched in case of emergency; besides, you sign the death warrant of every denuded tree, and nothing looks more gaunt and hideous than these leafless skeletons in the immediate vicinity of a station. To strip the bark, cut at the foot of the tree with an axe, and as high up as you wish your sheet to be long, with an adze, insert wedges, and work it off gently with a pointed stick, but the uninitiated should bear in mind that it is very heavy, and should be lowered carefully to the ground. This done it is uncurled by the action of fire, placed under heavy weights, smooth side downwards, and thus flattened out.⁹

Bark could also be used as insulation, placed above the canvas ceiling and below the corrugated iron. Evidence of the use of insulation survives in the Campbell House however this appears to be form of impregnated felt made from animal hair and grasses, not bark.

3.4 SLAB BARN, SAPLING YARDS & WATER RACES

Slab construction was also used for farm buildings particularly barns and woolsheds. A number of substantial examples survive in NSW including the slab barn at Tocal, designed by the Sydney based architect Edmund Blacket, a building described as the cathedral of barns. The barn at Coolamine was of drop-slab construction. The surviving photographs of Mrs Lampe's house at Talbingo, the house where Miles Franklin was born, show a substantial barn of a similar type of construction to the barn at Coolamine. Talbingo was partly drowned by the Snowy Mountains Authority, including the site of the Lampe homestead. It is possible that Franklin family members assisted with the construction of the barn as well as the cheese hut. As previously noted there is a slab agricultural building of a similar scale at Currango.

Sapling yards were once a common feature in NSW and the documentary record shows that there were yards on both the



Juanama [Sic] Creek, Talbingo, Kerry & Co circa 1892 (Jounama)

Source: ML PXA 474



Detail of the Lampe's slab barn

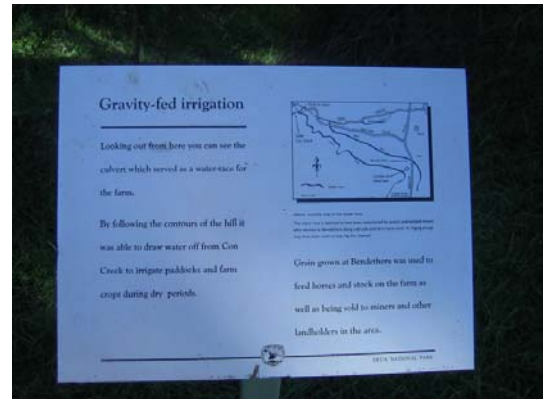
Source: ML PXA 474



Old Currango

Source: NLA KHA Photograph Collection

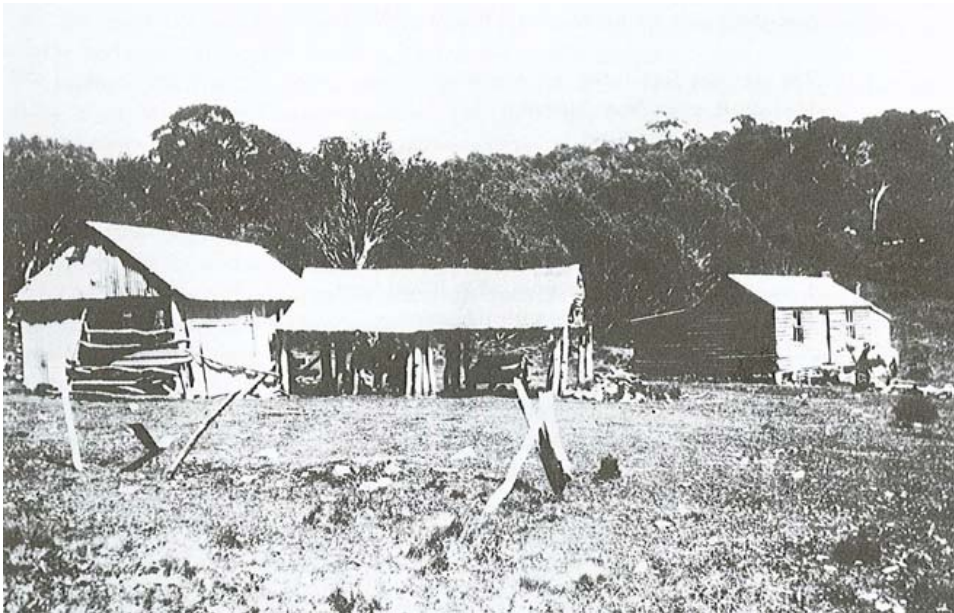
Long and Cooleman Plains as well as at the various homestead complexes including Old Currango. Examples of this type of construction can still be found at a number of properties under the control of the DECC/NPWS such as the rural properties in the Majors Creek area of the Gunderbooka National Park. Water races could once be found at other homesteads sites in the KNP including Blue Waterholes House, Four Mile Hut, Old Currango, and Witses Hut. Similar features can be found at Bethendra in Deua National Park.



Interpretive sign explaining the water race in the Deua National Park
 Source: Jean Rice

3.5 PERMANENT HOMESTEAD COMPLEXES

Cherry Garden 1890s	Remnant cherry orchard, complex built by Argentine Harris House no longer extant. No historic photographs sighted.
Circuits	Built 1930s Australian Pastoral Company, replaced earlier pisé hut.
Coolamine c. 1885	Complex built during the 1880s, Evidence of homestead, water race, stock yard, fruit trees, out buildings, fencing. Restored in mid 1980s
Currango c. 1905	Weatherboard cottage with slab agricultural buildings Much of complex dates from c. 1905 Complex more substantial than Coolamine. Included arboretum Still in use in summer
Currango (Old) 1870s?	Two roomed weatherboarded colonial Georgian style cottage Evidence of homestead, water race, stock yard, fruit trees, out buildings, fencing. Main house restored. Complex once more substantial than Coolamine
Gooandra by 1880s	Vestige of miners cottage 1860s. Pastoral occupation from 1880s. Homestead and agricultural buildings built from buildings and components salvaged from Kiandra. Homestead and woolshed c. 1920. Now in ruins
Jouanama 1920s	Pinbean Run homestead c. 1858, destroyed by fire. Substantial 3rd homestead built 1920s. Improvements to the grounds including fruit trees date from late 1930s when Brooks family lived here permanently.
Farm Ridge Possibly 1890s	Weatherboard 4 roomed cottage, at least 2 agricultural buildings and yards Ruined
Peppercorn Station By 1880s	Ruined. Building destroyed by fire in 1969.



Of the homesteads within the KNP that were occupied all year round only Currango is still occupied as a residence, albeit only on a seasonal basis. The homestead complexes in the high plains including that of Argentine Harris (the Cherry Garden), Coolamine, Farm Ridge and Old Currango all date from a period of transition between temporary and permanent management of the runs in the late nineteenth century. Jouanama was also initially only occupied on a seasonal basis, however permanent occupation did not occur until the depression,

Farm Ridge during the 1930s, showing the agricultural buildings to the LHS and the homestead to the RHS
Source: Hueneke - Huts of High Country

Of these complexes most had a weatherboard house for the manager and slab outbuildings. In contrast the two residences at Coolamine are both of slab construction. Currango provides a good contrast with Coolamine, as both the house and the staff accommodation are weatherboard. The expansion of many these complexes co-incides with the depression of the 1890s, representing attempts by pastoralists to maintain their stock. William Hamlyn Harris, who established the Cherry Garden, had already been unsuccessful in pastoral pursuits in Argentina. Harris, who was known as Argentine Harris to distinguish him from the Harris' at Yarrangobilly, was related by marriage to Henry Tarleton Whitty whose selections later formed part of Currango.

3.6 LOG CABIN CONSTRUCTION

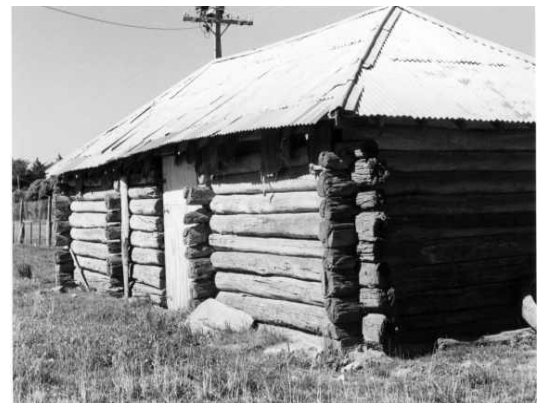
The use of whole log construction is much rarer in Australia than either vertical or horizontal slabs. When Hueneke undertook his study of the huts, there were 4 surviving huts of log cabin type construction in the Snowy Mountains including the Pretty Plain Hut (1935), Vickery's Hut (1945) and the Slaughterhouse Hut. In addition there was once a large log cabin on Long Plain: Pethers Hut. Historic photographs show logs used for part of the earlier Pretty Plain hut and Riley's Hut at Tom Groggin.



Slaughterhouse Hut (now destroyed)
 Source: Hueneke - Huts of High Country

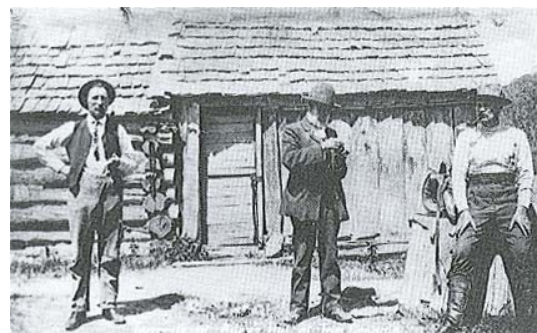
Log Cabins identified by Heuneke	KNP Huts Strategy figures 3.70-3.73	Extant or Destroyed
Coolamine – Cheese House c. 1890	Not Illustrated	Extant
Pretty Plain (1935)	Illustrated	Destroyed by fire, 2003
Slaughterhouse (1960s)	Not illustrated	Destroyed in 1988
Vickerys (1945)	Illustrated	Extant

The Cheese Hut at Coolamine appears to be a relatively early use of this form of construction in the Snowy Mountains, however other examples were constructed in the mountains such as Mother Morwells Log Cabin at Mt St Bernard in Victoria. Log construction was also used in Victoria to construct lock-ups, an example of which survives at Carisbrook. The structure, which dates from 1852, has been relocated. The lock up repeats a similar sized module as the Cheese Hut, the dimensions a result of the length of a log.



Log lock up, Carisbrook VIC, which repeats a similar module to the Cheese Hut Source: SLVIC

John Gale records that the bushrangers who lived in the mountains camped in a fort constructed of logs and boulders. The exact location is unknown, however Gatis Gregors believes this fort to have been on the Coleman Plains.¹⁰ It would appear that there was a concentration of log cabin construction on the Long and Coleman Plains and that the technique was used in the nineteenth-century.



Jack Riley and visitors at his hut
 Source: Hueneke - People of the Australian High Country

The origins of the log cabin in Canada and America are the cabins built by Scandinavian migrants however the form of construction was also used in mountainous areas of Germany and Switzerland. The Scandinavian examples often feature a turf roof. The similarity in the detail of the Cheese Hut with Northern European examples indicates either a European or Scandinavian source of the technique. Scandinavians had been living in the Snowy Mountains since the Gold Rush at Kiandra, introducing ski-ing. It is now difficult to trace this influence, as many of the names, like that of Henry Lawson, were altered. Henry Lawson was of Scandinavian descent, his father was a Norwegian miner Niels Hertzberg Larsen. One branch of the Franklin family was descended from the Lampe family, who had emigrated from Bremen in Germany however the surviving photographs and drawings of Talbingo, Brindabella and Goandra do not show log construction, however the images do not show the outbuildings in detail.

In Australia the use of this form of construction was not restricted to alpine areas, and its use probably related to the distribution of carpenters who were familiar with the necessary techniques of notching the logs to fit into each other. This was a more difficult and labour intensive form of construction, lifting whole logs was more difficult than lifting slabs. The Cheese Hut is the only known example of a building constructed using this technique to store cheeses. The combination of the log walls and the thatched roof is a very rare example of a vernacular form of construction that appears to have always been rare in Australia. Surviving historic photographs show the log cabins typically had bark or shingle roofs.

SLAUGHTERHOUSE HUT

The Slaughterhouse hut, built in the 1960s, was constructed of whole logs however the hut was destroyed by fire in 1988. Klaus Hueneke when he visited the hut during the survey work undertaken in preparation of his Huts of the High Country records that it was still in use by stockmen.



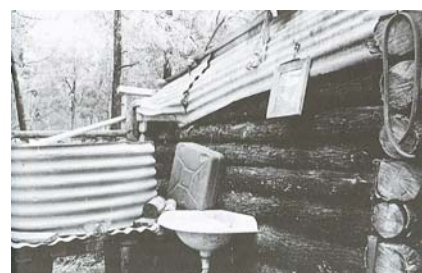
Rabbiters Log Cabin, with log chimney, Mt Wellington District, VIC. Note the similarity of the base of the chimney to the Cheese House
 Source: Museum of Victoria



Log Cabin at Fonthill, TAS.
 Source: Australian Heritage Photographic Library rpo3681



Restored Log Cabin at Fonthill, TAS.
 Source: www.fonthilltourism.com.au



Slaughterhouse Hut (now destroyed)
 Source: Hueneke - Huts of High Country

PRETTY PLAIN HUT

The log cabin which replaced an log cabin with a bark roof was built in 1935 for Captain Colin Chisholm of the Khancoban Station. This hut, destroyed in the fires of January 2003, was very Scandinavian in appearance, with its dark walls and white windows. From the 1940s the cabin was used as an overnight stop in cross country ski treks. The hut was more substantial than the cheese hut, and the internal divisions are evident externally, in the exposed ends of the logs. Substantial works had undertaken to the Pretty Plain hut, with logs flown in by helicopter during 1992. The reason for the selection of log construction, rather than the usual slabs is unknown. The main station, Khancoban, remains a pastoral property operated by the Chisholm family. Whilst the complex appears to retain a number of early buildings, it does not appear to be heritage listed. The extent of survival of vernacular outbuildings is unknown.



Pretty Plain Hut (destroyed by fire in 2003)
Source: NLA KHA Photograph Collection



Pethers Hut during the 1950s
Source: NLA KHA Photograph Collection

PETHERS HUT

A view of the log cabin construction of the Pethers Hut taken during the 1950s is held in the KHA collection (now in the National Library). The Pethers Hut was unusual in that the roof was also constructed of logs. No other examples with a log roof have been located. The date of construction of the hut has not been determined.



Log Cabin, Glenmore, Queensland
Source: www.glenmorehomestead.com.au

VICKERY'S (OR MACKERY'S HUT)

Vickery's Hut was built near Jounama Creek in 1945, although some sources note 1938. It is of a similar scale to the Cheese Hut, with a chimney and a verandah. The orientation of the hut is the same, with the chimney at the cold, southern end.

GLENMORE, QUEENSLAND

A hut constructed using logs, and a larger slab residence survive, at Glenmore in Queensland, the construction of each of which is similar to the cheese hut and the de Salis hut respectively. The slab building, built as an inn, and the log cabin are believed to date from 1858. The log building is of



Slab Inn, Glenmore, Queensland
Source: www.glenmorehomestead.com.au

a very similar scale to the Cheese Hut, but has a gable roof. The scale of these buildings was related to the lengths of the logs. The vertical slab building, like Coolamine, was painted red.

3.7 THE CAMPBELL FAMILY

A number of comparable buildings survive built for the Campbell family at Yarralumla Station however not all of the properties are listed on heritage registers. Yarralumla was resumed in 1912 and converted into an official residence. The substantial woolshed, built in 1904 survives although it is no longer part of a working station.

Following the resumption Campbell relocated to a property at Carrathool near Hay in the Riverina. The property, known as Cooinbil, has been incorporated into a larger pastoral property that is still a working station: Toganmain. It is not known if any vernacular buildings survive.

3.8 EXAMPLES OPEN TO THE PUBLIC

The National Trust in the ACT, Victoria and NSW have been involved in the conservation of slab hut complexes. In the Yarra Valley, the Gulf Station retains its range of vernacular buildings. This property largely retains its nineteenth century configuration as it has only been in the ownership of two families.

At Cooma Cottage a range of vernacular building techniques can be seen. In the conservation of Dundullimal near Dubbo introduced elements have been painted grey to identify that they have been added. The house, built in the 1840s, retains a whitewashed finish. Dundullimal was a head station, like Yarralumla and Talbingo. Although the residence is of a larger scale than Coolamine, the construction techniques are comparable.



Scenes at Yarralumla Station 1913
Source: NLA Series C4076



Recent view of the Yarralumla Woolshed
Source: ACT Heritage Library 007101



Dundullimal Homestead
Source: Australian Heritage Photographic Library rt05897

A schools program has been developed that includes both the Aboriginal occupation of the site and the European occupation. Some images of the homestead and the moveable heritage have been included in the Teaching Heritage website.¹¹

Near Sydney slab outbuildings can be found at Rouse Hill House, as well as an architect-designed stables block. The post and rail fences and other agricultural buildings have been carefully conserved. This complex is managed by the Historic Houses Trust. At Bella Vista, Baulkham Hills, the slab building that was probably the initial hut, survives as does a range of agricultural buildings. The use of slabs, sapling posts and rafters and stump floors can be seen today. The complex is managed by the local council. In Western Sydney a number of vernacular homesteads survive including Glenfield, where the homestead has been used as a golf club house for many years.



Slab buildings at Rouse Hill House
Source: Australian Heritage Photographic Library rt50123

ENDNOTES

- 1 Phyllis Dowling lived at Blue Waterholes as a child and has a detailed collection of photographs.
- 2 See www.environment.act.gov.au/heritage/heritageassets/glenburn_homestead
- 3 www.act.nationaltrust.org.au/places/rosebud_apiary.html
- 4 www.environment.act.gov.au/__data/assets/pdf_file/13583/327.pdf
- 5 Miles Franklin, *My Brilliant Career*
Project Gutenberg Electronic Text
<http://infomotions.com/etexts/gutenberg/dirs/1/1/6/2/11620/11620.htm>
- 6 Jeannie Gunn, *We of the Never Never*
Project Gutenberg Electronic Text
<http://www.gutenberg.org/etext/4699>
- 7 http://www.gsd.harvard.edu/studios/s97/burns/mh_seabig.html
- 8 Advertisement for Saxton and Binns, Timber and Joinery Merchants
Illustrated in Glen Maclaren, *Big Mobs*
- 9 Charles Eden, *My Wife and I in Queensland, An Eight Years' Experience in the Above Colony with Some Account of Polynesian Labour* (London 1872)
- 10 Gatis Gregors thesis p 91
- 11 http://www.teachingheritage.nsw.edu.au/tn_dundullimal/index.html

4.0 PHYSICAL ANALYSIS

4.1 ABORIGINAL SITES

A number of aboriginal sites, including campsites were recorded on the perimeter of the area that is fenced in to form the home paddock and stockyards at Coolamine. In addition some artefacts were discovered within the site and on the perimeter by the DECC Aboriginal and Heritage Conservation Officer Dean Freeman during the site inspection. Stone flakes were found on the bullock track that led through the homestead complex and on to Blue Waterholes. A campsite has been identified adjacent to the bullock track on the perimeter of the fenced paddock. Other open campsites have been identified in the vicinity. The Coolman Run is likely to contain more evidence of aboriginal occupation than is currently listed by the DECC. The KNP POM has identified the

diverse of Aboriginal clans and Peoples of the Mountains, - Wiradjuri, Wolgalu, Ngunnawal, Monaro Ngarigo...We also acknowledge that many other clans have associations with the Mountains.

The buildings and sites of buildings are discussed in chronological order of their construction.

4.2 THE BULLOCK TRACK

It would appear from the documentary evidence that a direct route from the northern portion of the Coolman Plain to Blue Waterholes existed by the mid 1870s. By the 1890s this track was useable by dray. This route is not, however shown on the parish maps of the late 1890s, whereas the surveyed route over the Coolman Mountains and along the plain is clearly marked. The correlation between the aboriginal sites in the vicinity of the homestead and the bullock track may be an indication that the route was originally a path taken by the aboriginal people during their seasonal visits to the mountains.



Stone flakes from campsite near bullock track on perimeter of homestead complex
Source: OCP 2006



Finely worked stone flake found near to the Campbell Homestead
Source: OCP 2006



The bullock track in 1976
Source: NPWS Tumut

The bullock track was the primary means of access to the site until the construction of the present access road by the NPWS. The surviving evidence of the Bullock track continues beyond the site of the homestead. An example of the drays drawn by the bullock survives on the site, purchased by the Taylor family. Today this method of transport is rarely seen. There is no physical or documentary evidence to suggest that the homestead was 'a gateway on an important historic route into the northern part of the park' as identified in the KNP Huts Conservation Strategy, the surveyed route from Brindabella to Currango followed the plain.

The remnant of the bullock track is not listed as a site in the NPWS (now DECC) Section 170 Register, nor is the remnants of the dray used by the Taylors.

4.3 THE VERTICAL SLAB HUT

Historic photographs show a small vertical slab hut adjacent to the cheese hut that was later used as a store and then as a stables. This hut is referred to in previous studies as the De Salis Hut and had been dated the second half of the 1870s. There is no documentary evidence to link its construction to De Salis. The inspectors reports indicate that the slab hut was constructed during Kelleher's occupation, after the survey of the conditional purchases in 1883, a survey that resulted in the creation of an easement or roadway between the four portions and the construction of slab huts on each. There is no documentary or physical evidence as to the location of the bark hut mentioned in the Inspectors report.

The site of the slab hut has been modified and the adjacent pile of stones does not appear to be related to the building. The surviving sequence of photographs of the restoration works indicate that the pile is a result of the restoration of the Cheese Hut. The ground in front of the hut, and the cheese hut is shown in historic photographs as being level, today it slopes.



The dray during the 1930s
Source: NPWS Tumut



The dray photographed in 1971
Source: NPWS Hurstville



The dray photographed in 1983
Source: NPWS Hurstville

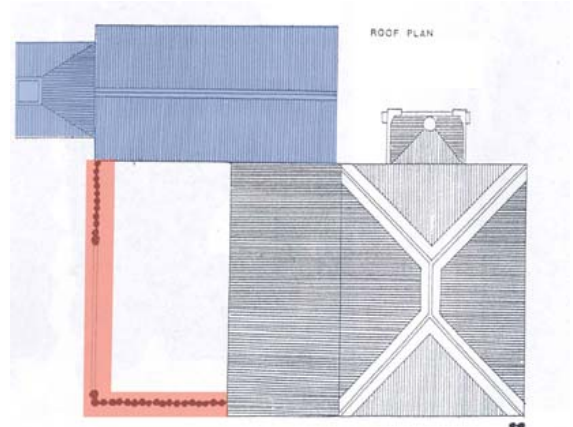


The dray photographed in 2006
OCP 2006

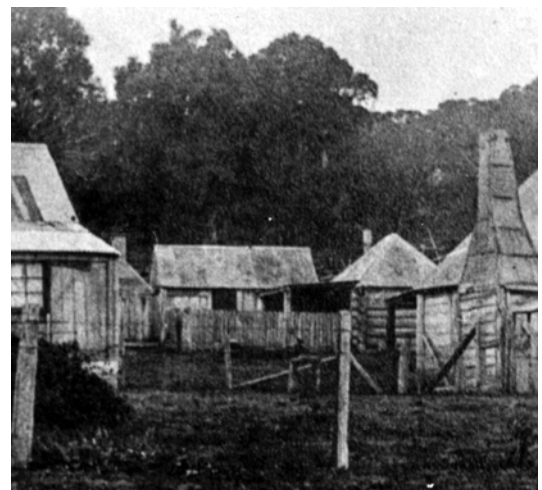
The vertical slab construction of the hut was typical of the timber huts erected as a condition of the purchase of land in rural NSW, a form of hut commonly employed until a more substantial house could be erected. It is also the type of hut that would have been used as summer accommodation for the stockmen. Such slab huts were commonly in NSW however few extant nineteenth century examples survive, and those that do survive in the Snowy Mountains date from the twentieth-century such as the Cascade Hut. The method of construction remained very similar, with all of the materials obtained and worked locally rather than obtained from a sawmill.

A photograph of the cheese hut and dairy shows that horizontal slab construction was employed to the end wall of the slab hut and that the roof and visible gable was clad with corrugated iron. This end wall replaced the chimney, which can be seen in early photographs. The chimney and its location was the typical form of slab hut chimney, with the flue well away from the timber roof. The remainder of the walls were built using vertical slabs. The historic photographs show that logs were used as a foundation.

The inspectors report indicates that the hut was initially constructed with an 'iron roof', presumably corrugated iron. There is no photographic evidence of any joinery and the hut either never had any, or what there was had been re-used in another building. The horizontal slab construction used when the chimney was removed can also be found in the Campbell and Southwell houses and is the most commonly used form of slab construction at Coolamine. Other evidence of vertical slab construction also survives, primarily the extension to the Southwell house. Horizontal or drop slab construction is more suited to colder climates, as the slabs can be tamped down from above to eliminate gaps.



Conjectural plan showing the location of the Vertical Slab Hut (blue) and the fenced enclosure (red). The plan was prepared by students from Canberra in the 1970s
 Source: OC+P overlay



View of the Vertical Slab Hut erected by Kelleher taken at Easter 1909
 Source: NPWS Tumut



Tom Taylor, with the slab hut to the rear. Note that there is no trace of the chimney that was once at the end wall.
 Source: Taylor Family Collection

The 1995 CMP notes that the dimensions of the hut were 20 ft by 12 ft (6 by 3.6 m) and that the hut was divided into two rooms. No historic plans showing the building have been located, the measurements were based on an analysis of historic photographs. The division into two rooms was typical, one room forming a store, the other room, with the chimney, forming a combined living, eating and sleeping room.

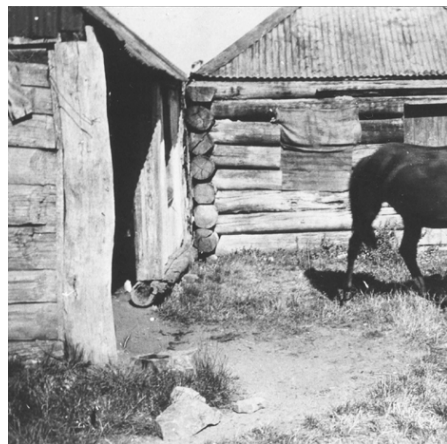
In the interview with Tom and Mollie Taylor it is noted that it was the Taylor family who modified the de Salis slab hut by lining it with Ruberoid, a bituminous waterproof membrane, to create a waterproof provision store. The Ruberoid company had been established in England in 1906 and their waterproof membranes were soon available in Australia. The usefulness of the material for cold climate areas must have been realized early on as two layers were used in the construction of Mawson's Hut in Antarctica circa 1910. The slab hut was subsequently converted into stables and may temporarily have been used as a dairy, although there was a separate dairy near the yards. Photographs show a small yard in front of the Cheese Hut with a picket fence. In contrast the fencing in front of the two houses was wire. The associated fences have all been removed.

The vertical slab hut contrasted with the more sophisticated horizontal slab construction used in the remainder of the buildings. It is a common pattern of development of homesteads for a more substantial house to be constructed in front of the slab hut, which was then relegated to being the kitchen or the store. The same pattern of development occurred at the Cooinbil hut, photographs showing the slab hut to the rear survive, the slab hut collapsed in the late 1960s. A sample of the vertical slabs has been retained as a display on the verandah of the more substantial weatherboard hut. A corrugated iron hut is now adjacent to the rear of the weatherboard building, incorporating a freestanding chimney. It is not clear if this was the site of the slab hut. The site of the vertical slab hut, or de Salis hut, is listed on the NPWS (now DECC) Section 170 Register as Coolamine Site of Hut (Item ID 4738).



Detail of the de Salis hut circa 1937 showing the slabs

Source: Phyllis Dowling Collection



Detail of the de Salis hut showing the whole log foundations, 1930s

Source: Phyllis Dowling Collection



View of the De Salis Hut circa 1934

Source: Phyllis Dowling Collection

4.4 THE SOUTHWELL HOUSE

The Southwell House is listed on the NPWS (now DECC) Section 170 Register as Coolamine Old Homestead/Southwells Homestead. (Item ID 4743)

The Southwell House is a more sophisticated form of construction than the now demolished slab hut, or the long vanished bark hut mentioned in the inspectors reports. The house was constructed in a series of stages, all three of which can be seen in the 1908 photograph taken when the Taylors took over. An earlier date of construction for the Southwell house is given by Heuneck, based on a piece of the Braidwood Review dating from 1883 he found within the house.¹ The newspapers that lined the walls of hut no longer survive. This paper cannot be taken as an accurate date for the construction of the Southwell House, particularly as it was the Taylor family who came from Braidwood. The inspectors reports record that the first stage of the house was built by Kelleher between April 1885 and May 1887. Both additions were by the Southwells. Although built by Kelleher the house is generally known as the Southwell House.

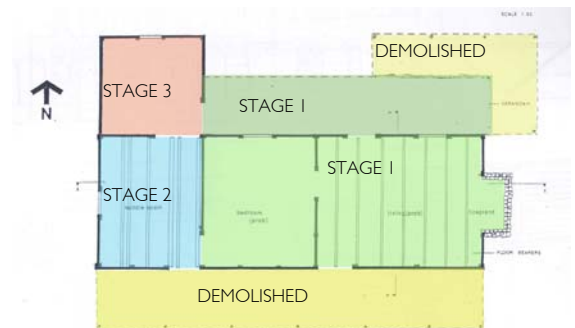
The Southwell House is typical of homesteads erected on the site, as is the linear extension of the house and the infilling of the verandah to form additional sleeping accommodation. The phasing is as follows:

- Stage 1 Two roomed drop slab cottage with a verandah
1885-1887 Kelleher Phase
- Stage 2 Store Room (possibly originally a bedroom)
Southwell Phase (shown in blue)
- Stage 3 Additional bedroom or sleepout (vertical slab)
on the verandah. Southwell Phase
(shown in orange)

The section of the verandah that has been demolished is shown in yellow.



Current view of the Southwell House, December 2006
Source: OC+P



Plan showing the stages of construction of the Southwell House. Stage 1 is green, Stage 2 is blue and the verandah sleepout is orange. The demolished sections of verandah are shown in yellow.

Source: OC+P



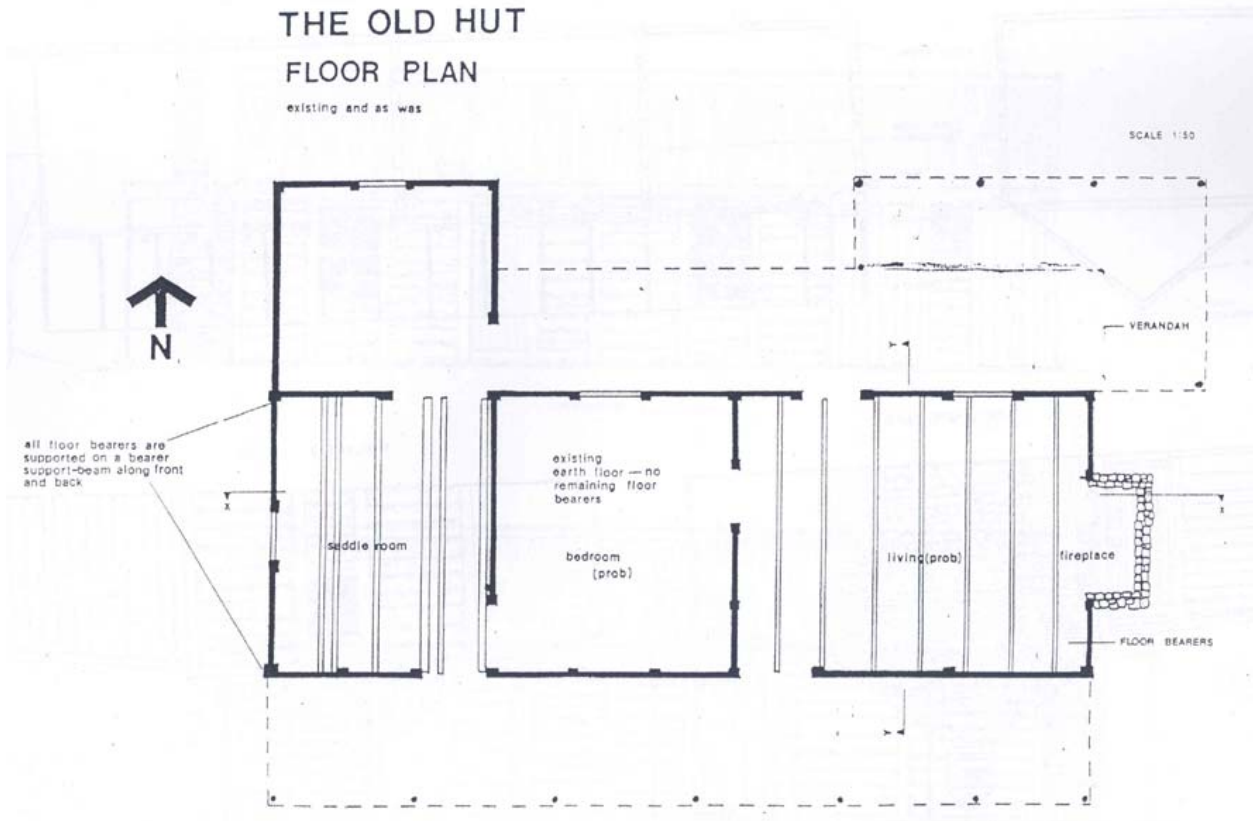
Photograph of the Taylor family in front of the Southwell House, Easter 1909.

Source: NPWS Tumut (now DECC)



The Taylor girls in front of the Southwell House, circa 1920s

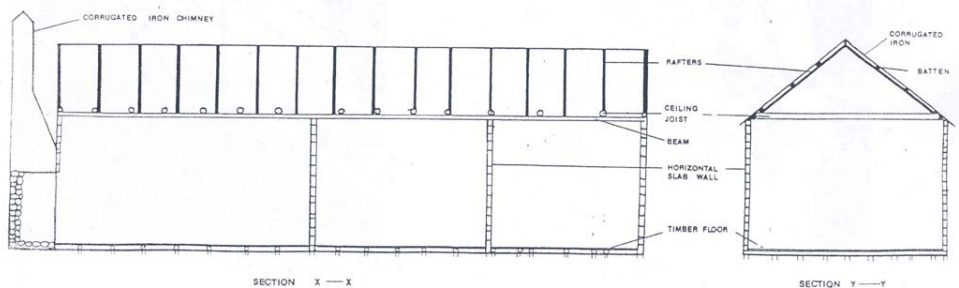
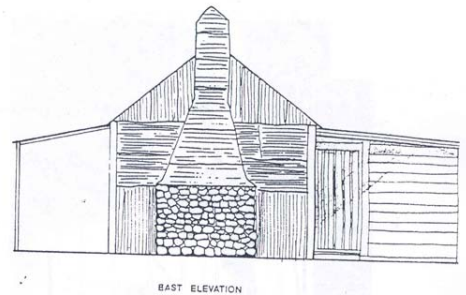
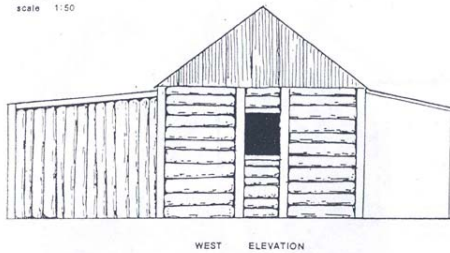
Source: Phyllis Dowling Collection



Student's record drawing of the Southwell House, early 1970s. NTS (drawing reduced)
Source: 1995 CMP

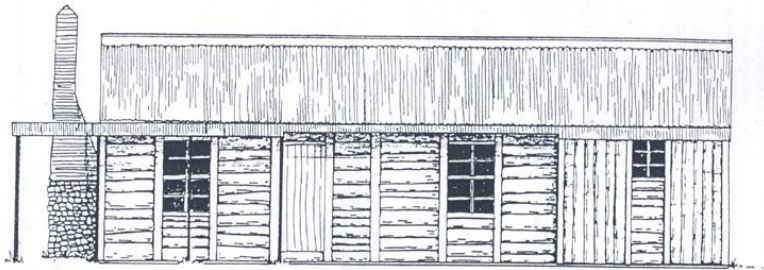


THE OLD HUT
as was
scale 1:50



Current views of the Southwell House West Elevation (top) and East Elevation
Source: OC+P 2006

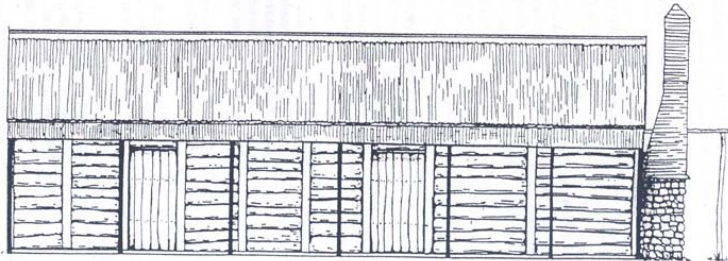
Student's record drawing of the Southwell House, early 1970s. NTS (drawing reduced)
Source: 1995 CMP



NORTHERN ELEVATION



THE
 OLD
 HUT



SOUTHERN ELEVATION



The original section of the Southwell House uses a sophisticated form of slab construction, the overlapping slabs were employed horizontally to provide a greater degree of weathertightness. The roof is believed to have been insulated with horsehair matting and the original roofing material of the slab hut, the Southwell House and the Campbell house appears to have been corrugated iron.

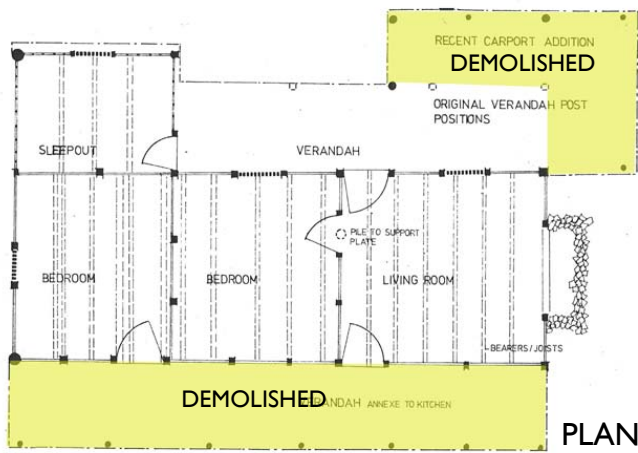
Current views of the Southwell House
 North Elevation (top) and South Elevation
 Note that there is an extra bay in the elevation than appears in the photographs, between the door and the middle window.
 Source: OC+P 2006

Student's record drawing of the Southwell House, early 1970s. NTS (drawing reduced)
 Source: 1995 CMP

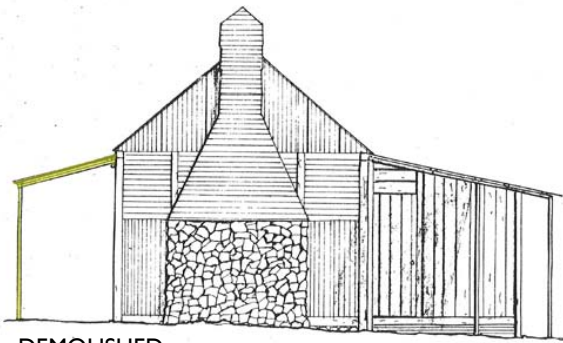
The sequence of photographs shows a rear verandah. The room added to the west of the two room cottage was only accessible from this verandah, which was a later addition. Later this room was used as a store, and it still contains supports for saddle. Rooms that were added with a separate entrance were generally intended for visitors or non-family members and it is possible that this room was originally for the tutor. The sleepout on the verandah may have been for the Southwell girls, boys often simply slept on the verandah. The pivoted louvered window to the store is the only example of this type of window opening in the complex. There early photographs are not clear enough to show the detail of the window.



1935 view of the Southwell House showing the rear verandah
 Source: NPWS Tumut (now DECC)

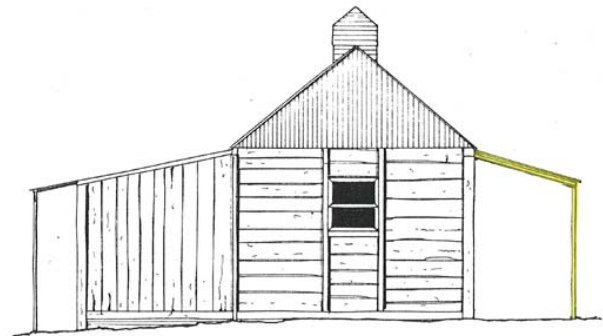


PLAN



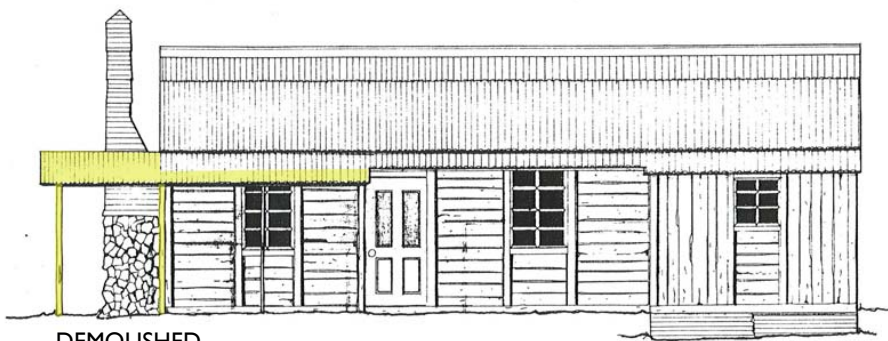
DEMOLISHED

EAST ELEVATION



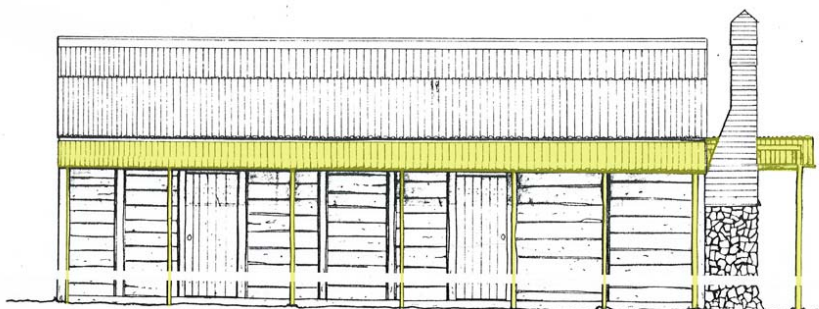
WEST ELEVATION

DEMOLISHED



DEMOLISHED

NORTH ELEVATION



DEMOLISHED

SOUTH ELEVATION

Gatis Gregor's record drawing of the Southwell House. The elements shaded in yellow have been demolished. Note that the north elevation varies from the students drawing. NTS drawing reduced. Source: NPWS Jindabyne(now DECC)



There is evidence internally of the use of newspaper and later wallpapers. The surviving wallpaper patterns in both the Southwell and Campbell houses appear to be from the 1930s, during the Taylor occupation. An undated photograph, probably taken during the 1930s, shows the Southwell house in use as a residence. The two-roomed section was white-washed with a dark trim to the window surrounds and the doors. Remnant of red paint can be seen today. The vertical slab section to the verandah and the store/ additional bedroom were both stained/painted red, with a white trim to the small window to the sleep out. Corrugated iron sheets were used to form a plinth to the sleep out and store. The posts to the verandah were also dark. The tin sheets to the top of the chimney were still in their V shaped configuration.

Southwell House, circa 1930s
Source: NPWS Tumut (now DECC)



Interior of the Southwell House in 1982 before works commenced
Source: NPWS Tumut now DECC

By the early 1980s the Southwell House had deteriorated considerably and had partially collapsed. Many of the slabs had been removed and were unfortunately burnt as fuel. The surviving photographs show that almost all of the floorboards had been removed and that the some remnants of the ceiling linings survive. Calico appears to have been used in the storeroom, sheepskin lined part of the wall and ceiling of the bedroom and the main living room had a papered ceiling, with wallpaper applied to building paper. All of the window joinery was missing, and part of one rear door survived. During the 1980s substantial works were undertaken to the Southwell house, which retained what could be salvaged of the original hut. These works include raising the level of the cottage by 1500mm.



Interior of the Southwell House in 1982 before works commenced
Source: NPWS Tumut now DECC

The works were listed in detail in the 1995 Conservation Plan, namely

Stabilisation Works (May 1983)

Propping of the western wall and installation of some temporary internal bracing

Drainage works along the south wall to prevent surface water runoff passing under the building;

Works to the chimney [extent not specified]

Structural elements were marked with a coded number and their location recorded on a floor plan. [plan not located]

Fabric laying loose around the site was identified and reassembled or stored for possible re-use later.

Major Works (Summer 1983/1984)

Dismantling of north verandah;

The roof structure was propped and jacked clear of the wall structure. Corner and other major posts were replaced with new posts to match the existing;

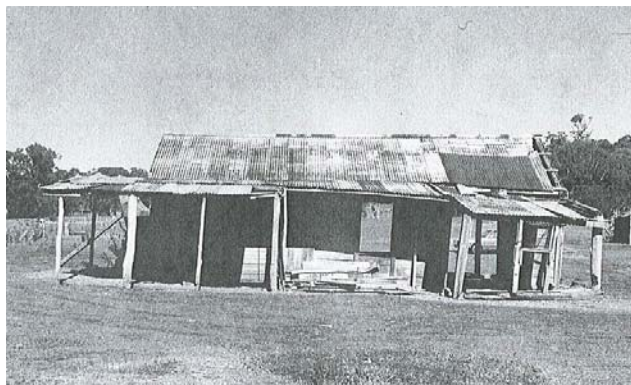
Bottom plates were replaced with new plates to match the existing. The level of the plates (& floor) was raised 150mm to keep the timber clear of the ground, soil wash over the previous 100 years had raised the level of the earth around the building up to that of the plates.

Intermediate posts were either replaced or had a new base scarfed onto dependant upon their condition.

The roof structure was then lowered and fixed onto the new posts.

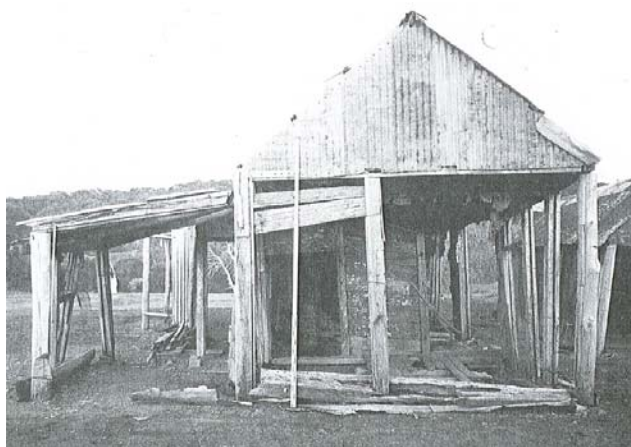
Door and windows jambs were replaced and some windows were re-installed

The slabs were re-installed, approximately 30 % of the original were retained and the remainder was split from new alpine ash logs.



North Elevation of the Southwell House, Photogrammetry by the University of Melbourne.

Source: NPWS Hurstville



West Elevation of the Southwell House, Photogrammetry by the University of Melbourne. Note the lack of slabs!

Source: NPWS Hurstville

The floor structure was rebuilt using a mix of existing and new fabric.

The fireplace and chimney structure was reconstructed to an early appearance with new timber posts and slabs whilst the stonework and iron chimney cladding was re-used (the fireplace hearth was rebuilt 150mm higher than the original to match the raised floor level),

The sleepout walls were rebuilt with new posts and slabs, the roof was rebuilt over the sleepout but not along the verandah.

Major Works Summer 1984/1985

basically completed the reconstructed of the Southwell House;

Complete reconstruction of the sleepout, finish slab installation and rebuild floors;

Reconstruct north verandah post bearers and floor slabs replaced with new timber to match existing;

Replace missing doors and windows with new items to match existing;

Infill void between bottom plates and ground with dry stone walling.

Minor Works (1987)

The calico ceiling in the eastern room was replaced with new fabric. A panel of flat iron covered in newspapers (original?) was fitted to the ceiling above the fireplace opening.

The fireplace was whitewashed (with pipe clay?)

Some additional slabs were fitted where some of the previous replacement slabs had shrunk to leave a gap in the wall panels.



View of the Southwell House in 1982 before works commenced

Source: NPWS Tumut (now DECC)



View of the Southwell House in 1982 before works commenced

Source: NPWS Tumut (now DECC)



Szwed House during the restoration works.
 Source: Phyllis Dowling Collection

The 1995 CMP notes that the Szwed house had been reconstructed to its appearance c. 1900s appearance. The earliest surviving photographs are from 1908, just after the handover occurred. It should be noted that not all of the details evident in this photograph were reconstructed, the detail of the chimney and the window of the sleep out varies. In the historic photograph the chimney is stone with sheets of iron above which are cut into a V shape at the top. A larger window can be seen in the sleepout. The 1995 CMP notes that 'over 50% of the structure (posts and plates) appear to have been replaced with new timber'.



Szwed House after the restoration works.
 Source: Phyllis Dowling Collection

By 1995 there was evident of termite action and of damage to the hut by visitors including damage from fires, destruction of joinery, removal of slabs and break-ins to the materials store. The sequence of development of the Szwed Hut remains evident and the original and the replacement timbers are clearly discernable. The 1995 CMP notes that the newspaper that had been used to date the building was no longer in evidence, and it was probably removed before the works in 1983.

4.5 THE CHEESE HUT

The Cheese Hut is listed on the NPWS (now DECC) Section 170 Register as Coolamine Cheesehouse (Item ID 4742)

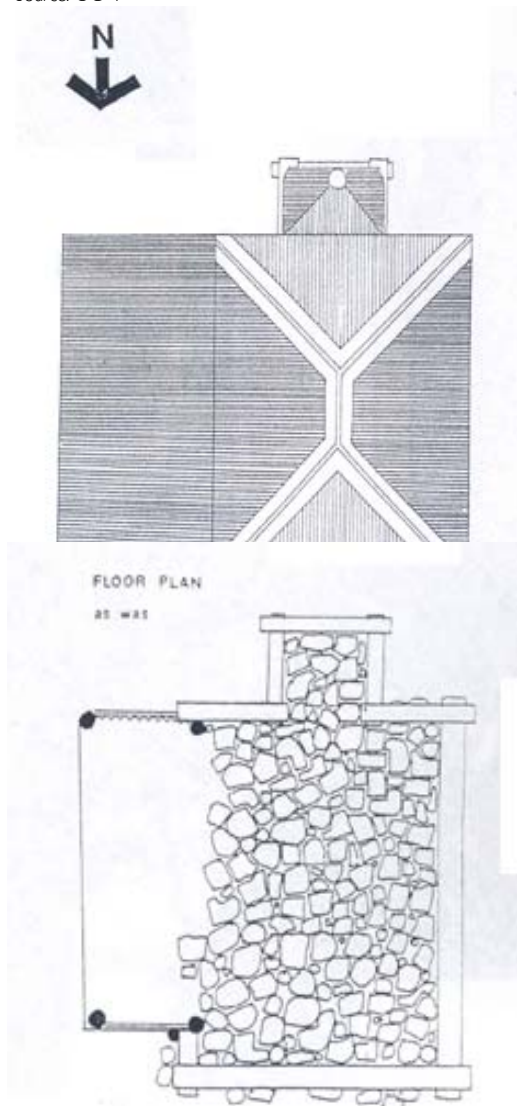
In contrast to the adjacent slab hut, the Cheese House is constructed using whole logs. This is a much more unusual form of construction, however other examples can be found on the Long Plain and in the Snowy Mountains which are discussed in the comparative analysis. The selection of a different form of construction for the Cheese House was an attempt to create a constant internal temperature, with the use of thatch roofing and the thicker, log walls.

The cheese hut is believed by Gatis Gregors to have been constructed in 1889. The building is more likely to have been constructed once the Southwell family were in permanent residence i.e. from 1891. Given that it is a specialized construction technique, there are likely to have been other examples at the Franklin/Lampe family properties at Talbingo and Brindabella..

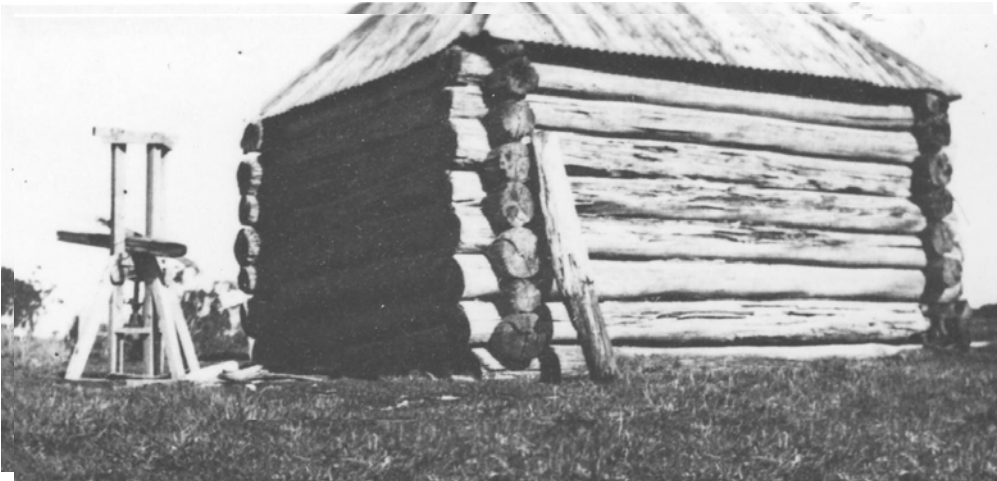
The cheese hut is constructed of whole logs which have had their bark removed. The roof framing is of saplings with snow grass thatching, over which corrugated iron has been installed. The roof is as found in 1983, the logs have been replaced and a concrete strip foundation installed. The sequence of historic photographs shows that there had been some modifications to the openings of the cheese house however this is no longer evident as the walls are replacement. The cheese press was removed by the Taylor family and its remnants are reputed to have ended up at Old Currango. There is now no trace of the cheese press at Coolamine or Old Currango.



View of the Cheese Hut 2006
Source: OC+P

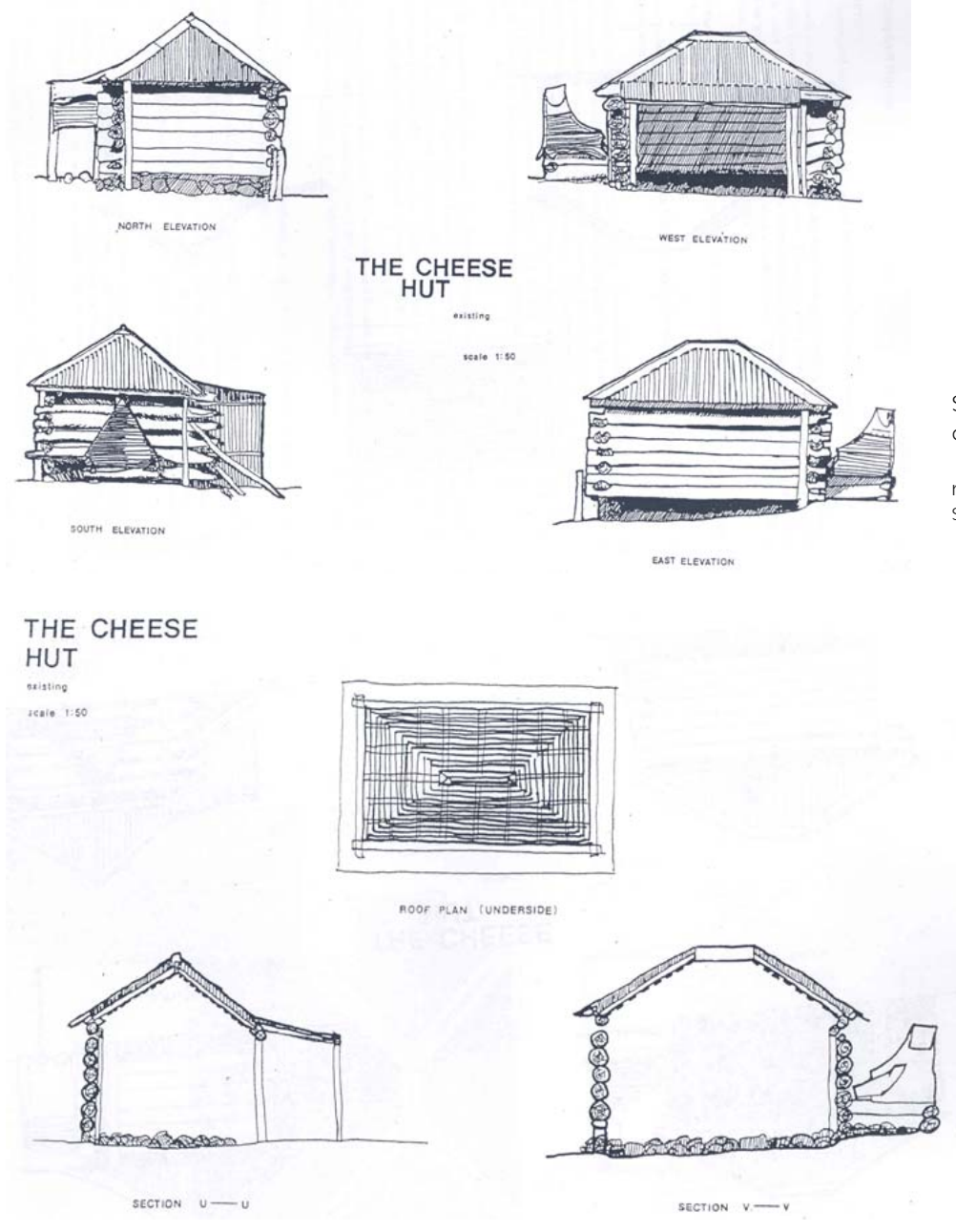


Student's record drawing of the Cheese Hut, early 1970s. NTS (drawing reduced)
Source: 1995 CMP



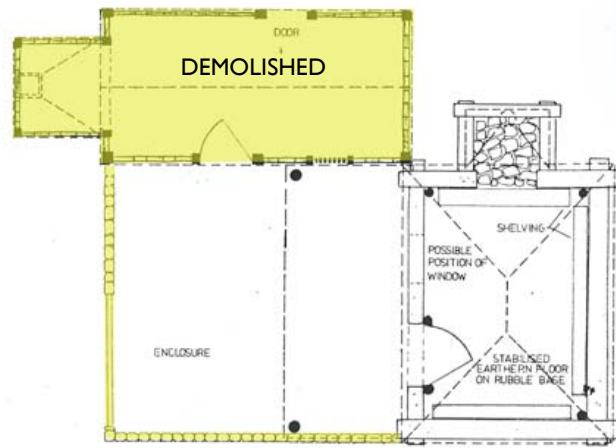
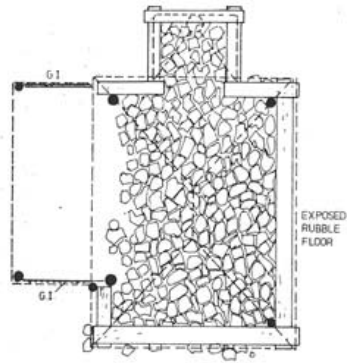
View of the Cheese Hut and the Cheese Press circa 1937

Source: NPWS Tumut now DECC

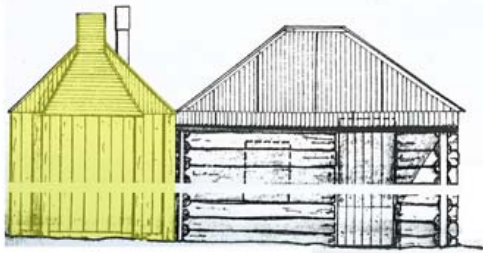


Student's record drawing of the Cheese Hut, early 1970s. NTS (drawing reduced)
Source: 1995 CMP

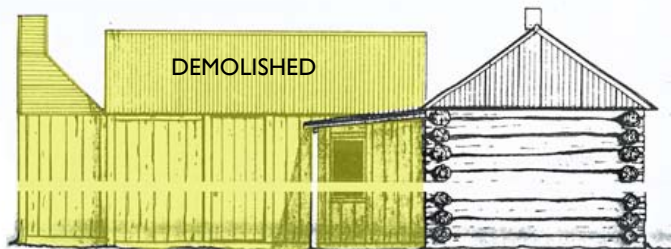
Student's record drawing of the Cheese Hut, early 1970s. NTS (drawing reduced)
Source: 1995 CMP



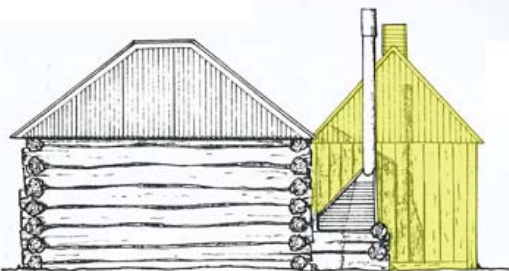
PLAN



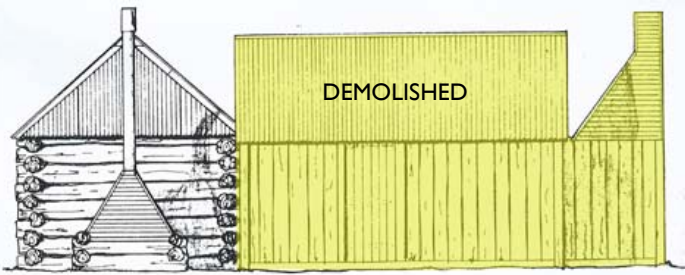
DEMOLISHED
 EAST ELEVATION



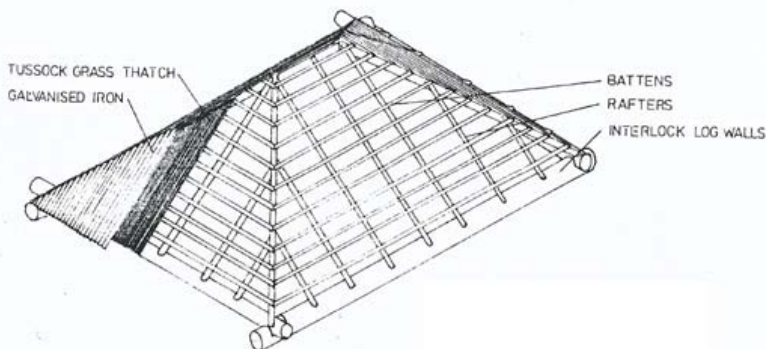
NORTH ELEVATION



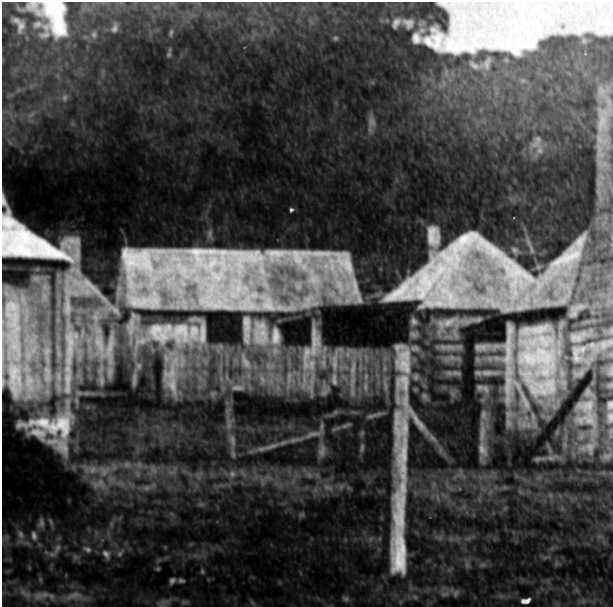
WEST ELEVATION DEMOLISHED



SOUTH ELEVATION



Gatis Gregor's record drawing of the Cheese Hut, including a conjectural drawing of the slab hut adjacent NTS (drawing reduced)
 Source: NPWS now DECC Jindabyne



The Cheese Hut and the adjacent slab hut in 1909
Source: NPWS Tumut



The Cheese Hut in 1977 prior to restoration
Source: Phyllis Dowling Collection



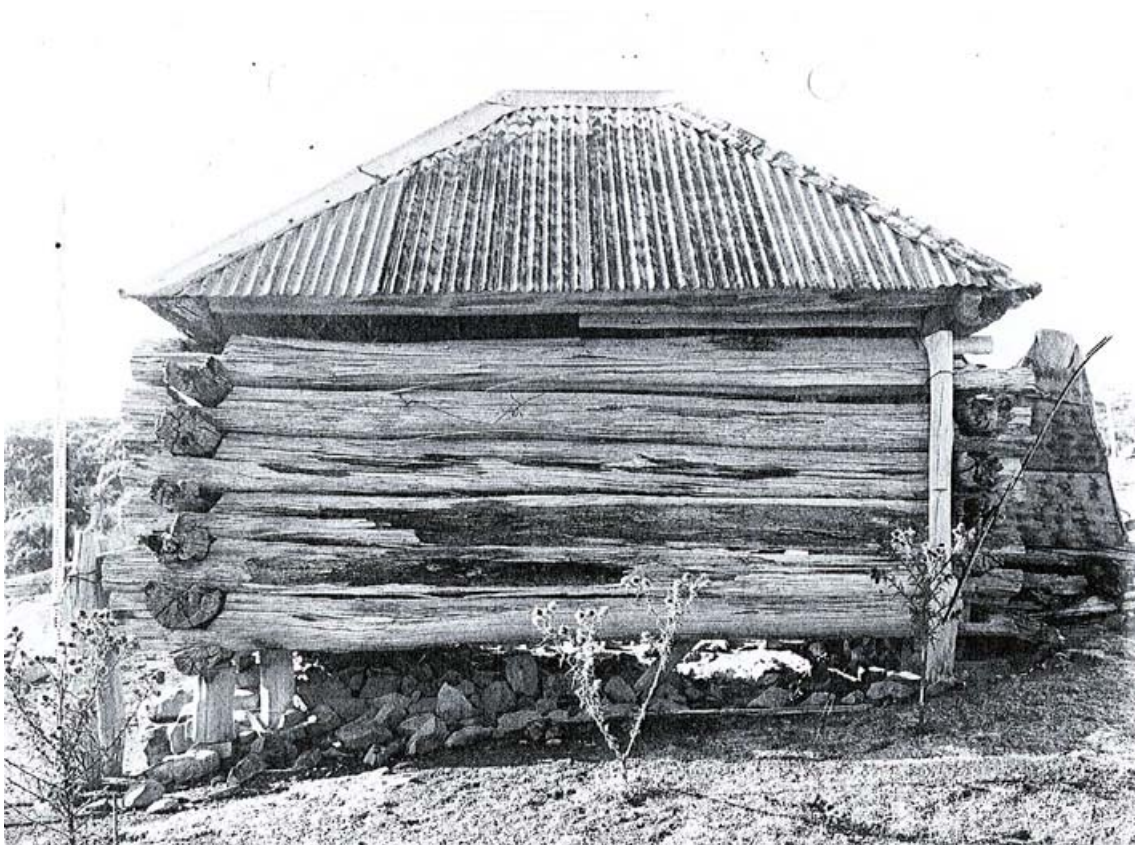
The Cheese Hut in 1937
Source: NPWS Tumut



The Cheese Hut prior to restoration
Source: NPWS Tumut



East Elevation of the Cheese Hut, Photogrammetry by the University of Melbourne
Source: NPWS Hurstville



West Elevation of the Cheese Hut, Photogrammetry by the University of Melbourne
Source: NPWS Hurstville



North Elevation of the Cheese Hut, Photogrammetry by the University of Melbourne
Source: NPWS Hurstville



South Elevation of the Cheese Hut, Photogrammetry by the University of Melbourne
Source: NPWS Hurstville



The Cheese Hut during the rebuilding, 1987. Note the concrete strip foundation and the stockpile of salvaged materials including stone. Source: NPWS Tumut



The completed Cheese Hut
Source: NPWS Tumut



The Cheese Hut during the rebuilding, 1987. Note that the roof structure and the logs immediately below were retained in their entirety.
Source: NPWS Tumut



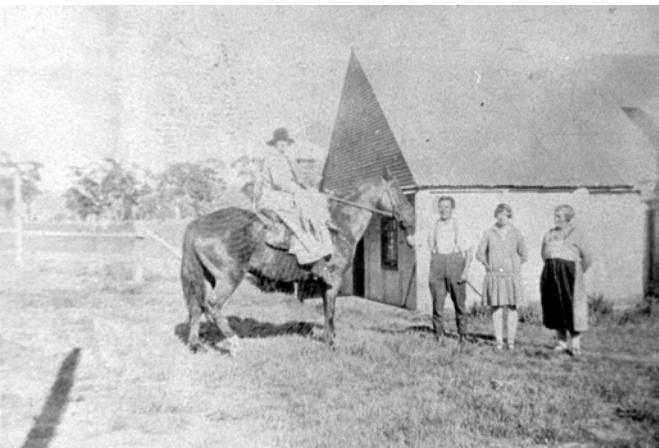
Rebuilding the Cheese Hut in 1987
Source: NPWS Tumut



Recent view of the Campbell House (2006)
Source: OC+P



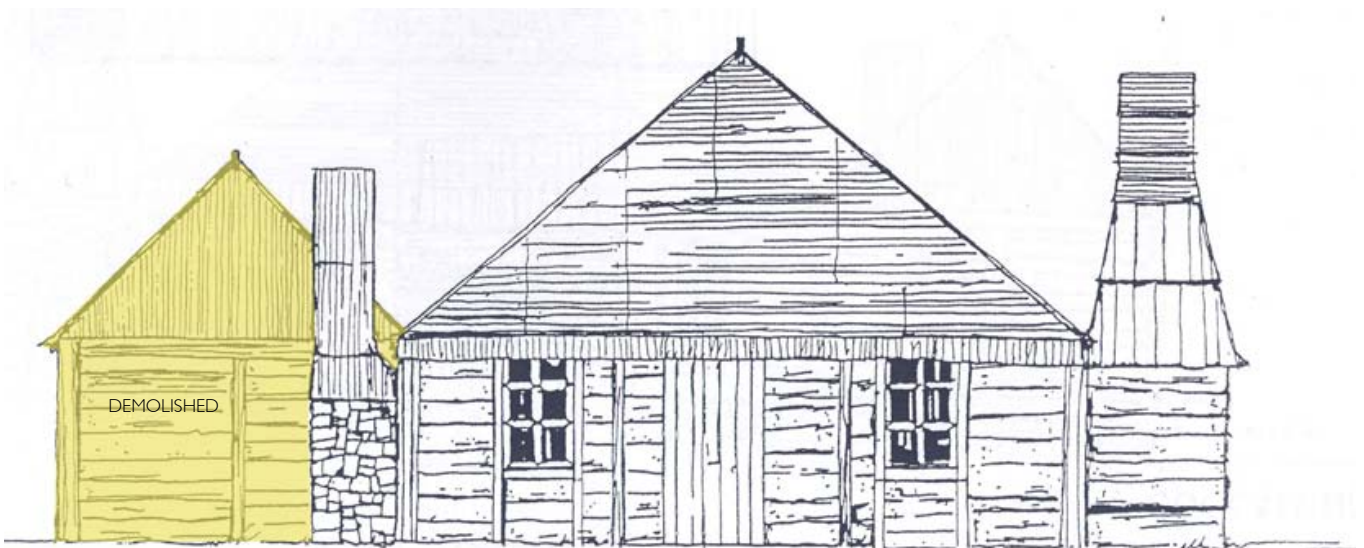
The Campbell House circa 1918-1919. Note the two tone paint scheme and the verandah boards that run north-south.
Source: Phyllis Dowling Collection



The Campbell House circa 1933, showing no southern verandah.
Source: Phyllis Dowling Collection



Bung Harris at the Campbell House in 1953. The verandah boards run east-west and rest on logs.
Source: Phyllis Dowling Collection



Student's record drawing of the Campbell House, early 1970s. NTS (drawing reduced)
Source: 1995 CMP

scale 1 : 50

4.6 THE CAMPBELL HOUSE

The Campbell House is listed on the NPWS (now DECC) Section 170 Register as Campbell Homestead/Hut (Item ID 4744).

The date of construction of the Campbell House has not been determined however the residence is likely to have been constructed in the 1890s as it served as the accommodation for Campbell when he visited his outstations. Local oral histories provide three theories regarding the construction:

- 1) The house was relocated from the intersection of the four selections on the plain.
- 2) The house was relocated from Peppercorn Station in 1903 (Tom Taylor's theory).
- 3) The house was built in its present position in the 1890s and never moved.

From the surviving physical and documentary evidence, it would appear that the house was not relocated from the intersection, the inspector's reports noting that McDonald's initial house in this location had been burnt down. The oldest surviving newspapers noted as being found in the house were 1892 which may well be approximately correct.

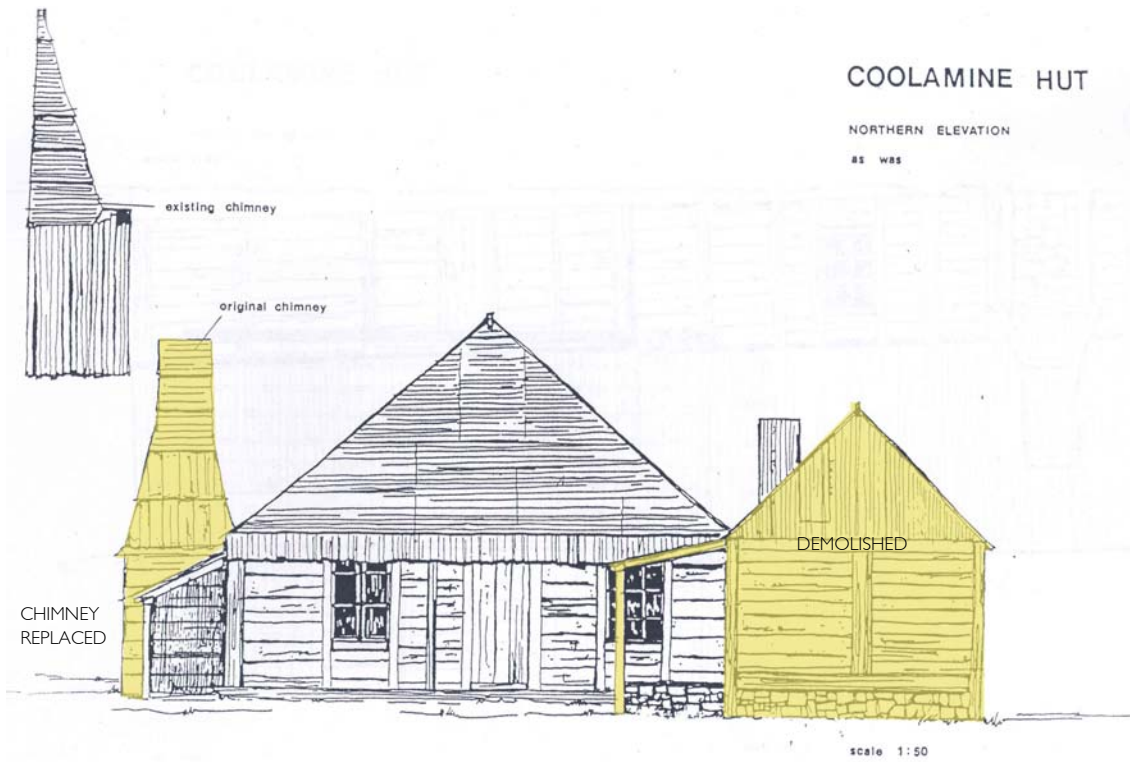
No documentary evidence to support the theory that house was relocated from another site, including Peppercorn Station, has been discovered during the preparation of this report. The surviving Roman numerals to the slabs may simply be the splitters tally rather than an indication for assembly or re-assembly of the whole building. The previous CMP noted that there was no need to reassemble the slabs in the same order as they are 'roughly the same size and the fit when the wall is built is loose enough for the slabs to go into the wall in any order'.² The materials may well have been obtained from the series of residences built by the McDonalds on the plain.



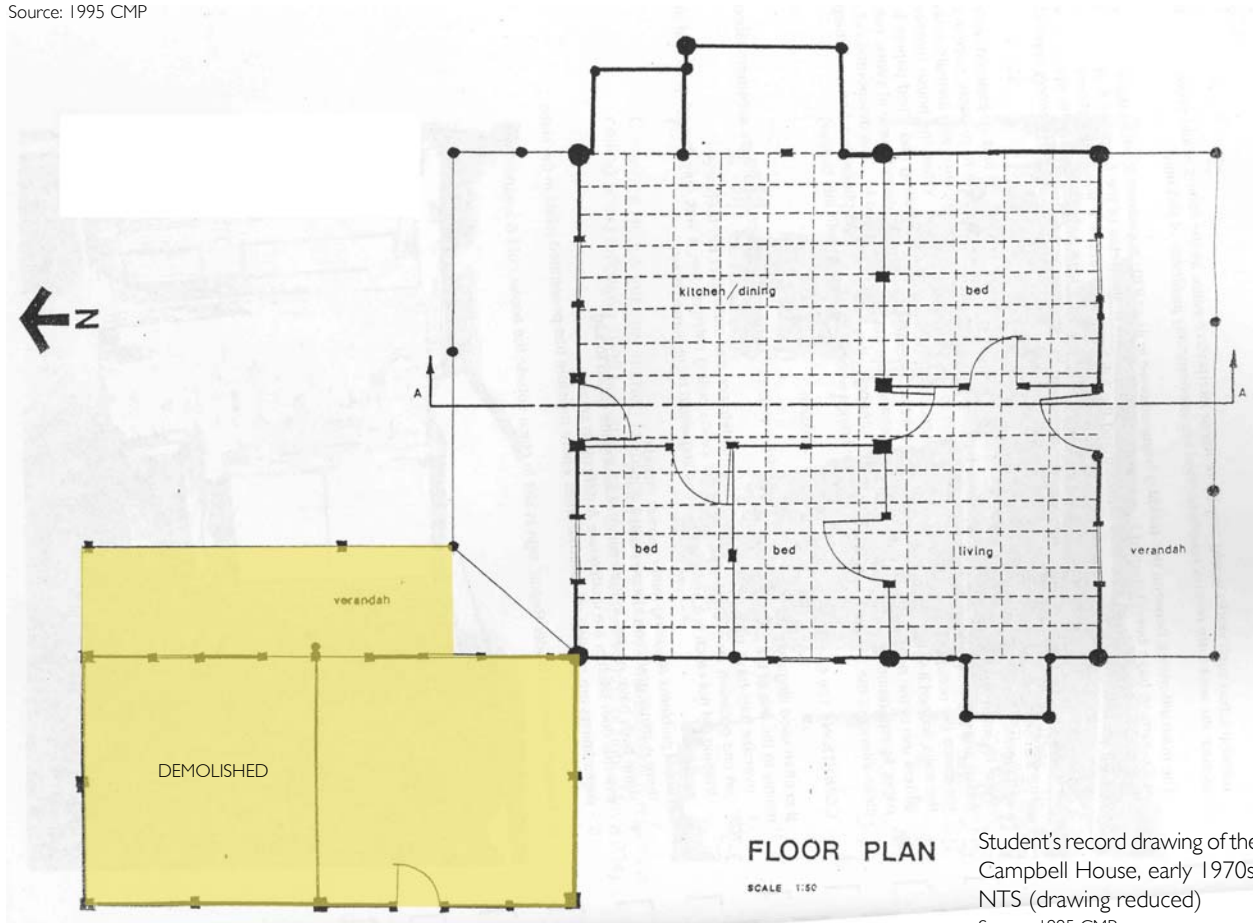
Recent view of the Campbell House, 2006
Source: OC+P



The Campbell House in 1909
Source: NPWS Tumut



Student's record drawing of the Campbell House, early 1970s. NTS (drawing reduced)
Source: 1995 CMP



Student's record drawing of the Campbell House, early 1970s. NTS (drawing reduced)
Source: 1995 CMP



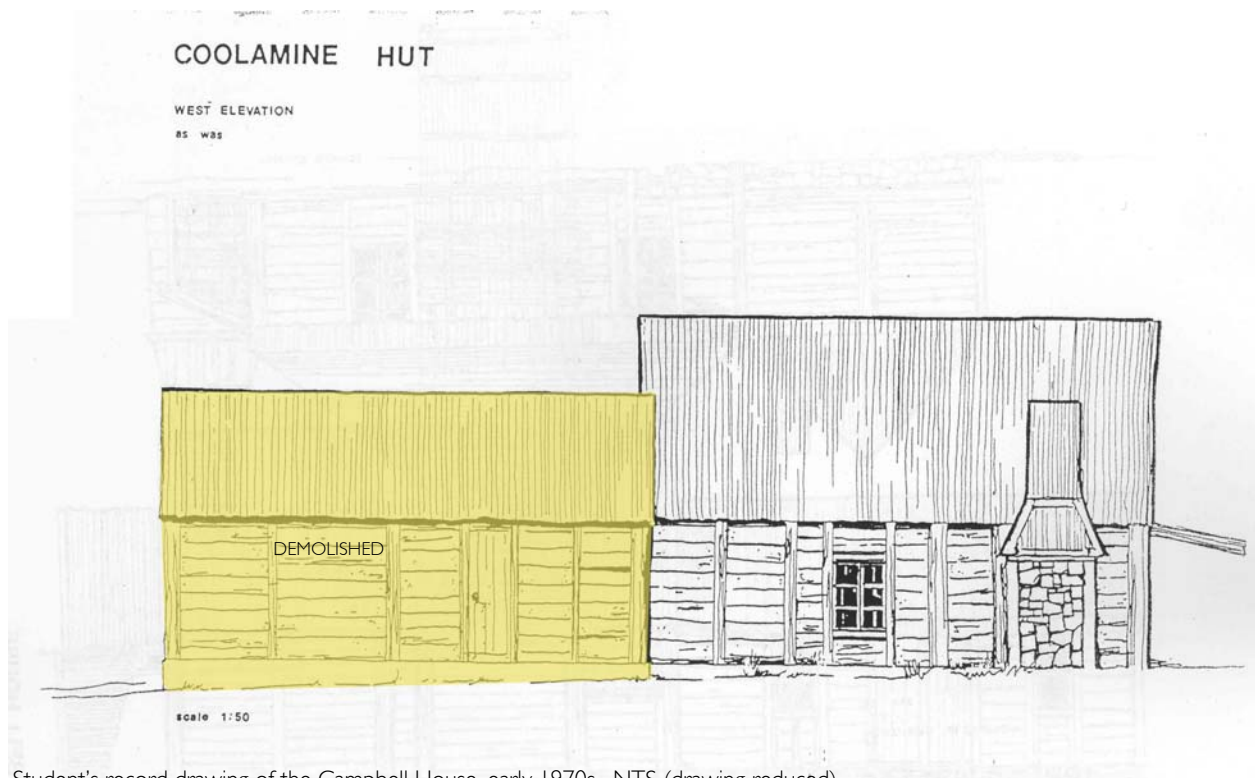
The Campbell House is unlike the Southwell House in form, with a larger gable to the roof and a square plan rather than the typical linear planning found in many homesteads. The building has some similarities with the now demolished Yans Store in Kiandra and may have also been intended for the issuing of stores to employees. A measured drawing of Yan's Store survives on file at Hurstville. The five-roomed building is built entirely of horizontal slabs, the internal walls of which are partly original (the northern half). The steep roof, clad with corrugated iron has no gutter. The slope and lack of gutter were both intended to prevent the deep accumulation of snow.

The photograph of the Southwell family taken in front of the house in 1903 shows that some change in detail has occurred, the sapling railing has been removed to the verandah. The two-roomed northern wing had been added. In the photographs taken during the Southwell phase of occupation, and at the start of the Campbell occupation, show the Campbell House to also have been whitewashed, with a dark trim to the windows. The two-toned four-panelled door to the north elevation can be seen in the 1909 photo.

Southwell family in front of the Campbell House, 1903
Source: NPWS Tumut



Campbell House in 1909 showing the two tone paint scheme
Source: NPWS Tumut



Student's record drawing of the Campbell House, early 1970s. NTS (drawing reduced)
Source: 1995 CMP



Current view of the western elevation of the Campbell House
Source: OC+P

There is little indication of how the building was used by Campbell, other than the use of the kitchen to prepare his meals.

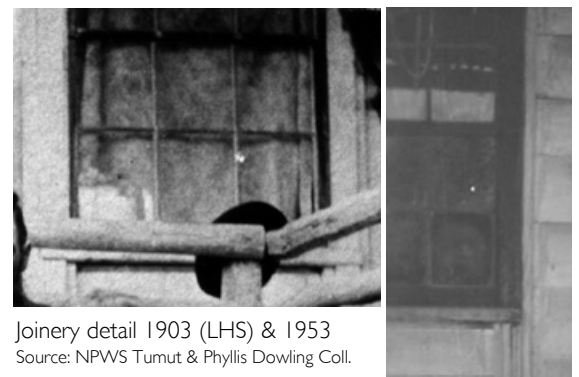
It was not until the mid 1930s when Mollie and Tom Taylor moved in that the house was occupied permanently. The Campbell house was substantially repaired in 1934 by Tom and Mollie Taylor. The works included taking up the floor putting in new 'piers', new flooring, re-erected and wallpapering the walls. The term 'piers' used in the previous CMP is misleading, the photographs of the 1983 work show the walls were set into logs which rested on the ground at the southern end of the house and on timber stumps at the northern end. Some evidence of the wallpapers and friezes survives added by the Taylors survives.

The lino has been removed. The floor boards added in the 1930s were sawn, whereas the boards to the verandah were originally spilt. The sequence of historic photographs shows changes to the configuration of the southern verandah, the originally verandah having been removed by the early 1930s. The four panelled doors that survive are off-the-shelf items. The six pane windows have largely been replaced due to vandalism, however their configuration, and thin glazing bars can be seen behind the Southwell family in the 1903 photo. The windows are also likely to have been off-the-shelf items, obtained from a local joiner. There is no trace of the telephone line that had been installed by the mid 1930s.

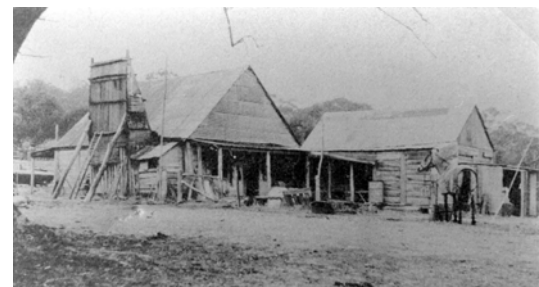
The date of installation of the colonial oven has not been determined. The design is the Monarch No. 2 manufactured by J. Juleff and Sons, Redfern, Sydney. A undated catalogue held in the Historic Houses Trust resource collection notes that the firm, which had been established in 1856, made



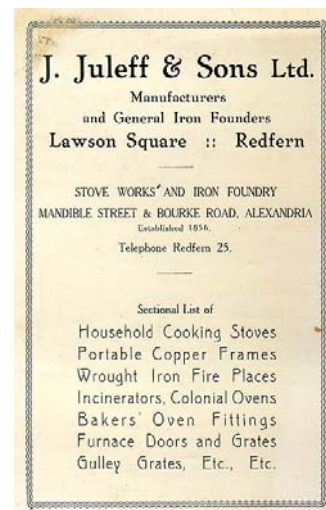
Campbell House in the mid 1930s. Note the two tone colour scheme.
 Source: Phyllis Dowling Collection



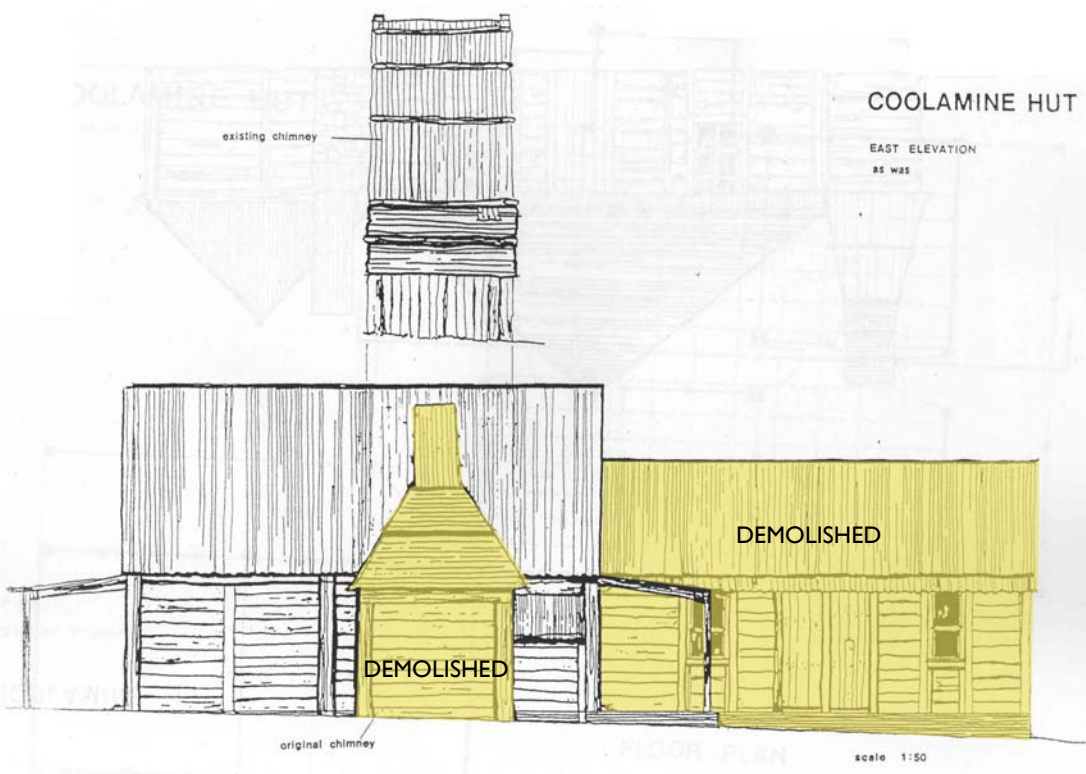
Joinery detail 1903 (LHS) & 1953
 Source: NIPWS Tumut & Phyllis Dowling Coll.



View of the Campbell House in 1964
 Source: Phyllis Dowling Collection



J. Juleff & Sons catalogue undated, probably late nineteenth century
 Source: HHT Reference Collection



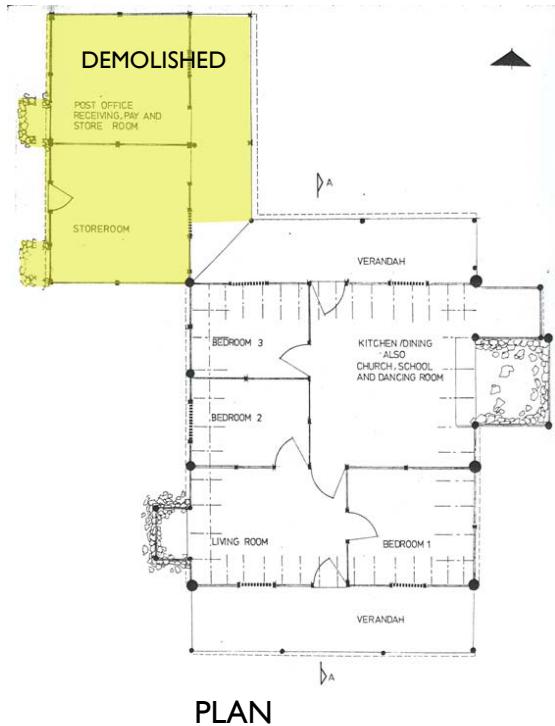
Student's record drawing of the Campbell House, early 1970s. NTS (drawing reduced)
Source: 1995 CMP



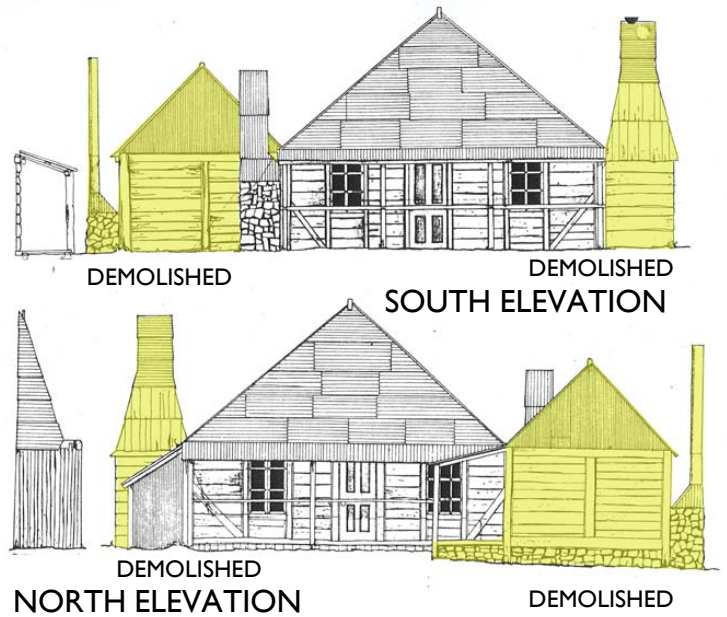
Campbell House showing the earlier chimney configuration (during the 1930s?). Note the whitewashed walls.
Source: Phyllis Dowling Collection



Recent view of the chimney to the Campbell House.
Source: OC+P



PLAN



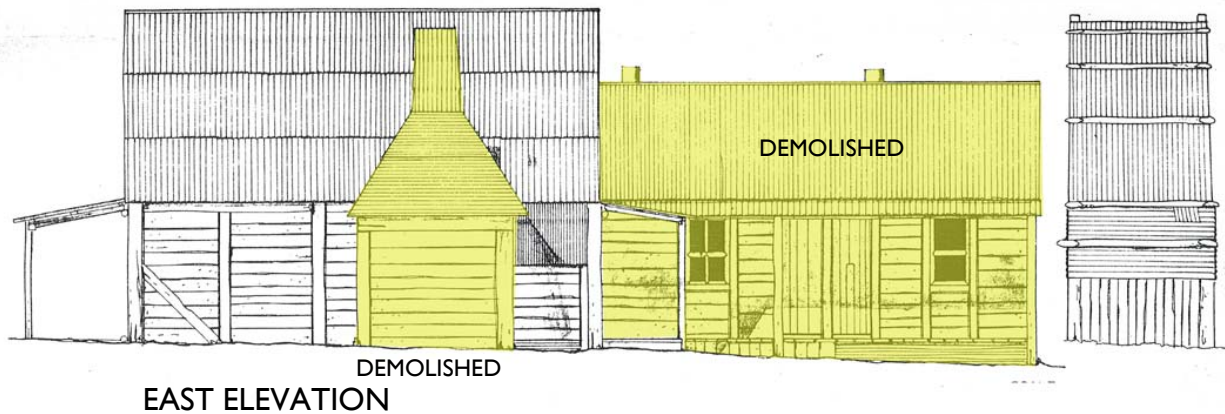
DEMOLISHED

DEMOLISHED

SOUTH ELEVATION

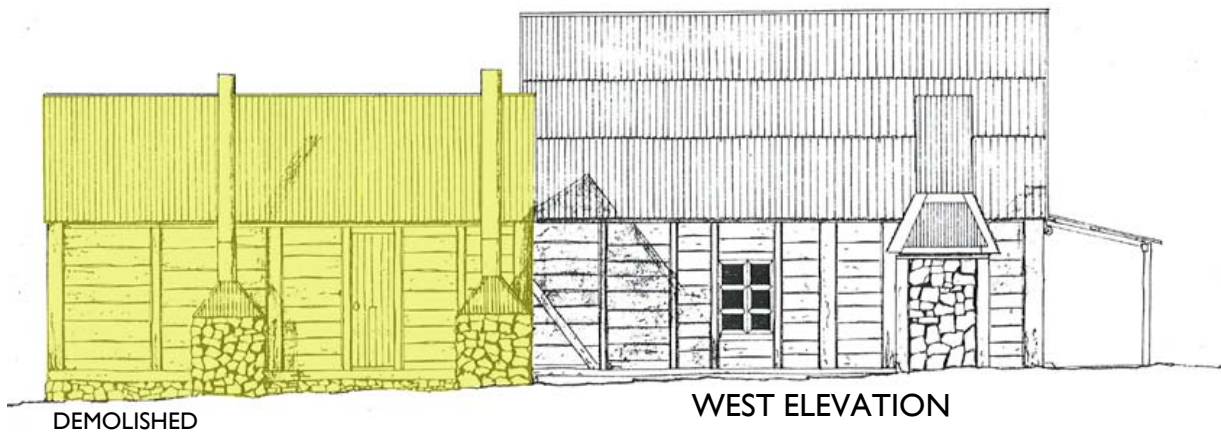
DEMOLISHED
 NORTH ELEVATION

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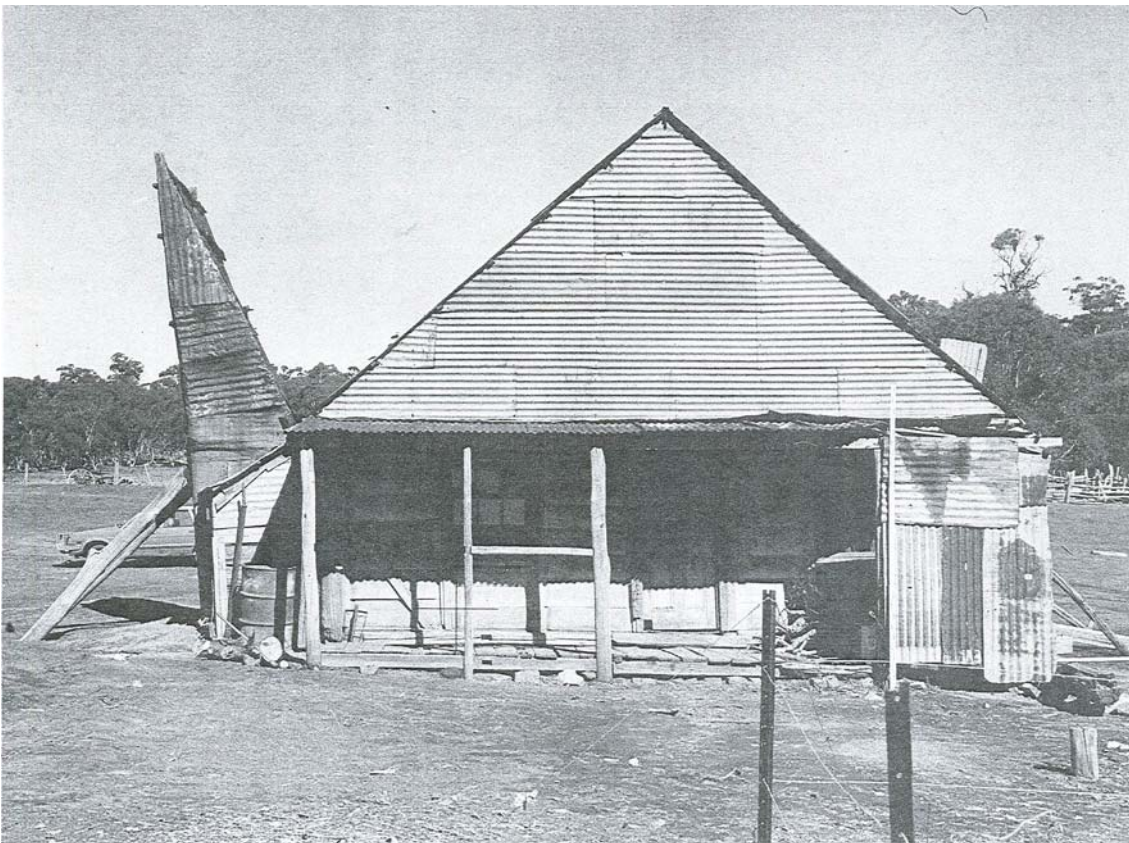
EAST ELEVATION



DEMOLISHED

WEST ELEVATION

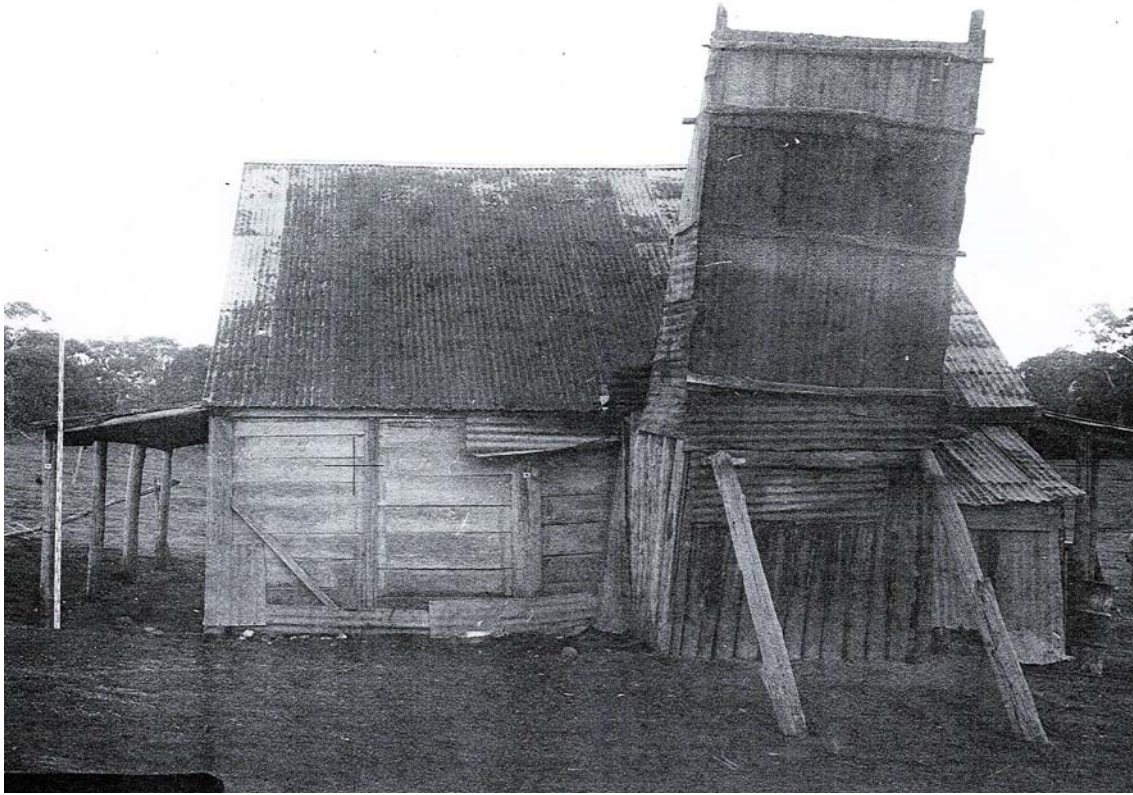
Gatis Gregor's record drawings of the Campbell House. The elements that have been demolished are shown in yellow. NTS (drawings reduced).
 Source: NPWS now DECC Jindabyne



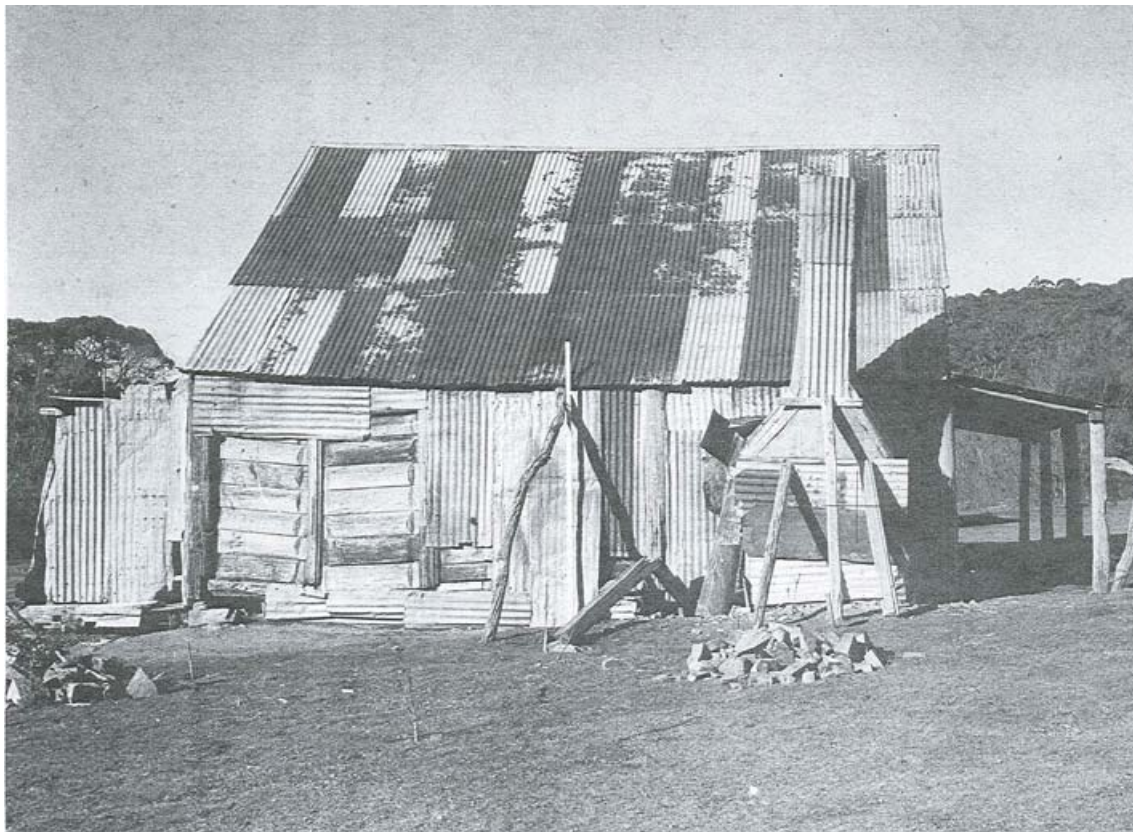
North Elevation of the Campbell House, Photogrammetry by the University of Melbourne
Source: NPWS Hurstville



South Elevation of the Campbell House, Photogrammetry by the University of Melbourne
Source: NPWS Hurstville



West Elevation of the Campbell House, Photogrammetry by the University of Melbourne
Source: NPWS Hurstville



East Elevation of the Campbell House, Photogrammetry by the University of Melbourne
Source: NPWS Hurstville



household cooking stoves, portable cooking frames, wrought iron fire places, incinerators, colonial ovens, Baker's oven fittings, Furnace doors and Grates, Gulley grates &c.

View of the Campbell House before restoration began in 1985. Source: Phyllis Dowling Collection

The stove works and iron foundry was located at Mandible Street and Bourke Road, Alexandria. The Monarch stove was one a series of stoves manufactured, including the Emu, the Modern Gem and the Mascot. Today the house contains a rudimentary sideboard and slab table and stools. These slab buildings did not contain any built ins, the families brought their own furniture with them, and removed it when they left. Photographic evidence survives of a table with turned legs and a bentwood chair in the Campbell house in 1976. Bentwood chairs were widely available in Australia. The design was originated by Michael Thonet in Austria, who patented his innovative method of curving timber in the late 1850s. The curved wooden chairs were light and easily transportable.

The MONARCH

Takes the longest Wood of any make of Stove.

Made with Steel Ends and Back or All Heavy Cast Iron.

	Size of Stove		Height on Legs	Size of Oven		
	Length	Depth		Width	Depth	Height
No. 1	24in.	27in.	18in.	18in.	11in.	13in.
No. 2	30in.	27in.	18in.	24in.	11in.	13in.
No. 3	36in.	27in.	18in.	30in.	11in.	13in.

'The Monarch, takes the largest wood of any make of stove. Made with steel ends and back or all heavy cast iron.' A No. 2 stove was 30 inches in length by 27 inches in depth by 18 inches (if on legs) Source: HHT Reference Collection

Between the 1930s and the mid 1960s the configuration of the main chimney was altered. The surviving sequence of photographs shows the initial configuration of horizontal slabs fixed into corner posts and a chimney cone that tapered into a rectangular shaft. The upper section was corrugated iron.

This configuration was altered to the configuration that can be seen today, vertical saplings with a triangular corrugated iron cap, the iron sheets held in place with saplings. A bathroom was added to the end of the northern wing, the concrete slab of which survives.

A series of photogrammetrical photographs taken in 1981 document the state of the buildings before any works were undertaken. During the mid 1980s the following works occurred:

Stabilisation Works (May 1983) included

Drainage works to divert water runoff around southern and eastern side of building,

Openings caused by missing slabs in west wall were temporarily covered with sheets of

Corrugated iron

Loose slabs were repositioned in some walls

Iron lying loose around the building was refixed to the north verandah roof

The kitchen (east) chimney was propped to prevent collapse.

Major Works (1985) included:

Jacking and levelling of roof and wall structures,

All corner posts and major external posts were replaced with new timber to match the previous detail.

Soil was excavated from around the bottom plates and all the external plates were replaced with new timber to match the previous detail.

Intermediate posts were replaced with new timber or had new bases scarfed to them dependent on their condition.

Missing slabs in the west wall were replaced with new slabs split from Alpine Ash (approx 20% of the wall)

Posts on the north and south verandahs were replaced with new timber, roof was repaired and loose iron refixed.

Further stabilisation works were undertaken to the kitchen

[scope not listed]



The changes in form of the main chimney of the Campbell house

Top	pre 1910
Middle	1930s
Lower	1964

Source: Phyllis Dowling Collection & NPWS Tumut (now DECC)



It is believed that the floor structure was re-levelled at this time - not known whether new structure or flooring included [photos show flooring removed in southern half of building]

Campbell House during the restoration works. This is the southern end of the building.
Source: NPWS Hurstville (now DECC)

Major works completed (March - April 1987)

Dismantling and reconstruction of kitchen (east) chimney using new timber for posts, slabs are also believed to have been replaced with new timber.

Dismantling and reconstruction of west chimney, as above. Reconstruction of north verandah floor with new bearers and floor slabs to match previous detail.

Existing doors and windows were repaired and repainted. Ceiling linings throughout the house were replaced with new calico.

Early examples of newspaper linings were covered with clear acrylic sheets, whilst the remainder of the internal slabs were covered in old copies of newspaper (c. 1939).



Campbell House during the restoration works.
Source: NPWS Hurstville (now DECC)

Today some of the acrylic sheets remain in place and later newspaper sheeting can be seen. With the exception of the chimneys the Campbell house was restored to its c. 1930s appearance, when both the fireplaces and the kitchen stove existed. No attempt was made to piece the stove back together, however the surrounding enclosure has been reconstructed.



Remnant linings within the Campbell House
Source: NPWS Hurstville(Now DECC)



Campbell House before the restoration works
Source: Phyllis Dowling Collection



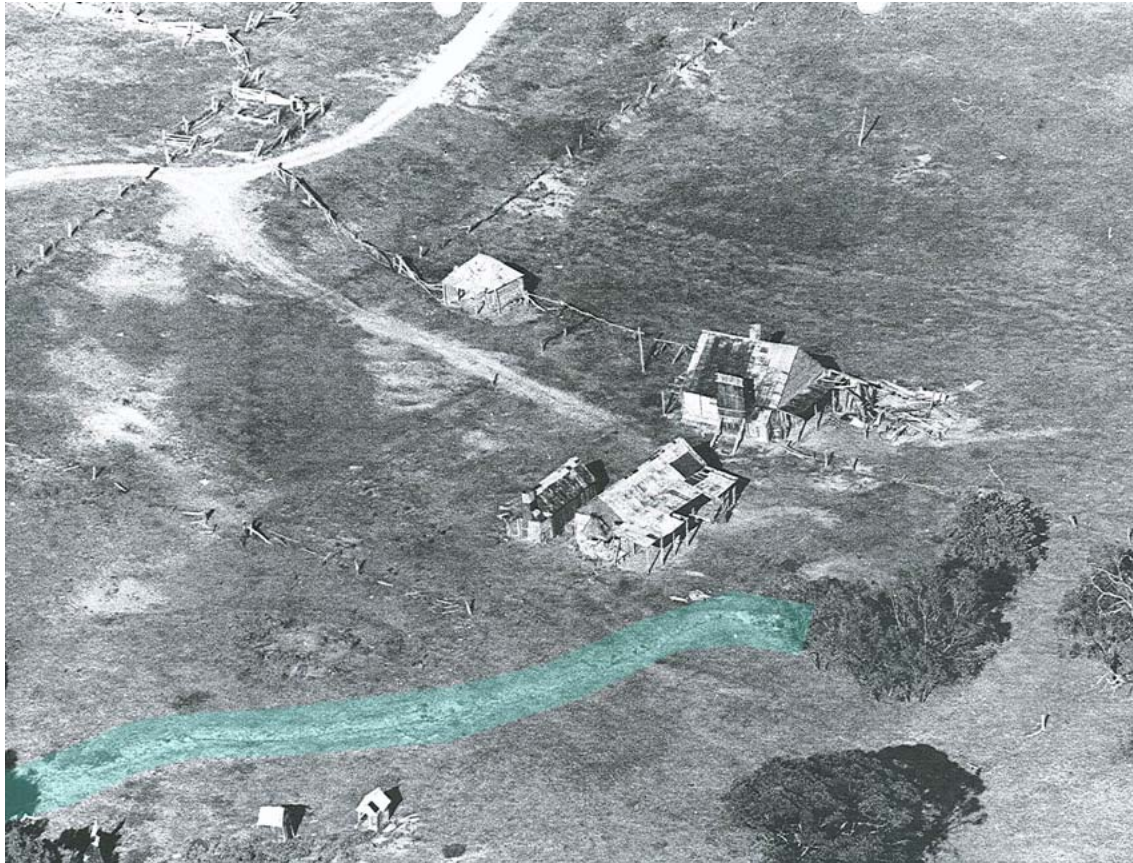
Campbell House after the restoration works. Note that the side door is now a window and that the house has been raised.
Source: Phyllis Dowling Collection

The photographs of the work undertaken in the mid 1980s show that the external wall panels were totally removed, as was the flooring to the southern half of the building. The external detail was altered, with a doorway in the western wall converted into a window.

The student drawings, undertaken in the mid 1970s, which have been reproduced in later reports and in this CMP are not accurate measured drawings. Rather they are conjectural, and do not tally with the surviving historic photographs or the surviving configuration of the buildings. They are, however the only record drawings located during this study.

A comparison between the views of the house in 1903 and the view of the house in 1983 shows that a considerable difference in the level of the northern verandah floor. The house has been jacked up to a level that approximates the 1903 photograph. Additional repairs to the slabs were undertaken in 1992 and the calico ceiling caught fire in 1993. A metal sheet was installed. In contrast the calico has not been re-instated in the Southwell House, allowing the rood structure to be seen.

The corrugated iron roof appears to be largely original, and the matting used beneath the sheeting survives, although the sheets are now hanging down. This matting appears to be impregnated horsehair, it is not rubberoid and is a mixture of animal hair and vegetable matter. Horsehair insulation was used in both England and in Canada, in Newfoundland birch bark was also added. Few other examples of the use of horsehair insulation have been found in NSW, a workers cottage with walls lined with horsehair survives at Coffs Harbour. Insulation was not widespread in the nineteenth-century, and its use here indicates that it was a specific response to the harsh climate.



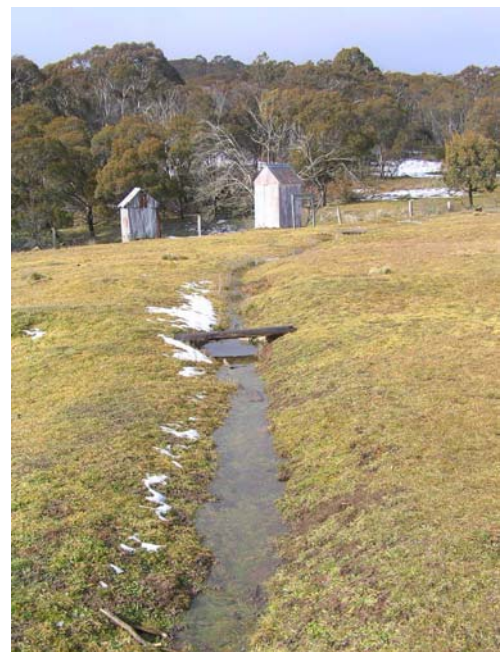
4.7 THE WATER RACE

The Water Race is listed on the NPWS (now DECC) Section 170 Register as Coolamine Water Race (Item ID 4739).

The water race is a channel that leads from the nearby creek bed to the stone lined cisterns in front of the Southwell House. The water race dates from the mid 1880s and was constructed by Kelleher, as was the adjacent house and the kitchen garden. Water was channeled by gravity from the creek bed along a hand dug channel. Three stone-lined cisterns in front of the house stored water for domestic use, a large cistern at the end of the race and two smaller cisterns closer to the house. The toilets were located away slightly downslope from the race, contaminants would have entered the creek downstream of the mouth of the race. The creek east of the homesteads which is the source of the water race is overgrown with Willows. There are also patches of Hawthorn close to this creek and on slopes above the creek to the north.

1978 aerial view of the Coolamine Homestead Complex with the water race highlighted

Source: Aerial held NPWS Hurstville



Channel of the water race filled with water from melted snow, June 2007

Source: DECC Tumut

The Taylors added a second branch to the race when a spring was discovered. Family members can remember water in the race however in recent years the race was dry. The families comments regarding dry conditions are also recorded in the Visitors Books. Water races for domestic water supply are rare today. In later years 44 gallon drums were used to store roof water collected. No physical evidence of the twentieth-century attempts at water collection survives, however photographs show drums used adjacent to the main chimney of the Campbell house and adjacent to the wing added to the northwest.

The Southwell House, its kitchen and the initial stages of the Campbell House (the portion which survives today) appear never to have had running water. The bathroom added to the Campbell House no longer exists, although the concrete slab survives. Currently the site is very dry and there is little water in the adjacent creek and no water in the creek on the plain. The water disappears into the karst system via sink holes. The rubbish dump in front of the homesteads appears also to be a sink hole.



Circular pit or cistern within the water race
Source: OC+P

4.8 THE BARN & C

The sites of the barn and stables are listed on the NPWS (now DECC) Section 170 Register as Coolamine site of Stables/Blacksmiths and Coolamine Site of Barn/Hayshed. (Item ID 4745 & 4746)

Gatis Gregors believes that a small stable had been built adjacent to the site of the barn. This structure does not appear in any photographs however evidence of such a structure may survive in the archaeological record. This site has, however been given an inventory number in the NPWS (now DECC) Section 170 Register (Coolamine Site of Stables/Blacksmiths).

The slab barn is believed to have been constructed circa 1905 and is similar to the barn at Talbingo built by the Lampe family and the Southwell house. The barn was constructed using the drop-log technique and was eight bays long with a rear skillion. Under the large roof span, a loft, twelve feet above the ground provided an area where the tanned wallaby hides and the stacks of feed could be stored when the space below was occupied by sheltering stock. The small enclosure at the western end of the barn housed a chaff cutter. Later, when the original stables had been removed, the blacksmith's forge was reputedly relocated adjacent to the chaff cutter and the horses stabled in a skillion roofed annex along the Northern side of the loft.³ The surviving photographs, which all show the northern elevation, do not show a skillion and this feature may have been to the southern, or rear, of the barn.

The location where the chaff was cut is unknown, the grasses on the plain may have been cut, or a paddock cultivated. The undated photograph shows that two bays at the western end were originally open. By 1910 both the main roof and the skillion was clad with corrugated iron. In contrast to the residences which appear to have been limewashed with red trims, the barn may have been finished in red-ochre.

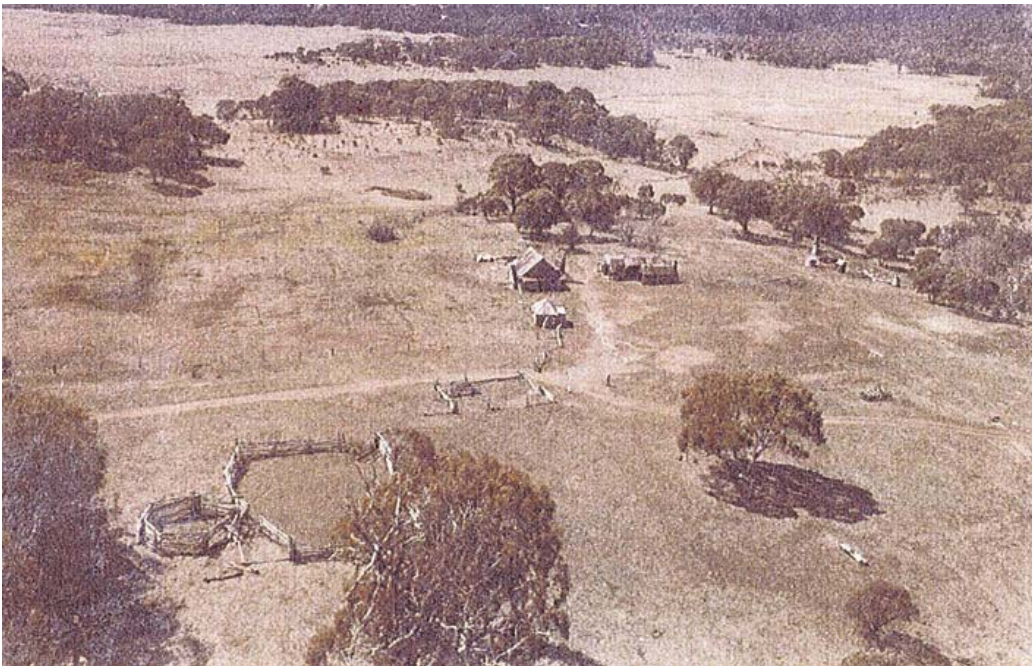
The circa 1930 photograph shows that the eastern wall of the barn had been removed to the height of the gable and an opening had been installed in the triangular apex. Some of the slabs in the northern wall had slipped and the end bays to the west had been infilled with vertical slabs. During the 1930s the condition of the barn continued to deteriorate and the structure was finally 'dismantled' in the 1940s. Usable building materials are likely to have been used elsewhere. Archaeological evidence of the barn and the use of the site for blacksmithing may survive. The site used for tanning hides has not been identified, however it is likely to have been located well away from the homestead because of the smell. The traditional method of tanning utilised bark such as Oak or Chestnut to provide the tanins. Australian species such as some Eucalypts and Acacias could also be used.



The barn during the early 1930s.
Source: Phyllis Dowling Collection



The barn during the mid 1930s.
Source: Phyllis Dowling Collection

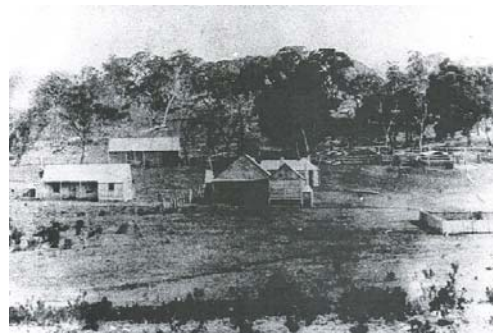


Aerial view of the Coolamine Homestead and the yards, 1978 showing the round yard, the main yard and the dairy yard closer to the Cheese Hut.
 Source: NPWS Hurstville (now DECC)

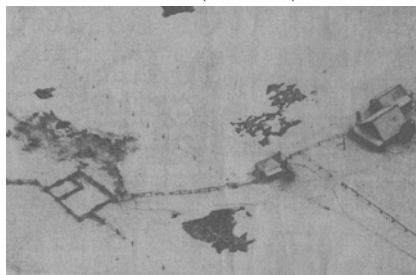
4.9 THE YARDS

The stockyards are listed as an item on the NPWS (now DECC) Section 170 register as Coolamine Stockyards (Item ID 4749). Additional yards, used for sheep, are located adjacent to the road overlooking the Coleman Plain. These yards have not been given an inventory number, and are not in the study area. They are located in Section 1.10

The construction of the yards began in the mid 1880s, with a brush yard for sheep, possibly the yard show in the 1909 photograph, and a more substantial 'yard and bale'. An undated early photograph shows that the yards were once much more extensive, and the 1934 photograph shows extensive yards to the south west of the Cheese hut. The sequence of photographs shows that although the configuration has been altered over time, the same sapling construction has been used each time. Today evidence of a rectangular yard with an adjacent round yard survives, as well as evidence of the dairy yard. Calves were kept adjacent to their mother to ensure that the cows continued to produce milk. Photographs show that the yards have been substantially reconstructed in 1987 using saplings. The existing outline appears to have been followed.



Coolamine complex during the Southwell family's occupation, showing the fenced sheep yard to the RHS
 Source: NPWS Hurstville (now DECC)



1964 aerial view of the dairy yard, Cheese Hut and Campbell House
 Source: Phyllis Dowling Collection



Repair works to the yards, 1987
 Source: NPWS Hurstville (now DECC)

The configuration of the stockyard can be seen in the views taken in 1964 when stockmen were trapped at the homestead. The yards were constructed of paired posts with saplings between. A gate survives but is not in its upright position. Evidence of a crush used for drafting and tagging survives.

4.10 THE OUTHOUSES

The Coolamine outhouses are listed on the NPWS (now DECC) Section 170 Register as Coolamine Toilets (2) (Item ID 4748)

The two outhouses are believed by the descendants of William and Sarah Taylor to have already been in existence when the Taylors took over the management of the property. The single toilet was for the use of the Campbells, the double toilet was for residents. Both structures are clad with corrugated iron but may originally have been timber. The date of installation of the cladding is not known.



The round yard, 2006
 Source: OC+P



The gate and perimeter to the main yard, 2006
 Source: OC+P



Photogrammetry in 1981
 Source: NPWS Hurstville (now DECC)



The larger outhouse, 2006
 Source: OC+P



Recent views of the outhouse (2006)
 Source: OC+P

These structures do not appear on early views of the complex, primarily as the views are not from a viewpoint that would include the outhouses. Double toilets such as this are uncommon today. There was also a ‘two-holer’ at Blue Waterholes House, built to cater for the numerous Sunday visitors,

4.11 THE KITCHENS

This site has given an inventory number in the NPWS (now DECC) Section 170 Register (Coolamine Old Kitchen/ Garage) (Item ID 4745)

The present kitchen block is the third kitchen block to have been constructed on the site. The first kitchen block, which was probably contemporary with the Southwell house, was destroyed by fire in 1919. A temporary structure was erected for use until the new building was completed. There is also remnants of the Monarch colonial oven in the Campbell House. The first kitchen block was of drop slab construction and is believed to have initially been Studies hut that was then relocated to the site in the 1890s. A photograph of the construction of the drop-log slab hut in its original location survives. The kitchen block is hidden behind the Southwell house in all of the early view of the site.



Recent view of the Kitchen Block
 Source: OC+P



Building Studies Hut (in its original location).
 Source: NPWS Tumut (now DECC)

Tom Taylor believes that the initial kitchen block occupied approximately the same area as the current kitchen block. Two extensions had occurred, a pantry and range were added in 1909 and a further extension, to the west, was made in 1916.

No trace remains of the breezeway connected the main room of the Southwell House and the kitchen. This building was completely destroyed by fire in 1919. The destruction of kitchen blocks by fire was common, which was the reason the kitchen was separated from the main residence. This configuration was typical and could also be found at Brindabella and the Cooinbil Hut.

The 1995 CMP included the temporary cookhouse in the list of buildings at Coolamine but were unable to locate the structure. Archaeological evidence of the structure may survive however no further evidence has come to light. No photographs of the structure have been located and the materials are unknown.

Tom Taylor talks of a temporary cook-house which was used between the time when the original kitchen burnt down in 1919 and the replacement kitchen [the current kitchen] was built in 1921. Tom says that this temporary cook-house was 'further down near the water'. Two mounds exist at Coolamine, one to the east of the homestead, between the Southwell's hut and the water race, and the second to the north of Campbell's hut. Both of these mounds are removed from the other buildings and either might be the temporary cook-house.⁴

The present kitchen was constructed in 1919 and was clad with corrugated iron rather than slabs. Gospel Oak corrugated iron, which was manufactured in the north of England, was employed and the brand name can still be seen today. The replacement kitchen contained both a range and an open hearth, evidence of which can be seen today. The building was later converted into a garage. The main room in the Campbell House also functioned as a kitchen.



The Southwell House and the former Kitchen Block/ Garage during the 1960s-70s.

Source: Phyllis Dowling Collection



The kitchen block reconfigured to form a garage.

Source: Phyllis Dowling Collection



Southwell House and the Kitchen Block in 1982, before the start of the restoration works
Source: NPWS Tumut (now DECC)



KHA working party repairing the chimney of the former Kitchen block/garage
Source: Taylor family



Interior of the reconstructed fireplace
Source: OC+P

4.12 THE KITCHEN GARDENS

Elements within the grounds of the homesteads have been given inventory numbers in the NPWS (now DECC) Section 170 Register namely the Coolamine Rubbish Heap (Item ID 4740) and Coolamine Mounds (Item ID 4741).

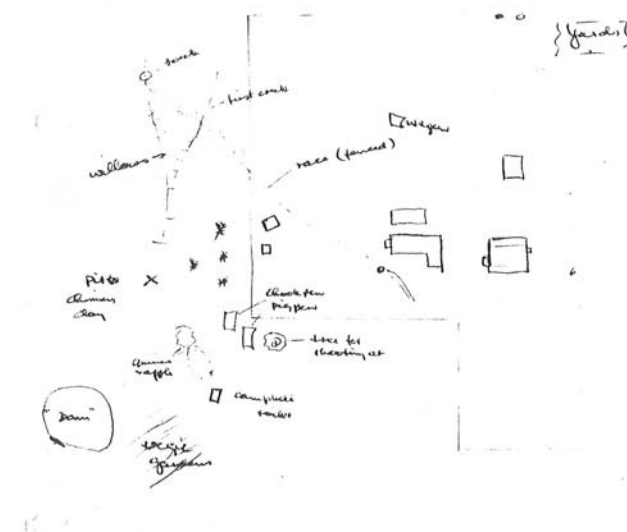
Historical evidence indicates that there was never a formal garden at Coolamine. Plantings were utilitarian with a vegetable garden and fruit trees, associated with food requirements of the occupiers of the homestead. There is a stump of an apple tree, now suckering, in front of the Southwell House. A dump area between the Campbell House and the fence to the north supports apple and cherry suckers. The kitchen garden was first established in the mid 1880s and was located adjacent to the water race.



Gardens to the LHS of the Southwell House, circa 1930s?
Source: NPWS Tumut (now DECC)

The photograph of the Taylor family taken at the start of their residence shows that a chicken wire fence surrounded a garden in front of the Southwell house that had a fruit tree in the center. Wire fences were intended to keep the rabbits and other feral and native animals out. Furrows in the paddock downslope from and to the north-west of the Campbell House may indicate the site of a small yard in which vegetables were grown. The furrows now support reeds (*Juncus* sp.) as well as grasses. An undated view of the complex shows an enclosure, possibly of brushwood, in the approximate position of the gooseberry bushes. This ground is slightly swampy, whereas most of the site is bone dry.

An undated photograph (1930s?) shows a fenced area to the east of the Southwell house which was the kitchen garden and fowl yards. This garden was built around the water race. An undated annotated plan held on file at NPWS Head Office at Hurstville (now DECC) notes that there was both a vegetable garden and a chimney clay pit adjacent to the watercourse beyond the water race. The site survey failed to find any trace of these features. Archaeological evidence of the pit is likely to survive.



Notes held on file at NPWS Hurstville recording the location of the plantings
Source: NPWS Hurstville file 16/688

The layout of the garden, 'a nice little garden with daffodils and different things growing in it', Mollie Taylor maintained adjacent to her house is not known. Bulbs may be evident in the spring. There is also evidence of roses on site, however these have reverted to their wild form and the cultivar is no longer evident. Hawthorn and willows are also found near the homestead site. All of the exotic plantings are species found in rural England, species often selected as they provided settlers with a reminder of 'home'. There is no photographic evidence to suggest either hawthorn hedges or lines of willows and at this site neither appear to be cultural plantings.



Roses found at the Coolamine stockyard
Source: OC+P 2006

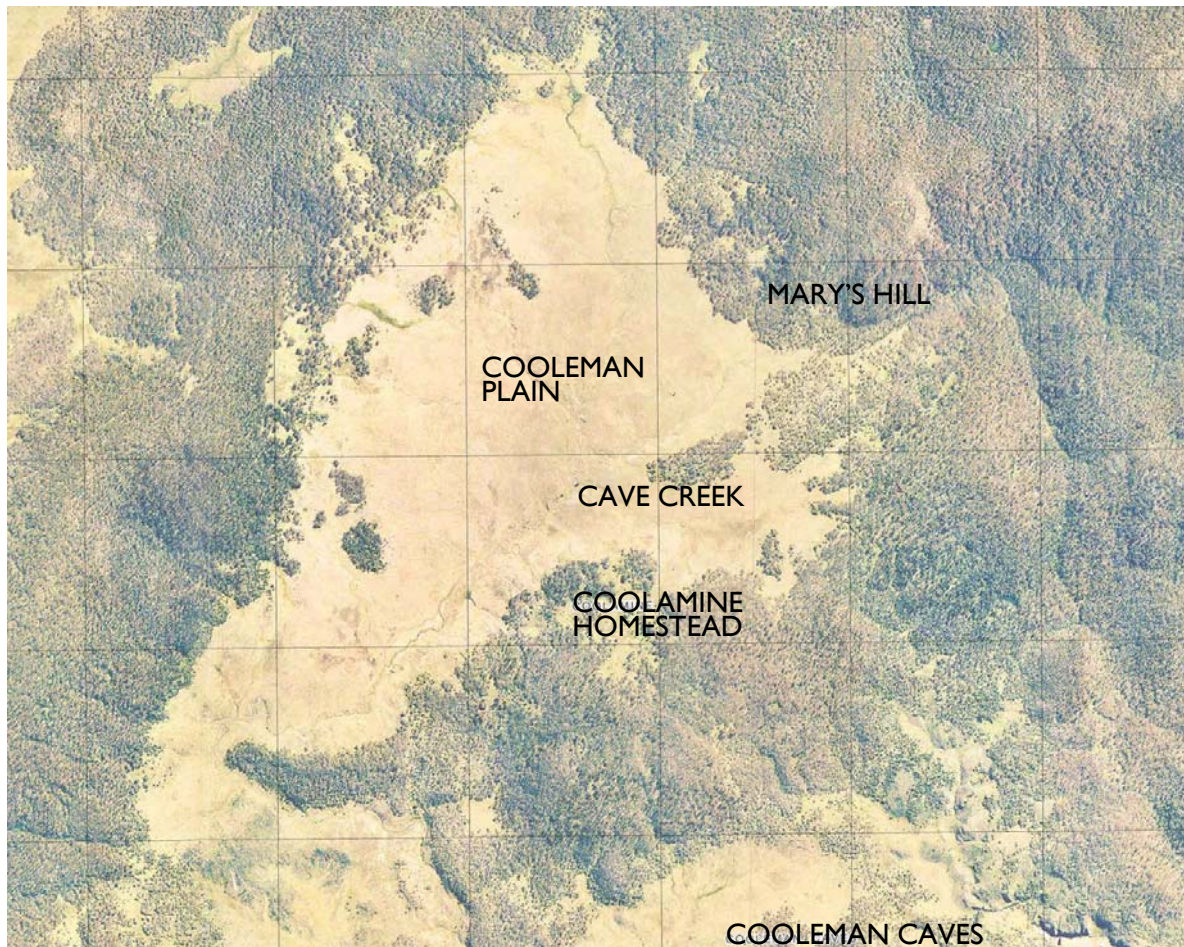
4.13 THE PADDOCKS

The paddocks at Coolamine are not listed on the NPWS (now DECC) Section 170 Register. The paddocks surrounding the house have been altered in configuration over the years however the undated early photograph shows that the front gardens of the two homesteads were separated by a fence. The Southwell phase photograph shows additional fencing between the two houses and a paling fence to the Slab Hut/Cheese hut.

Photographs taken during the Taylor family occupation also show fencing between the Southwell and Campbell house. This is where the children used to play and there a number of photographs showing this. Each of the fenced areas had a particular purpose and the fencing was differed. The fencing to the fowl yards and vegetable gardens was intended to keep rabbits and foxes out. The brushwood fencing to the sheep pen was intended to keep the sheep in and the dingoes out. Chicken wire was widely used in the yards around the house and it can be seen in the 1908 photographs. In contrast the stockyards were made of saplings. The use of wire fencing accounts for the substantial difference in value between the buildings and the fences, the fences were more valuable.



Enlargement of the brushwood fenced sheep pen (Kelleher & Southwell phase)
Source: NPWS Tumut



Rudimentary kennels for the dogs were located at the base of the substantial trees near the Southwell House. Photographs survive, most of the physical evidence, including the trees, has vanished. Very little evidence of the yards and gardens adjacent to the houses survives.

Aerial showing the Coolamine Plain and the clearing where the homestead is
Source: Lands Department

4.14 THE LANDSCAPE SETTING

Coolamine Homestead is located on the edge of a broad, open plain surrounded by wooded hills and mountains. The Homestead and yards occupy a north-facing slope close to a small creek. The broad plain extends to the north and west, with an arm to the south, where it is bounded by a low ridge and Cave Creek. To the west are the wooded slopes and crest of the Coolamine Mountains. This range extends to the north of the plain and then to the east over Marys Hill and Mount Jackson.



Dog kennel beside tree (now vanished)
Source: NPWS Hurstville (now DECC)

East of the plain the land rises with wooded hills and mountains. Further east is the deeply incised valley of the Goodradigbee River. To the south beyond Cave Creek, lies the southern part of the Cooleman Plain and the Gurrangorambla Range.

Cave Creek rises on the south-west facing slopes of Mount Jackson and skirts to the south of Mount Mary before reaching the broad plain. It heads south-west across the plain before rounding a long spur and changing direction to the east and descending into a gorge and Blue Waterholes.

Coolamine Homestead is located in the northern part of Kosciuszko National Park, approximately 30km north of Kiandra. It is located in the Australian Alps Bioregion and within the Southern Tablelands Botanical Subdivision.

Access to the Homestead is via the Long Plain Road, which leaves the Snowy Mountains Highway at Rules Point. The Homestead is approximately 5km along the Blue Waterholes Fire Trail, east of its junction with the Long Plain Road.

CLIMATE

The climate in the Coolamine Homestead area are characterised by mild summers (average daily maximum temperature of 21°C) and cold winters (average daily maximum temperature of 4°C). Frosts can occur throughout most of the year, with the average nightly minimum temperature in July being -4°C.

Precipitation is greatest during winter, with over 150mm per month from July to October. Average annual precipitation is quite high at over 1500mm.



Blue Waterholes
Source: NPWS Hurstville



Cooleman Plain and the road from Long Plain
Source: OC+P 2006

GEOLOGY & SOILS

The broad Cooleman Plain is part of a karst landscape which includes the Cave Creek Gorge, Cooleman Caves and the Blue Waterholes area. The bedrock is predominantly Silurian limestone with occurrences of chert and shale occasionally present. According to the 2006 Plan of Management for Kosciuszko National Park, the karst areas are unusual in that they lie at the crest of the Great Dividing Range in subalpine or montane environments. The Cooleman Plain is an impounded karst landscape; an area of karst surrounded by impervious rocks, mainly granites and volcanics.⁵

Costin (1954) maps the soil types of the Monaro Region, which includes the upper catchment of the Murrumbidgee River, but not the Caves Creek/Goodradigbee River catchment. Extrapolation from this map indicates that the Coolamine area supports two soil types: the Transitional Alpine Humus Soil - Brown Podsolc Association and the Alpine Humus Soil Association.

NATIVE VEGETATION

The wooded slopes around Coolamine Homestead generally support woodland with Snow Gum (*Eucalyptus pauciflora*), Candlebark (*E. rubida*) and Black Sallee (*E. stellulata*) being prominent. Sheltered areas support open-forest of Mountain Gum (*E. dalrympleana*). The Cooleman Plain supports a diverse grassland, with patches of shrubby vegetation dominated by Small-fruited Hakea (*Hakea microcarpa*). The grasslands of the sub-alpine plains including Coolamine are significant due to their floral diversity. The Plain is a frost hollow, limiting growth of eucalypts, which are affected by the intense cold on still, clear nights.



General view of the northern portion of the Cooleman Plain

Source: OC+P 2006



Upslope from the plains night temperatures are slightly warmer and Snow Gum and Black Sallee seedlings are able to establish and grow to trees, forming the woodlands of the montane footslopes. Several plant species of conservation significance have been recorded from the Cooleman Plain and nearby woodlands. These include the threatened species *Calotis glandulosa*, *Rutidosia leiolepis*, *Discaria nitida* and *Thesium australe*. The rare plant, Anchor Plant (*Discaria pubescens*) occurs on limestone soils on the Cooleman Plain along Cave Creek, in the open area north of the Homestead.

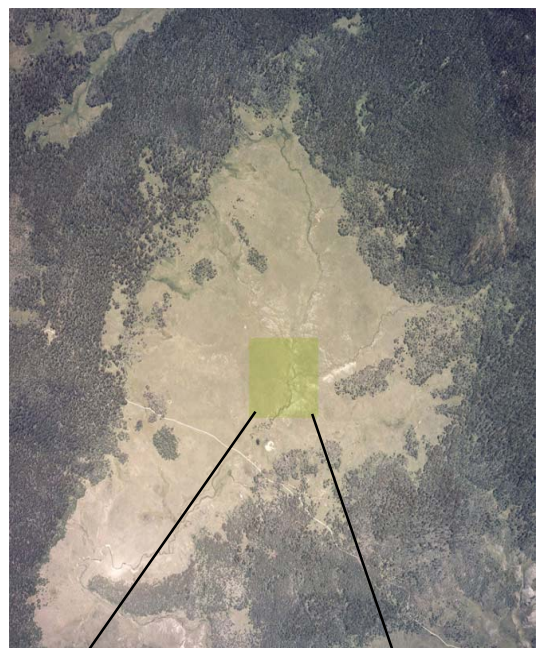
The site of former buildings on the Cooleman Plain, north-west of Coolamine Homestead is marked by elderberry trees. There is no evidence that propagules from these trees have established elsewhere on the Plain.

ENDNOTES

- 1 Hueneke, Huts of the *Australian High Country* p. 209
- 2 1995 CMP p. 31
- 3 Gatis Gregors thesis extract, on file NPWS Hurstville (now DECC)
- 4 1995 CMP p. 51
- 5 Stevens 1958 as quoted in Good 1992

Aerial photograph showing the location of the elderberry trees and the homestead site
 Source: OC+P 2006

Homestead site on the plain showing the elderberry trees
 Source: OC+P 2006



SECTION 5.0 ANALYSIS AND STATEMENT OF SIGNIFICANCE

SECTION 5.1 ANALYSIS OF SIGNIFICANCE

The basis of assessment used in this report is the methodology and terminology of the Burra Charter 1999, The Conservation Plan and the criteria of the NSW Heritage Office. Article 26.1 of the Burra Charter states that:

Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

Once the place has been studied, the cultural significance can be assessed. Article 1.2 of the Burra Charter defines cultural significance as the aesthetic, historic, scientific, or social or spiritual value for past, present or future generations.

The cultural significance of the place has been determined by the analysis and assessment of the documentary, oral and physical evidence that are presented in the previous sections of this document. Understanding significance enables decisions on the future management of the place. It is important that the future decisions do not jeopardise the cultural significance of the place.

This report addresses the Coolamine Homestead complex only and not the entire run, upon which other physical evidence of how the place as a whole operated may survive.

SECTION 5.2 DISCUSSION OF LEVELS OF SIGNIFICANCE

Initially the aspects of cultural significance are set out, followed by a detail analysis of the individual components of the building. The assessment categories used to develop the Statement of Cultural significance conform to those set by the NSW Heritage Office for nominations to the State Heritage Register, namely Historic Significance (Criterion A & B), Aesthetic Significance (Criterion C), Social Significance (i.e. the current social value) (Criterion D), Scientific or Technical Significance (which includes Archaeological Significance) (Criterion E). The relative rarity, representativeness and integrity (i.e. degree of survival of original and other significant fabric) are also discussed, in line with the current Heritage Office requirements. (Criterion F & G).

The gradings of significance for individual components utilised in the various Conservation Plans and Conservation Management Plans, prepared for different parts of the Kosciuszko National Park vary. In this report a five-tier system has been employed that includes a neutral category for fabric that is neither of significance or intrusive.

SECTION 5.3 PREVIOUS STATEMENTS OF CULTURAL SIGNIFICANCE

James Semple Kerr inspected Coolamine in 1978 and he noted that

This is a complex worth of inclusion on the Register of the National Estate...its four structures illustrate four bush construction techniques: spilt and weathered drop log, rounded drop log, interlocking and the ubiquitous galvanized iron. The homestead has a history associated with the use of the high plain for summer grazing. The structures themselves show the functions of a property of this type at the turn of the [twentieth] century.

In addition the huts can now have a long and useful life as a lodging for walkers and a pleasantly situated recreational amenity. At the present accelerated rate of destruction (as firewood and sport for vandals) they may not be worth saving in 6 months to a year.¹

The NPWS (now DECC) files contain an undated assessment of the significance of Coolamine:

Coolamine homestead is one of the outstanding historic resources of Kosciuszko National Park. It is one of the two sub-alpine grazing complexes to have survived in NSW and is one of the oldest with buildings dating from 1883-1918. Its significance is an outstanding example of a specialised pastoral land use associated with several of the pioneer families of NSW notably the Murray, Gibbes, De Salis and Campbell families.

Coolamine is a rare complex containing buildings of various construction techniques of known date, including perhaps the oldest dated interlocking log building to survive in NSW. Other building techniques including various styles of horizontal and vertical slab construction, corrugated iron and bush-pole stockyards.

The Cheese hut demonstrates one of the few known examples of the conscious use of thermal insulation yet found in 19th century snowy mountains buildings in the form of thatching beneath the roof sheeting.

Coolamine is also an important example of a homestead complex associated with a sub-alpine pastoral setting. The siting of Coolamine homestead is in complete sympathy with the sub-alpine landscape with no modern features intruding on the setting.

Coolamine is the most complete 19th century homestead surviving in the Park and is an important component of the pastoral history of NSW. Only one other similar homestead complex is known to have survived, and that too is within the Kosciuszko National Park - Currango Homestead.²

The 1995 Conservation Study for Coolamine Homestead noted the cultural significance of the place to be as follows. When this statement was prepared the assessment criteria were slightly different, and these have been added on the RHS.

<p>Coolamine is a predominantly intact example of a permanent settlement above the snowline in Australia. The six remaining buildings are complemented by former building sites, intact yards, kennels, fences and racelines which demonstrate the use and occupation of the site over 100 years of settlement.</p>	<p>Criterion (1) Does the place have a strong association with important events, developments or cultural phases?</p> <p>Criterion (3) Does the place demonstrate a way of life, custom, taste, process, function or design no longer practiced, in danger of being lost or of particular interest?</p> <p>Criterion (5) Is the place a good example of its type?</p> <p>Criterion (6) Does the place contribute to a wider understanding of the history of human occupation of Australia.</p>
<p>Coolamine was one of the earliest settlements in the region to be permanently occupied rather than on a seasonal basis, and the Southwell House (1882), Cheese House (1889) and Campbell House (c. 1892-1907) represent several of the oldest buildings which remain intact within Kosciuszko National Park, only preceded by Old Currango Homestead (1860s).</p>	<p>Criteria (1) and (6) as above</p>
<p>The pastoral use of the site spans 140 years (1830-1975). Coolamine was one of two homestead complexes situated on freehold land, the other being Currango, and the last to be included within the Park. Pastoral use of the high plains ceased with the NPWS acquisition of Coolamine in 1975, 6 years after cessation of grazing leases within the Park.</p>	<p>Criteria (1) and (6) as above</p>

<p>The buildings exhibit a wide range of vernacular construction techniques including horizontal slab, vertical slab, interlocking log and iron cladding on a post and rail frame. The majority of these techniques are no longer practised within the pastoral community.</p>	<p>Criterion (3) as above Criterion (4) Is the place important for reasons of technical, creative, design or artistic excellence, innovation or achievement?</p>
<p>The Campbell House is a particularly fine example of a slab house and possibly the largest slab house which remains in any National Park within NSW. The interlocking log construction used within the Cheese Hut is quite rare; only three examples of this construction remain in within the park, whilst the Cheese Hut is the oldest by over 40 years. The Southwell House demonstrates some unique adaptations of traditional slab techniques to suit the harsher climate of the region, including lapping of the joints between the horizontal slabs.</p>	<p>Criteria (4) and (5) as above</p>
<p>The similarity in form, colour and texture of the buildings, combined with the natural setting of the site, produce an aesthetic character which is highly valued by the community; the site is heavily patronized by photographers and artists</p>	<p>Criterion (7) Does the place exhibit particular aesthetic characteristics valued by a community?</p>
<p>The site is associated with prominent pastoral interests in NSW including Terence Aubrey Murray (of Yarralumla), Leopold Fane de Salis (of Cuppacumbalong), Frederick Campbell (Duntroon and Yarralumla) and David O'Rourke (Bolaro and Mayor of Adaminaby).</p>	<p>Criterion (2) Does the place have strong associations with individuals whose activities have been significant within the region, state or nation?</p>
<p>Coolamine is important to the local community as many of the families associated with the site including the Southwells, Taylors, Bridles, Russells, Miners and Naughtons. In its heyday the site was an important social center on the high plains [rest unreadable]</p>	<p>[Criterion (8) Is the place highly valued by a community for its cultural or social associations.</p>

The HHIMS form for Coolamine currently includes a very brief statement of significance:

Coolamine Homestead is a rare complex of timber buildings and yards in Kosciuszko National Park above the snowline occupied by grazing families from the mid-late nineteenth century to the late 1940s.

Our research indicates that the complex is a rare surviving example, not only within the park, but on a National level.

The Kosciuszko National Park Huts strategy contained an overall statement of significance for the groups of huts. This is set out below, accompanied by a comment by OC+P as to whether the value is evident at Coolamine.

Kosciuszko National Park Huts Strategy	Comment by OC+ P
<p>The huts of Kosciuszko National Park, including hut ruins and sites of former huts, together with other huts groups in the Australian Alps National Parks, are of outstanding national heritage value.</p>	
<p>As a group the huts of Kosciuszko National Park reflect rare and endangered aspects of Australia’s cultural history and demonstrate some unique aspects of history and climate response not found elsewhere in the Australian Alps.</p>	<p>Physical and documentary evidence from Coolamine shows rare construction techniques as well as evidence of seasonal grazing that no longer occurs within the park.</p>
<p>The huts are an integral part of the Kosciuszko National Park landscape, recording the continual Aboriginal and non-Aboriginal interaction with this unique landscape through patterns of land use, travel, communication, practices, pastimes and lifestyles.</p>	<p>The physical and documentary evidence at Coolamine, and within the Coleman Run has the potential to provide more information about the interaction with the landscape.</p>

Kosciuszko National Park Huts Strategy	Comment by OC+ P
<p>As key elements of an organically evolved and continuing cultural landscape, the huts reflect aspects of both relict and continuing patterns and associations that define the character of this cherished National Park landscape.</p>	<p>Employs the World Heritage Cultural landscape criteria.</p>
<p>The Kosciuszko huts are an element of an indigenous cultural landscape that is far older than the huts themselves. Aboriginal knowledge helped the early Europeans access the high country, and the patterns of tracks and locations of huts reflect aspects of this long history of use. The continuity of these associations is understood to be of great importance to indigenous people with connections to the area. Moreover, the huts themselves may be important for their connections to family and personal history.</p>	<p>Physical and documentary evidence that the routes to the Coleman Plain are based on Aboriginal routes survives.</p>
<p>High country huts have an iconic status for many Australians. As a type of place, the huts have meanings associated with the myths, legends and real stories of the bush. The huts are a symbol of Australian longings for 'bush', an important Australian cultural expression that emerged in the late nineteenth century and continues today. For many, the slab hut itself describes the quintessential Australian bush dwelling.</p>	<p>The Coolamine Homestead features in a number of commercially available photographs. The complex is similar to the slab huts described by Miles Franklin in her novels and the huts built by the Franklin family described in her autobiography. The Cheese Hut was built by a member of the Franklin family.</p>
<p>The group of huts in Kosciuszko National Park are unique for the depth and clarity of the comprehensive record they hold of the cultural history of this region of NSW, including patterns of land uses no longer practised.</p>	<p>Physical and documentary evidence survives of land use patterns that are no longer practised, in particular transhumance and the management of stock by shepherds. The permanent homesteads contrast with the smaller huts used during the summer grazing season.</p>

Kosciuszko National Park Huts Strategy	Comment by OC+ P
<p>The huts provide evidence of key State historic themes, and some of the huts are associated with themes particular to the Alpine region, such as skiing, while some associations, such as those with the Snowy Mountains Hydro-electric scheme, are unique to NSW.</p>	<p>The surviving homestead complex, and the wider Cooleman Run demonstrate a number of state themes including First Australians, Convict, Exploration, Agriculture, Pastoralism, Land Tenure, Mining, Fishing, Environment, Ethnic influences, transport, communications, utilities, housing, cultural sites, leisure, sport, education, persons. It is the lack of transport, communications and utilities that is significant in that it provides a contrast with life in cities.</p>
<p>The huts have social significance for directly associated Aboriginal and non-Aboriginal communities including families of the original builders and users and individuals who have used and cared for the huts for decades. Individual hut places and associated landscapes have special meanings for particular families, groups and individuals. Through decades of use, many of the huts have accumulated layers of social associations.</p>	<p>Strong family associations (over many generations) Long standing community involvement in repairs to huts, again over more than one generation.</p>
<p>For associated people and communities who first built and used the huts and the land they occupied, these places were an important part of the lives and a locus of personal experiences. For younger generations without this direct experience, the hut is a symbol of their family-part of a history they are strongly connected to and the setting for important family stories.</p>	<p>The long standing association is evidenced in the visitors books, the published histories of the Southwell and the Taylor families and in the oral histories recorded by Klaus Huenecke and Harry Hill.</p>

Kosciuszko National Park Huts Strategy	Comment by OC+ P
<p>Many people who visit the mountains for recreation also have long associations with particular huts. Visiting the huts gives them a strong sense of connection to past times and memories and to those who shared that past. The ongoing use of the huts is significant in providing for a continuation of important family and community associations, and to the passing on of working-traditions to younger generations, thus providing for this landscape a threshold between past and future.</p>	<p>As evidenced by the comments in the visitors book. Skills passed on in bush carpentry workshop and recorded in the NPWS manual of building conservation (1996) and in Artisan’s of Australia. Successive generations have been involved in the conservation works, ensuring rare skills are passed on.</p>
<p>The location of particular huts on key routes and paths act as important markers for interconnected and layered use patterns over time and bind together the complex landscape story of KNP. For some huts, there is also a strong sense of place that results from an intense relationship between multi-layered use patterns and the hut’s physical position in the landscape.</p>	<p>Coolamine Homestead served as store and depot during the grazing season as well as being a permanent base for the managers. One of the permanent stations on the route from Brindabella to Currango. Accommodated visitors to the Cooleman Caves.</p>
<p>While all the huts have shared significance resulting from associations with historic uses and from social value from connections to historic ways of life, some huts have additional social significance for directly associated communities and significance as part of long standing cultural landscape networks.</p>	<p>Networks include: Aboriginal paths through the mountains Transhumance - from Yarralumla, Brindabella and Yaork including the surveyed route from the TSR on Long Plain i.e. Peppercorn to Currango. Calling on specialised skills i.e. Brindabella i.e. building the cheesehut. Returning to Head Stations - Brindabella and Madura (child birth &c) Mail Run - Rules Point and the huts on the three plains: Long Plain, Currangorambla & Cooleman Prospecting for gold and other minerals Snow Leases (via yards at Rules Point) Food - Cherry Garden, Fishing, Rabbiting (including seasonal visitors in the Depression) Obtaining Building Materials - Mountain ash, milled timber and pipe/chimney clay. Brumby Runs & Wallaby drives</p>

Kosciuszko National Park Huts Strategy	Comment by OC+ P
<p>The huts have outstanding aesthetic value as a defining element in this unique landscape. The huts have a simple beauty and scale that demonstrates the often tenuous nature of a human presence in a vast and sometimes inhospitable environment and stirs differing emotions associations with the role of humans in this remote and beautiful, wild landscape.</p>	<p>The complex at Coolamine was built by hand and the surviving buildings and archaeological sites demonstrate the process of selection and building a homestead using locally available materials.</p>
<p>The huts as a group provide evidence of rare examples of vernacular construction, some evidencing building methods in danger of being lost.</p>	<p>Art of thatching using snow grass - no other known examples. Bush carpentry - skills used at Coolamine passed on by the Garners and Bill Boyd. Expertise still available in the KNP and occasional training or workshops are held e.g. Traditional Tools workshop, Currango 2006</p>
<p>The huts have architectural value reflected in the intensity and diversity of the built record - from iconic slab huts to make-do shelters constructed of re-used materials, to huts which demonstrate unique designs in response to the climate of this region.</p>	<p>The physical evidence and documentary record, in particular the sequence of historic photographs, shows the use of slab techniques.</p>
<p>The huts, together with their associated structures, cultural plantings and moveable items, are an important architectural, archaeological and historical resource. They demonstrate both representative and rare aspects of history and construction. This resource of national significance is vulnerable to continuing threats resulting from the construction of the huts themselves and from natural forces in the remote environments in which they are located.</p>	<p>Moveable items such as the cheese press associated with more than one homestead, transferred when the families moved.</p> <p>The Campbell House is a rare house form, atypical of buildings on selections. The demolished de Salis hut and the Southwell house are typical examples, employed a linear arrangement, one room deep.</p>

Kosciuszko National Park Huts Strategy	Comment by OC+ P
<p>The iconic values of the huts in KNP to New South Wales and Australian communities is represented by the long history of community involvement in their conservation, including the Kosciuszko Huts Association. The KHA itself now has a significant history of volunteer activism that began when attitudes towards the huts were at best ambivalent. The changing attitudes towards the huts are significant and their ongoing conservation represents a milestone in the coordinated and equitable integration of the natural and cultural values in the KNP.</p>	<p>KHA have been involved with repair works to Coolamine undertaken by volunteers. One of the attractions of the place is the newspaper lining, some of which has no provenance to the site but was installed by the working parties in the 1980s.</p>

The Huts Strategy developed a series of particular values for the Kosciuszko National Park Huts

1.0 HISTORIC

- 1.1 Associated with an historic land use or land use phase.
- 1.2 Strong associations with a number of different historic land uses and/or demonstrates a continuity of a particular use, process or activity.
- 1.3 Provides evidence of historic land use or activities (including collections)
- 1.4 Provides evidence of, or demonstrates a degree of, historic rarity (unusual, uncommon, unique)
- 1.5 Associated with a significant historic event or historic person community group/local family

2.0 AESTHETIC

- 2.1 Represents a particular design and/or construction typology
- 2.2 One of a small group of a particular design and/or construction typology
- 2.3 Rare or unusual aspects of design and/or construction
- 2.4 Has aesthetically distinctive or appealing qualities

3.0 SOCIAL

- 3.1 Recognised and esteemed by associated community/communities for cultural values.
- 3.2 Intrinsic to a community's/communities sense of wellbeing and, if damaged, or destroyed, would result in a strong sense of loss.
- 3.3 Recognised as intrinsic to the identity of an associated community/communities
- 3.4 Demonstrates a layering of strong community associations and meanings arising from connections with a number of distinct communities.

4.0 RESEARCH POTENTIAL

- 4.1 Specific research potential emerging from the data (e.g. family or practice, snow leases)
- 4.2 Research potential regarding previous uses/occupation of the site/place

5.0 CULTURAL LANDSCAPE

- 5.1 Visually distinctive element in the landscape
- 5.2 Siting in the landscape demonstrates a historic pattern
- 5.3 Part of a network of places that demonstrate connections between historic and continuing use patterns in the landscape.
- 5.4 Strong sense of place and meanings arising from connections between historic patterns and layers of use and its place in the landscape.

The numbered values from the previous two pages appear in the following table. Specifically the Huts Strategy noted that the Coolamine homestead had the following significances:

HISTORIC	<p>Only homestead complex from the first phase of pastoral use (1.2, 1.4). Associated with prominent local/regional families (1.5) Assemblage of site elements provides evidence of a long site history and use as a homestead (1.3)</p>
AESTHETIC	<p>Rare intact homestead complex with ancillary buildings and structures (2.3). Has high aesthetic appeal (2.4) And includes two of the few timber slab huts in the park and one of two of log construction. (2.2, 2.3)</p>
SOCIAL	<p>Held in high community esteem across all associated communities for its long history and associations (3.1) Highly valued for its long connection to and as a symbol of the high country grazing history of the region. It is an important part of people's sense of history and connection to the past. Long connections for particular families (Taylor family) (3.3). Demonstrates a strength and connection and multiple layers of meaning across the high country grazing and recreation communities.</p>
RESEARCH POTENTIAL	<p>Relationship to broader regional development (4.1) Large complex of associated site features (4.2)</p>
CULTURAL LANDSCAPE	<p>Strong visual appeal and sense of place in its landscape setting (5.1). Important element as a gateway on an important historic route into the northern part of the park. (5.3, 5.4)</p>

SECTION 5.4 ASSESSMENT OF SIGNIFICANCE

The criteria for listing an item on the State Heritage Register are as follows:

An item will be considered to be of State heritage significance if, in the opinion of the NSW Heritage Council, it meets one or more of the following criteria:

Criterion A

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

Criterion B

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

Criterion C

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

Criterion D

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

Criterion E

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;

Criterion F

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;

Criterion G

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments.

While all criteria should be referred to during the assessment, only particularly complex items or places will be significant under all criteria. In most cases items of environmental heritage will be significant under only one or two criteria.

An item is required to meet only one criterion to be eligible for listing. An item is not excluded from the Register on the ground that items with similar characteristics have already been listed on the Register.

Coolamine is not currently listed on the State Heritage Register however the assessment criteria at a state level have been employed as this study has found the complex to be of at least State Significance.

Criterion A

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

Indicating the process of land selection and the typical pattern of establishment of a homestead.

Indicating the practice of transhumance, the seasonal movement of stock to alpine grazing areas, a practice that has almost vanished from the Australian Alps.

Evidence of a way of a self-sufficient life on the land that has now largely vanished in Australia

Providing evidence of the expansion of pastoral activities beyond the settled areas.

There was a strong Scottish influence in the pattern of use of the Alpine summer grazing areas.

Criterion B

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

Associated with the families who acted as managers: the Southwells (1891-1908) and the Taylors (1909-mid 1930s)

Associated with the owners of the substantial stations on the Limestone plains who visited on an occasional basis: Terence Murray, Stewart Mowle, the de Salis brothers, Frederick Campbell and the Cochrans

Associated with the families that assisted with tasks such as building or repairing structures, and the other employees including the Franklins, the Kileys and Milton Archer.

Criterion C

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

Demonstrating a wide range of vernacular construction techniques including vertical slab, drop slab, log cabin and thatching.

As a venue for teaching the rapidly vanishing skills of bush carpentry

The physical and documentary record provides details of the typical selectors hut: the de Salis hut, the typical homestead (the Southwell House) and the much rarer forms of the Cheese house and the Campbell House.

The complex is featured on postcards and panoramic photographs and detailed views of the buildings are widely available commercially.

Criterion D

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

One of huts in KNP often mentioned in the series of oral histories of the pastoral use of the park.

The descendants of the managing families such as the Southwells and the Taylors who lived on site permanently have very strong associations with the place, retaining extensive photographic records, family reminiscences, recipes &c

The remaining mountain stockmen who occupied the place during the summer retain an association with the place.

The volunteers and former NPWS staff who have assisted with conservation works at the Coolamine Homestead complex retain a strong association with the place.

Coolamine continues to be visited today by a wide range of people who arrive by foot, by vehicle or on horseback. A number of these are long standing recreational users of the park, the homestead having been visited since the before the establishment of the State Park.

Coolman Plains was the site of early scientific research into the geology of karst landscapes in Australia. Research has continued since at least the 1860's and the Coolman Plain karst area has been considered as the most studied karst area in Australia, hence being of special scientific interest.

Criterion E

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history

The homestead complex retains a range of once common vernacular construction techniques that are no longer in common usage today, including the hand dug water race.

Repairs to the buildings, undertaken in the traditional manner, continue bush carpentry techniques that are becoming rare in NSW.

The site has archaeological potential to reveal the pattern of use of the site by local aboriginal people and by the series of European managers. In particular elements such as the hand dug water race, which can also be found at other homesteads on the high plains, are rare in NSW. The archaeological record is likely to contain additional information regarding the location and use of the agricultural buildings on the site.

Oral histories have the potential to reveal more about the daily life at Coolamine during the Twentieth century, including during the Depression.

Coolman Plain is an area of National significance as a distinct karst landscape occurring on the crest of the Great Dividing Range within the Australian Alps bioregion.

Criterion F**An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;**

A rare example of a homestead complex that retains a range of buildings and yards constructed with saplings, vertical slabs, horizontal slabs (drop log) and whole logs. The thatch-roofed log cabin cheese hut is particularly rare in Australia and no other extant examples have been identified. The vernacular methods of construction used to construct the slab buildings have been carefully followed in repair works. Sections of the earlier construction survive and the roofs are intact, including the roof thatched in snow grass.

The round yard used for horse breaking survives, indicating the practice of 'brumby running', the rounding up of wild horses for sale or breaking in.

Physical evidence of daily life survives, a daily life without running water or electricity. The water race, fireplaces and the colonial oven survive. The physical evidence is supplemented by the oral histories. Physical evidence survives of aboriginal campsites, indicating aspects of a way of life that has disappeared from the mountains.

The documentary record provides indication of the division of labour that survived until World War II, with the women and children remaining at the permanent homesteads whilst the men traveled widely in the mountains looking after stock.

The complex retains evidence of the areas required for storage of basic supplies and the dray used to haul supplies during the occasional visits to town.

The Cooleman Plain supports a number of threatened plant species, including species *Calotis glandulosa*, *Rutidosis leiolepis*, *Discaria nitida* and *Thesium australe*.

Criterion G**An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments.**

Containing a library of vernacular construction techniques.

It is in the nature of slab construction that deteriorated elements are replaced, whilst many of the slabs are not original, the traditional method of construction has been followed.

The addition of concrete footings in the 1980s indicates conservation methodology at the time.

SECTION 5.5 STATEMENT OF CULTURAL SIGNIFICANCE

The Coolamine Homestead is of at least state significance as

a very rare surviving example of a permanent pastoral outstation that retains handbuilt slab buildings, yards and a water race. Managed on behalf of the Campbells by the Southwells, and subsequently the Taylors, Coolamine was part of a network of summer grazing lands in the Australian Alps used from the 1830s to supplement pastures in the Limestone Plains (Canberra) and later in the Riverina.

The homestead is an integral part of the Cooleman Run, an 'organically evolved and continuing' cultural landscape that demonstrates the long standing Aboriginal use of the alpine areas and the seasonal and the permanent occupation by Europeans. Physical and documentary evidence of vanished land use practices, particularly transhumance, and ways of life survives, the homestead was one of the sequence of permanent head stations and out stations en route from the Limestone Plains, via Brindabella to the alpine pastures, a route likely to follow an Aboriginal pathway.

The Coolamine homestead is located within what was the last remaining freehold land in the park, and the documentary record shows the expansion of the park and the corresponding reduction and eventual cessation of the practice of snow leases established as a form of land management in the 1880s. The Cooleman Run was occupied on a seasonal basis from the 1830s, part of the vast pastoral holdings owned and managed by Terence Murray, the O'Rourke's, the Fane de Salis brothers, Frederick Campbell and the Litchfields.

The physical and documentary evidence shows the progressive development of the homestead complex, including the residences, barn and stables, stockyards, fowl yards, dairy, cheese hut, vegetable gardens, water race and out buildings. The majority of these structures were built between 1891 and 1908, during the occupation of the site by the first permanent manager, George Southwell. The residences, surviving agricultural buildings and yards provide a tangible link with the pioneering settlers who selected and cleared land and painstakingly built their cottages by hand, using material mostly obtained nearby or carted on horseback or by dray.

The remaining slab buildings and yards demonstrate a range of vernacular construction techniques that are no longer in common usage and are in danger of being lost in NSW and the place has been a study site in tertiary level courses. Traditional bush carpentry techniques have been documented for future reference and are demonstrated in the Artisans of Australia series. The surviving buildings and the historic photographs show the introduction of machine made building products particularly corrugated iron, woven (chicken) wire, horsehair matting, sawn boards and joinery items. Evidence of locally obtained building materials also survives: alpine ash, snow grass, stone, chimney clay and white pipe clay.

The documentary record shows that Coolamine had long been visited for social events and by scientists visiting the Coleman Caves, with recreational use of the run occurring long before the four selections were included in the park. The surviving buildings have been used for recreational purposes for over 30 years, the complex is one of the most highly visited sites within the KNP.

The homestead complex contains two rare building forms: the Cheese Hut and the Campbell house, as well as the typical linear form of slab homestead: the Southwell house. The surviving series of historic photographs documents the pattern of development of the place, a pattern typical of selections. Images of the weathered slab buildings at Coolamine are widely available, and are admired as an archetypal Australian bush homestead.

The place has very strong associations for the descendants of the families who managed the outstations and continues to be regularly visited. The oral histories and published family histories show these associations to cover many generations. Former stockmen, long standing recreational users of the park and former NPWS staff and volunteers who have participated in conservation works also retain a strong attachment to the place. The surviving oral histories document the pattern of use of the alpine grazing areas and the network of permanent stations, guesthouses and the huts used during the summer months.

The oral histories document the self-sufficiency and daily life at a remote and isolated place, recording the gradual breaking down of the division of labour between the women and children who were based at the outstations and the men who spent weeks or months away tending or droving stock. The lack of running water, communications and electricity remains apparent today.

SECTION 5.6 LEVELS OF SIGNIFICANCE

5.6.1 DEFINITIONS OF THE LEVELS OF SIGNIFICANCE

The titles of the categories of significance have since been revised to reflect significance at International, National and State levels. The term interpretation or interpretability is used in the sense of the ability to explain the meaning of the place/item, of making the significance of the place understood. It is also used when a component is of slight or no significance, meaning it is difficult to interpret or unable to be interpreted, not an important function, often subject to alteration, detracting from significance and/or significant fabric.

INTERNATIONAL / NATIONAL (EXCEPTIONAL)

Of state significance or greater, exhibiting a high degree of interpretability.

STATE (CONSIDERABLE)

Of considerable significance, original or early fabric. Can be easily interpreted and understood providing information about the changing patterns of use of the place. They are often of a high level of design and workmanship and are crucial elements of the place's operation.

LOCAL (SOME)

Of significance, significant changes, relating to function and development, but are not crucial to the functional or aesthetic value of the place and are capable of being interpreted.

NEUTRAL

Are items that do not impact on the significance of the place. This includes modifications where, although they indicate the changes in use over time, the actual fabric is not significant. Some items may be difficult to interpret or may be detracting from the significance of the place and fabric of greater significance.

The slab buildings at Coolamine were extensively modified in the mid 1980s and many of the timbers were replaced. Many actual timbers are not significant however their method of workmanship and their overall configuration is.

INTRUSIVE

Those items that, in their present form, adversely affect the significance of the place have been assessed as "intrusive". This category includes introduced fabric that may have resulted in damage to significant fabric. It also includes visually intrusive fabric, which obscures the reading of the significant uses and periods of development.

5.6.2 RECOMMENDED TREATMENT OF EACH LEVEL OF SIGNIFICANCE

INTERNATIONAL / NATIONAL/ STATE + (EXCEPTIONAL)

Retain all fabric. Preserve, restore, reconstruct in accordance with the Burra Charter. If adaptation is necessary for the continued use of the place, minimise changes, do not remove or obscure significant fabric. Design changes so they are reversible.

STATE (CONSIDERABLE)

Aim to retain all fabric as above. Preserve, restore, reconstruct in accord with the Burra Charter. If adaptation is necessary for the continued use of the place, minimise changes, do not remove or obscure significant fabric. Design changes so they are reversible. In this case the condition of some of the buildings will affect the feasibility of conserving them.

LOCAL (SOME)

Aim to retain most of the significant fabric. Conservation of the overall form and configuration is desirable. Some of these items are already substantially altered internally and can accommodate further major changes. Compatible new construction can be added and fabric may be removed in part as necessary to accommodate new uses. If adaptation is necessary, more changes can be made than would be possible for fabric of state significance, but the same principles apply. Where possible additions should be designed to be reversible. Retention may depend on issues other than heritage value, such as financial viability.

NEUTRAL (NEUT)

Fabric of neutral significance may be retained, modified or removed as required for the future use of the place, provided that its removal causes no damage to more significant fabric.

In the case where the fabric is neutral and the configuration is significant, the fabric should be retained until replacement is required.

INTRUSIVE (INT)

Remove or alter intrusive fabric to reduce the adverse impact when the opportunity arises, whilst minimising damage to adjacent fabric of significance.

SECTION 5.6.3 LEVELS OF SIGNIFICANCE

Overall configuration of the Coolamine Homestead Complex	EXCEPTIONAL
Aboriginal Campsites	Not assessed using this Methodology, which is designed for considering European sites.
Evidence of bullock track	EXCEPTIONAL
Southwell House	EXCEPTIONAL
Cheese House	EXCEPTIONAL
Campbell House	EXCEPTIONAL
Water Race & Cisterns	EXCEPTIONAL
Yards & Site of Dairy	EXCEPTIONAL
Dray	EXCEPTIONAL
Toilets	CONSIDERABLE
Replacement Kitchen (later garage)	CONSIDERABLE
Paddocks	CONSIDERABLE
Surviving evidence of cultivation of fruit and vegetables	CONSIDERABLE

In addition there are a series of potential archaeological sites:

- Site of the de Salis hut
- Site of Barn & Associated Stables
- Sink hole dump and other unidentified mounds near the houses
- Site of Kitchen Gardens
- Creek bed (chimney clay pit)

The significance of these sites has not been assessed as the extent of survival of the resource remains unknown



CAMPBELL HOUSE	
Post and drop slab construction used throughout	
Round Posts	EXCEPTIONAL
Drop Slabs- original slabs remaining in central core	EXCEPTIONAL
Remnants of limewash and red ochre	EXCEPTIONAL
Corrugated Iron Roofing & sheeting to gables & flues to chimneys	EXCEPTIONAL
Remnants of felt underlay	EXCEPTIONAL
Timber flooring to front rooms	CONSIDERABLE
Evidence of wallpapers over newspaper	EXCEPTIONAL
Timber Doors	CONSIDERABLE
Remnant of the cast iron Colonial Oven	CONSIDERABLE
Early six pane sash (relocated)	SOME
Table and dresser in kitchen	SOME
Remnants of bathroom including slab	SOME
Other materials from demolished wing (as provides evidence of type of construction)	SOME

The following elements were reconstructed in the 1980s with some minor changes in detail including:

- Replacement slabs and posts to the perimeter
- Front and back verandah (at new height)
- Most flooring in two back rooms
- Main chimney and fireplace
- Alcove to Colonial Oven
- Most window sashes (used interchangeably and not a good copy of the surviving early joinery)

Some of the surviving fabric was reused in the mid sections of the wall.

The new timber elements are all considered to be: **NEUTRAL**

Of these reconstructed elements in the Campbell House the following configurations are significant:

Drop slab external walls (some corner panels with cross bracing not all of which is extant)	EXCEPTIONAL
Timber verandah boards	EXCEPTIONAL
Six pane sashes (probably originally stock items)	CONSIDERABLE
Reconstructed mid 20th century fireplace	SOME
Note: the overflow from valley gutter to main chimney has been shortened.	
Alcove and colonial oven	CONSIDERABLE
Second fireplace (stone and timberwork) (has undergone various changes in configuration)	SOME

Introduced elements: 1983 works

Newspaper linings to reconstructed walls	NEUTRAL
Edible glue used for fixing	INTRUSIVE
Calico lining	INTRUSIVE

Vanished elements:

- Sapling balustrade to north verandah
- Store room and additional bedroom
- Bathrooms
- Flue to colonial oven



CHEESE HUT

Original components		
Snow grass thatching		EXCEPTIONAL
Sapling rafters		EXCEPTIONAL
Corrugated iron roofing		EXCEPTIONAL
Corrugated iron chimney		EXCEPTIONAL
Reconstructed elements:		
Stone and timberwork to chimney		NEUTRAL
Log walling		NEUTRAL
Posts to porch		NEUTRAL
The fabric of these elements is considered to be		NEUTRAL
However the configuration is		EXCEPTIONAL
Alterations to original form		
Concrete footings		INTRUSIVE



SOWELL HOUSE

Original Elements

Original drops slabs (identified by remnants of lime wash, red ochre, newspaper and wall paper fragments, some slabs turned inside out)	EXCEPTIONAL
Posts (which also form window surrounds) Original sections identifiable by remnant red	EXCEPTIONAL
Scarfed bases to posts	NEUTRAL
Corrugated iron roofing	EXCEPTIONAL
Chimney (The detail has been altered)	SOME

Reconstructed elements:

Replacement Sash windows Probably originally stock joinery items	NEUTRAL
Ledged doors	NEUTRAL
Verandah sleepout Configuration	CONSIDERABLE
Replacement slabs	NEUTRAL
Raised floor and verandah level	NEUTRAL

SECTION 6.0 CONSTRAINTS AND OPPORTUNITIES

SECTION 6.1 IMPLICATIONS OF HERITAGE SIGNIFICANCE

In order to formulate conservation policies and an implementation strategy for the Coolamine Homestead complex, it is necessary to take into account a number of factors and constraints, which are raised in this section of the document. As noted in the Statement of Cultural Significance, the Coolamine Homestead complex has historic, aesthetic, social and scientific/technical significance of a level that exceeds State Significance.

The recovery or enhancement of aesthetic value is sometimes at odds with the retention of evidence of the history of the development of the place, particularly in National Parks where the focus is on the conservation of the natural environment. Associated with the homestead is the entire Coleman Run, part of which occurs in the Wilderness Area and the surveyed route over the Coleman Mountains from Brindabella to Currango, part of which also occurs in what has now been designated a wilderness area.

The importance of the homestead complex as a record of a range of vernacular construction techniques implies that the place should be available for research and educational purposes. In the past the site was included in site visits at a Masters level and well as being the site of practical demonstrations of the rapidly vanishing art of bush carpentry. The place is very important as a venue for practical study, particularly as no other examples with a similar thatch roof detail as the cheese house have been located nationally.

The skills needed to repair vernacular buildings are rare and in the past the training undertaken at Coolamine was provided for NPWS staff, benefiting other regional offices than Kosciuszko. The place has strong associations for the descendants of the families who lived there, and other local families. In the past events have been held at Coolamine and stories were recorded. In addition there are transcripts of oral histories that record life at the place. This information is available via published books and in the NLA but has only been used to a limited degree to inform the interpretation of the site.

See also following sections on the responsibilities for maintenance of heritage items by Government Agencies and as required by the Heritage Act.

6.1.1 IMPLICATIONS OF CONDITION

The buildings underwent a substantial repair program in the mid 1980s. It is however, in the nature of these slab buildings that shrinkage occurs, thus letting the elements in. When occupied the buildings were maintained on a regular basis. Currently the rangers undertake regular inspections and repairs have been done on a 'needs' basis. The grounds are maintained, the lawns mown prior to fire season, rubbish collected and the toilets pumped out. Recently repairs have been undertaken by a skilled bush carpenter including stabilisation and repair of stumps and rotten floor boards and bearers to the Southwell House. Works have also been undertaken by volunteer groups however these works have not generally been undertaken in accordance with conservation methodology and practice. At present the buildings are in a condition that permits visitors to wander at will through the complex. There have however been problems with vandalism, the unauthorised overnight use of the two residences and the use of the fireplaces. In contrast a caretaker is engaged for the summer at Currango. The Southwell house at Coolamine was occupied by a temporary caretaker over the peak summer and Easter breaks in the mid 1990s. The Southwell house has been substantially reconstructed and the occasional use by a caretaker did not appear to have had a detrimental impact on the significant fabric.

6.2 HERITAGE REGISTERS

The Coolamine Homestead complex is the subject to various statutory instruments, which have an impact on the future uses, and management of the site. These are set out in the sections below.

The Coolamine Homestead has been individually listed as follows:

- Listed on the National Trust Register
- Registered on the National Estate
- NPWS (now DECC) Section 170 Heritage and Conservation Register (HHIMS)

A copy of the HHIMS entry for Coolamine is included in the Appendices.

6.2.1 THE NSW HERITAGE ACT

THE STATE HERITAGE REGISTER/STATE HERITAGE INVENTORY

Items on the State Heritage Register are those items that have been identified as being of particular importance to the people of New South Wales, items that are of state significance or greater. Heritage Council approval is required for all modifications to items of State Significance listed on the State Heritage Register, other than the minor works covered by the standard exemptions (as set out below). The DECC has delegated authority under the Heritage Act to assess Section 60 Applications. The NSW Heritage Office also maintains the State Heritage Inventory (SHI) that includes items identified by both local councils in their individual LEP's and state government agencies in their Section 170 Registers. The full NPWS (now DECC) Section 170 Register is not currently included in the SHI available online on the Heritage Office's website.

Coolamine has been identified in HHIMS as having already been assessed as being of State Significance however this significance is currently not reflected by an SHR listing.

SECTION 170 REGISTER

Under Section 170 of the Heritage Act, each government instrumentality is required to establish and keep a Heritage and Conservation Register that details each item of the environmental heritage the agency owns or occupies.

The NPWS maintains HHIMS (Historic Heritage Information Management System) which identifies individual buildings and sites within National Parks, many of which are worthy of inclusion on the State Heritage Register. A separate register is maintained for Aboriginal sites (AAIMS).

If an agency intends to undertake any of the following actions regarding items listed on their Section 170 Register, they must give the Heritage Council 14 days notice regarding:

- removal of an item from the Section 170 Register
- transfer of Ownership
- ceasing to occupy an item currently on the Register
- demolishing an item.

Government agencies are obliged to ensure that heritage items on their registers are maintained with due diligence in accordance with State Owned Heritage Management Principles approved by the Minister, and with heritage asset management guidelines issued by the Heritage Council. The detailed guidelines can be found at www.heritage.nsw.gov.au/docs/StateAgency_HeritageGuide.pdf

The Coolamine homestead and the following individual components are listed in HHIMS

Coolamine Homestead

- Coolamine - Site of Hut
- Coolamine Water Race
- Coolamine Rubbish Heap
- Coolamine Mounds
- Coolamine Cheesehouse
- Coolamine Old Homestead/Southwells
Homestead
- Campbells Homestead/Hut
- Coolamine Old Kitchen/Garage
- Coolamine site of Stables/Blacksmiths
- Coolamine Site of Barn/Hayshed
- Coolamine Toilets (2)
- Coolamine Stockyards

These items are identified in detail in Section 4 of this report. The following provisions should apply to Coolamine as the place has already been identified in the NPWS (now DECC) HHIMS as being of State Significance.

APPROVALS UNDER THE HERITAGE ACT

Proposals that involve modifications to heritage items or places must be referred to the Heritage Council by way of a Section 60 Application unless the works proposed fall within the type of work covered by the Standard Exemptions (under Section 57 of the Heritage Act) or Specific Exemptions, also under Section 57. The Minister for Planning can approve site specific exemptions, on the recommendation of the Heritage Council. The standard exemptions relate to maintenance works, repairs, painting, excavation, restoration and conservation. They are primarily intended to cover routine and periodic maintenance works rather than the adaptive re-use of buildings or complexes.

The scope of work is generally limited to the replacement of like with like, however there is some provision for the restoration of original details, provided new material is not introduced. Repainting can occur provided both the colour scheme and the paint type match what has previously been used. The complete standard exemptions prepared by the Heritage Office are contained in the Heritage Information Series: Standard Exemptions for Works Requiring Heritage Council Approval and can be downloaded from their publications list:

http://www.heritage.nsw.gov.au/03_index.htm

Notification of the works to be undertaken under the exemptions needs to occur, and this is also set out in the guideline relating to standard exemptions. As the DECC has delegated authority this process should now occur internally. The internal NPWS (now DECC) guideline on heritage act delegations sets out this in more detail. (Refer to the Section on the NPWS/DECC).

The preparation of a Conservation Management Plan for items of State significance, including those items listed on the State Heritage Register is recommended as conservation best practice. It is of particular importance for a site of this significance and complexity to guide the long term conservation and management of the site as a whole, and the conservation of individual elements. The Heritage Office no longer endorses conservation plans but can provide comments if requested. The endorsement of Conservation Plans for the NPWS is undertaken by the DECC Executive Director of Culture and Heritage. The requirement for a CMP for the site also comes from the KNP POM however the document is to be prepared to both DECC and Heritage Office standards.

Proposals for work should be assessed against to the CMP, to determine if there is an impact on significant fabric and as to whether the proposed work is in accordance with the detailed conservation policies.

ARCHAEOLOGY

The Heritage Act affords automatic statutory protection to relics that form part of archaeological deposits. The Act defines a "relic" as "any deposit or material evidence relating to the settlement of the area that comprised New South Wales, not being Aboriginal settlement, and which is fifty or more years old". Sections 139-145 of the Heritage Act prevents the excavation or disturbance of land from the purpose of discovering, exposing or moving a relic, except in accordance with an excavation permit issued by the Heritage Council of NSW.

The site has archaeological potential that is related to the growth and development of the homestead, yards, water supply &c. No archaeological reports relating to the site have been located.

ABORIGINAL SITES AND RELICS

In addition to other environmental and land management matters, the National Parks and Wildlife Act also includes provisions that apply to Aboriginal sites and objects. If Aboriginal cultural material is found during excavation activity, the National Parks and Wildlife Service must be informed under section 91 of the Act. Excavation would then require a permit issued under section 90 of the Act.

A number of sites have been located surrounding the homestead complex however a detailed archaeological survey of the entire area has not been undertaken and is outside the scope of this report. The sites are likely to have been used on a seasonal basis and form part of a route or routes through the mountains. A number of groups of people retain strong, ongoing connections with the mountains.

The KNP POM has identified the

diverse of Aboriginal clans and Peoples of the Mountains, - Wiradjuri, Wolgalu, Ngunnawal, Monaro Ngarigo...We also acknowledge that many other clans have associations with the Mountains.

6.2.2 AUSTRALIAN HERITAGE COUNCIL

The Australian Heritage Council advises the Commonwealth Government on heritage matters. Formerly it was the Australian Heritage Commission who compiled and maintained the Register of the National Estate, an inventory of places of natural and cultural significance in Australia. The basis for assessment of significance of items on the Register of the National Estate was the methodology and terminology of the Burra Charter.

A Commonwealth Heritage List, of commonwealth owned properties and a National Heritage List have been established. The current Register of the National Estate will continue to be able to be accessed. Coolamine is listed on the Register of the National Estate but is managed at a State level, by the DECC.

The site is, however, of significance to warrant a national listing for the rarity of the construction techniques used and for its ability to demonstrate the largely vanished process of transhumance and the typical pattern of establishment of a selection.

The Department of Environment and Heritage notes that places currently on the Register of the National Estate are protected under the Environmental Protection and Biodiversity Conservation Act by the same provisions that protect Commonwealth heritage places. These provisions require that actions:

* taken on Commonwealth land which are likely to have a significant impact on the environment will require the approval of the Minister;

* taken outside Commonwealth land which are likely to have a significant impact on the environment on Commonwealth land, will require the approval of the Minister;

* taken by the Australian Government or its agencies which are likely to have a significant impact on the environment anywhere, will require approval by the Minister.

Registered places are protected under the EPBC Act if they are under Commonwealth ownership or management. Further information can be found in the DEH's factsheet <http://eied.deh.gov.au/heritage/publications/factsheets/fact16.html>

Although registered on the Register of the National Estate Coolamine Homestead is not managed by a Commonwealth Government Agency, rather planning consent occurs at a state level. A National Heritage List is currently being created which will be a list of places with outstanding natural, Indigenous or historic heritage value to the nation. There is no provision under the EPBC Act for National Estate places to be transferred, rather the nomination process has to be gone through.

The National Heritage criteria for a place are any or all of the following:

- (a) the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history;
- (b) the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history;

(c) the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history;

(d) the place has outstanding heritage value to the nation because of the place's importance in demonstrating the principal characteristics of:

- (i) a class of Australia's natural or cultural places; or
- (ii) a class of Australia's natural or cultural environments;

(e) the place has outstanding heritage value to the nation because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;

(f) the place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period;

(g) the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;

(h) the place has outstanding heritage value to the nation because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history;

(i) the place has outstanding heritage value to the nation because of the place's importance as part of Indigenous tradition.

As noted in the section on cultural significance, the Coolamine Homestead is of a high level of cultural significance, and is potentially of national significance. Nominations for places of National Significance can be submitted by organisations or individuals. Funds can be sought for places of state significance or greater from the National Heritage Investment Initiative (NHII).

In order to obtain funds places must be either on the State Heritage Register (SHR) or the National Heritage List, however priority is given to places that have been included on the National Heritage List. Funding ranges from \$ 10,000 to \$ 500,000. State government departments can apply.

Aspects of the cultural significance of Coolamine that are likely to be of national significance are the range of vernacular construction, and the ongoing capacity of the place to be used as a venue for training in the traditional skills of bush carpentry, the ability of the physical evidence and documentary record to demonstrate the Australian land management practices of transhumance, selections and snow leases, the latter only found in the Australian alps.

Registration on the National List does not impose further planning constraints on the DECC/NPWS. A number of the state's national parks have already been listed in their entirety including the Ku-ring-gai Chase National Park the Royal National Park and the Warrumbungle National Park.

6.2.3 THE NATIONAL TRUST OF AUSTRALIA (NSW)

The National Trust of Australia is a non-government community based organisation, established in 1945, and incorporated by an Act of Parliament in 1960, dedicated to the conservation of Australia's heritage.

Although the National Trust has no statutory power it has a strong influence on community support, particularly with regard to a possible threat to a structure or place from insensitive development or the destruction of items of cultural or natural heritage significance. The National Trust monitors development applications and makes submissions when the development is considered to have a detrimental impact on the heritage significance of an item, streetscape or conservation area.

The NSW National Trust actively lists buildings, industrial sites and items, cemeteries, parks and gardens, urban conservation areas and landscape areas on its register. Other heritage registers, particularly the Register of the National Estate, have used the National Trust listing as a basis of information when compiling their inventory sheets or register entries.

The Coolamine Homestead has been listed by the National Trust as an individual item of significance. The listing includes the yards &c.

6.3 NSW GOVERNMENT TOTAL ASSET MANAGEMENT

Heritage assets form part of the NSW government's resources to be managed under its Total Asset Management (TAM) process, within a NSW Government Planning Framework. The Department of Public Works and Services (DPWS), now the Department of Commerce, developed a Total Asset Management Manual, first released by the government in 1993, and most recently updated as TAM 2000.

As part of the assessment and decision tools in the TAM process, the DPWS produced a Heritage Asset Management Guideline. This document is available on the Treasury website, <http://www.treasury.nsw.gov.au/tam/tam-intro.htm> and gives guidance to government agencies on the integration of heritage into Asset Management at all levels from the strategic level through to routine maintenance.

The Guideline advises that sustainable management of heritage items should be treated by an agency as part of its core business. It also points out that problems and costs attributed to the use of heritage buildings are mostly due to backlog maintenance and past neglect rather than poor performance of the asset. It gives guidance to agencies on the heritage management process, including identification of the assets, strategic planning, detailed planning, implementation and monitoring.

One of the main implications of the heritage significance is that the building requires cyclic maintenance of its significant fabric. Adequate funding and resources need to be allocated to ensure that the external envelope of the building is maintained and kept watertight.

The Department of Environment and Conservation, now the DECC, Annual Report for 2005/2006 'manages one of the largest holdings of heritage sites in NSW' allocates funding for projects via its Heritage Assets Maintenance Program (HAMP).

6.4 THE DECC

Under the NPWS Act Plans of Management (POMs) have to be prepared for each National Park. POMs, which set out set out the range of permissible uses in each park, are statutory documents that are gazetted.

6.4.1 KNP PLAN OF MANAGEMENT

The KNP POM has recently undergone a comprehensive review which began in 2001. The revised POM has been in force since mid June 2006.

The KNP POM notes that the

Coolamine Homestead Complex, which consists of a homestead and various outbuildings, introduced deciduous trees, fences and yards, represents one of the most significant historic precincts in the park.

The KNP POM requires that the Coolamine Homestead site is to be managed in accordance with a Conservation Plan and that

those parts of the park containing concentrations of cultural heritage items as discrete heritage places in which the protection of historic features and landscapes will receive high priority. Such places include... Coolamine Homestead

The KNP POM also makes provision for additional survey work in the park

To identify new Aboriginal and non-aboriginal heritage landscapes, places and the objects. The program will:

Identify priority areas and themes based upon available evidence, current research needs, knowledge gaps from Aboriginal and non-Aboriginal perspectives, existing and future visitor pressures and other identified criteria;

Include cultural landscape mapping that involves the identification and assessment of entire landscapes and particular landscape components across the park; and

Be conducted in partnership with relevant Aboriginal and Non-Aboriginal people.

A cultural landscape mapping exercise with the Wiradjuri people has recently been undertaken by the Murrumbidgee Catchment Management Authority, recording cultural uses and values of the native vegetation.

The KNP POM also provides for linking cultural values beyond park boundaries, noting that

Where appropriate, manage places within the park as components of linked histories and themes that extend beyond the park and within regional, statewide and national contexts. As part of this approach encourage:

The undertaking of cultural heritage studies on lands adjoining the park to identify and assess linked heritage places and

The adoption of linked planning and management provisions which protect these places, their settings and connections between places.

There are a number of sites with linkages to Coolamine Homestead that have been identified during the preparation of this CMP, including a number of sites in the ACT (Orroral, Brindabella, Glenburn, Yarralumla &c). The majority of these sites are in private ownership however the route between the Limestone plains and the higher pastures used in the summer is through the National Park and Wilderness areas.

The research undertaken for this CMP indicates that the Coolamine Homestead complex is of a high level of cultural significance and that the place is important to stakeholders, particularly the long term park users and descendants of the managing families. It is the nature of these slab buildings that continual maintenance is required. The KNP POM notes that

all extant huts will be retained and managed primarily for their cultural values and to minimize adverse environmental impacts.

Adverse environmental impacts such as the spread of hawthorn into the adjacent bush have been identified in this CMP. The Coolamine Homestead is a cultural site with a cultural landscape, part of which lies within a wilderness area. This conflict between the management of natural and cultural values is discussed in the section on the Bimberi Wilderness Area below.

The KNP POM indicates the need for a dedicated building maintenance component in the HAMP program and that the priorities for building maintenance and conservation works should be based upon the cultural significance of a building or group of buildings, the degree of threat to the buildings and the importance of the buildings to stakeholders. At present there is no dedicated funding for ongoing maintenance at the Coolamine Homestead complex.

The KNP POM provides for updating

Existing information held by the DECC on known Aboriginal and non-Aboriginal cultural landscapes, places and objects, including those that are extant and destroyed, within the DECC's Aboriginal Heritage Information Management System (AHIMS) and/or Historic Heritage Management System (HHIMS). AHIMS and HHIMS entries for the park will include information on:

Location;

Historical background (including chronological changes to the fabric, use and integrity of the site);

Linked or related themes and places;

Physical description (including as appropriate, exterior and interior, design, construction type, materials, landscape setting);

Present use(s);

Contemporary values (including specific community, family and individual attachments);

Community involvement in management;

Statement of Cultural Significance;

Physical condition assessment;

Threat assessment and management response;

Schedule of protective and maintenance works undertaken and required;

Monitoring schedule and records;

Photographic records and references;

Copies of historical and contemporary drawings;

Reference source documentation.

Much of the information needed to update the HHIMS form for Coolamine is contained within this CMP. Additional work will be required to produce drawings and archival photographs. Issues such as monitoring of works are discussed in the Conservation Policy section.

6.4.2 BIMBERI WILDERNESS AREA

The northern portion of the former Coolamen Run, including the McDonald's house sites, is now located within one of the nine declared wilderness areas within the KNP, the Bimberi Wilderness area. The wilderness zone

Can be defined as a large area of land, which together with its native plant and animal communities and the ecosystems of which they are a part, is in a substantially unmodified state or is capable of being restored to such a state. Wilderness areas are those lands that have been least modified by modern technological society; they represent the most intact and undisturbed expanses of our remaining natural landscapes. All such places on the Australian continent have been occupied and used by Aboriginal people for many thousands of years. Many such areas, including all of those within the park, have also been modified to some degree by past land uses and practices of non-Aboriginal people.

The Coolamen Run is an organically evolved cultural landscape, according to the categories for Cultural Landscapes established by UNESCO.

Organically evolved landscape. This results from an initial social, economic, administrative, and/or religious imperative and has developed its present form by association with and in response to its natural environment. Such landscapes reflect that process of evolution in their form and component features.

They fall into two sub-categories:

* a relict (or fossil) landscape is one in which an evolutionary process came to an end at some time in the past, either abruptly or over a period. Its significant distinguishing features are, however, still visible in material form.

* continuing landscape is one which retains an active social role in contemporary society closely associated with the traditional way of life, and in which the evolutionary process is still in progress. At the same time it exhibits significant material evidence of its evolution over time.

The designation of part of the Coolman Plain as a wilderness area, and the concept of restoring the landscape to wilderness is at odds with the concept of a continuing cultural landscape. The KNP POM discusses cultural landscapes in relation to Aboriginal sites but not with regard to the heritage precincts such as the Coolamine Homestead. The homestead site, and the associated run, which it served as the administrative and functional heart of, are of a level of cultural significance that warrants the conservation of the cultural sites, both Aboriginal and non-Aboriginal, that demonstrate the seasonal use of the place and the pathways taken through the mountains.

In Australia there has been an increasing awareness that places are not simply natural environments but are continuing cultural landscapes. In 1994 the world heritage designation of Uluru-Katjuja National Park was altered to include cultural values, including traditional patterns of land use.

The designation of the northern section of the Coolman Plain as a wilderness area does not recognise the longstanding pastoral use of the plain or the distribution of Aboriginal campsites. In particular the designation restricts the ability to be able to interpret the long standing patterns of use of the place. The boundary of the wilderness area at the homestead complex is 100 m north of the old alignment of the road, as shown on the map opposite. The home paddock and the yards fall within the zone between the current road to the south and the wilderness boundary to the north.



Extract from the Wilderness Boundary, Coolamine and Blue Water Hole map printed in June 2007

Source: DECC Tumut

6.4.3 COOLEMAN PLAIN MANAGEMENT UNIT

The KNP POM recognises that Cooleman Plain karst area is an area of natural and cultural significance part of which is superimposed over the broader wilderness area.

The Cooleman Plain is a limestone karst area:

the [management] unit contains an outstanding collection of karst features including dry valleys, springs, steam sinks and more than 100 caves.

Policies have been developed to protect the sensitive environment of the karst area including

- Weed and feral animal control programs
- Restrict the use of chemicals in karst areas to those known to be environmentally sensitive.
- Minimise the use of earth moving equipment
- Minimise surface and ground water pollution

None of these policies conflict with the long term conservation of the Coolamine Homestead complex. The Coolamen Plain Karst Area Management Plan seeks to limit activities that are detrimental to the environment or that have the potential to pollute the aquifer. Sources of pollution include rubbish and chemicals used in building products and in toilets.

The KNP POM makes provision for the preparation of additional interpretive material regarding the Coolamine Homestead complex and the preparation of a huts and historic sites walk, a mines walk and walks from the Cooleman Mountains rest area. These walks could interpret the sites that are marked on the late nineteenth century parish maps. In particular the route to Currango from Peppercorn passed near to the present camping area on the Cooleman mountains.

6.4.4 KOSCIUSZKO NATIONAL PARK HUTS CONSERVATION STRATEGY

The KNP Huts Conservation Strategy, which has been endorsed by the NPWS, developed a series of underlying principles

The recognition of the huts as central to the landscape history of KNP, including the history that postdates its formation;

The retention and recovery of significance associated with social significance and ongoing cultural landscape patterns of use that were severed as a result of the bush fires of 2003;

A holistic approach to the management of the interface between cultural values and natural values;

Harnessing the energy, skills and commitment that arises from strong community associations with the huts as a collection and individually and the recognition of future caretaker contributions in the future management of the huts;

The need to reduce threats but accept risks as core elements in priority setting;

The need for an outreach and education strategy to connect the broad Australian community in promoting the significance of the huts and the role of the community as a whole in their conservation.

The Coolamine Homestead complex was included in the Huts Conservation Strategy. None of these general principles conflict with the detailed conservation policies for the Coolamine Homestead contained within this CMP. In particular the strategy seeks a more holistic approach between cultural and natural, which can be dealt with by viewing the landscape as a cultural landscape with both natural and cultural elements, rather than focusing on the natural values.

The strong attachment of people to the place, in particular the local community and the volunteer groups, is largely related to the cultural values of the place, however the landscape setting and patina of age of the structures is also much admired. The Coolamine Homestead is not one of the huts that was destroyed by bushfires. The vernacular techniques that remain evident at the homestead complex have become even rarer since the 2003 fires, when other examples within the park were destroyed.

6.4.5 DECC INTERNAL PROCESS OF APPROVALS

As previously noted the NPWS/DECC maintain HHIMS which, whilst it lists sites, does not contain conservation management requirements for this site. An internal process of approvals for works to sites under the control of the NPWS/DECC has been developed and a guide produced:

preparation of environmental assessments for all works and activities which will have:

little/no impact (maintenance and certain repairs);

minor impact (minor activities);

major impact (major activities) proposed to and within the vicinity and/or curtilage of a cultural heritage items; or

activities or works that are contentious in nature.

As the Coolamine Homestead already listed in HHIMS as being of State Significance the preparation of a Statement of Heritage Impact (SOHI) is required for ALL WORKS to the place as part of the REF , in accordance with internal NPWS (now DECC) guidelines (Guidetoapprovals04.doc), even for selected activities or works with little or no impact.

These works with little or no impact are defined as:

Maintenance not involving the removal of, or damage to, the existing fabric or the introduction of new materials.

Landscape maintenance including weeding, watering, mowing, pest control and fertilising without damage or major alterations to layout, plants and significant features. Certain pruning and tree surgery.

Cleaning including the removal of surface deposits, organic growths or graffiti by the use of low pressure water (less than 100 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing.

Repairs such as the replacement of services such as cabling, plumbing, wiring and fire services that uses existing service routes, cavities or voids or replaces existing surface mounted services and does not involve damage to or the removal of significant fabric.

Repair (such as refixing and patching) or the replacement of missing, damaged or deteriorated fabric that is beyond further maintenance, which matches the existing fabric in appearance, material and method of affixing and does not involve damage to or the removal of significant fabric.

Painting that does not involve the disturbance or removal of earlier paint layers other than that which has failed by chalking, flaking , peeling or blistering, involves over-coating with on appropriate surface as an isolating layer to protect significant earlier layers and employs the same colour scheme and paint type.

Although an assessment of impact is required, the approval of the Heritage Office is not required. For all remaining works, ie works with minor or major impact, or contentious works, Heritage Office approval by way of a Section 60 Application (for building works) and/or and excavation permit will be required. Section 60 applications can now be undertaken internally under delegation.

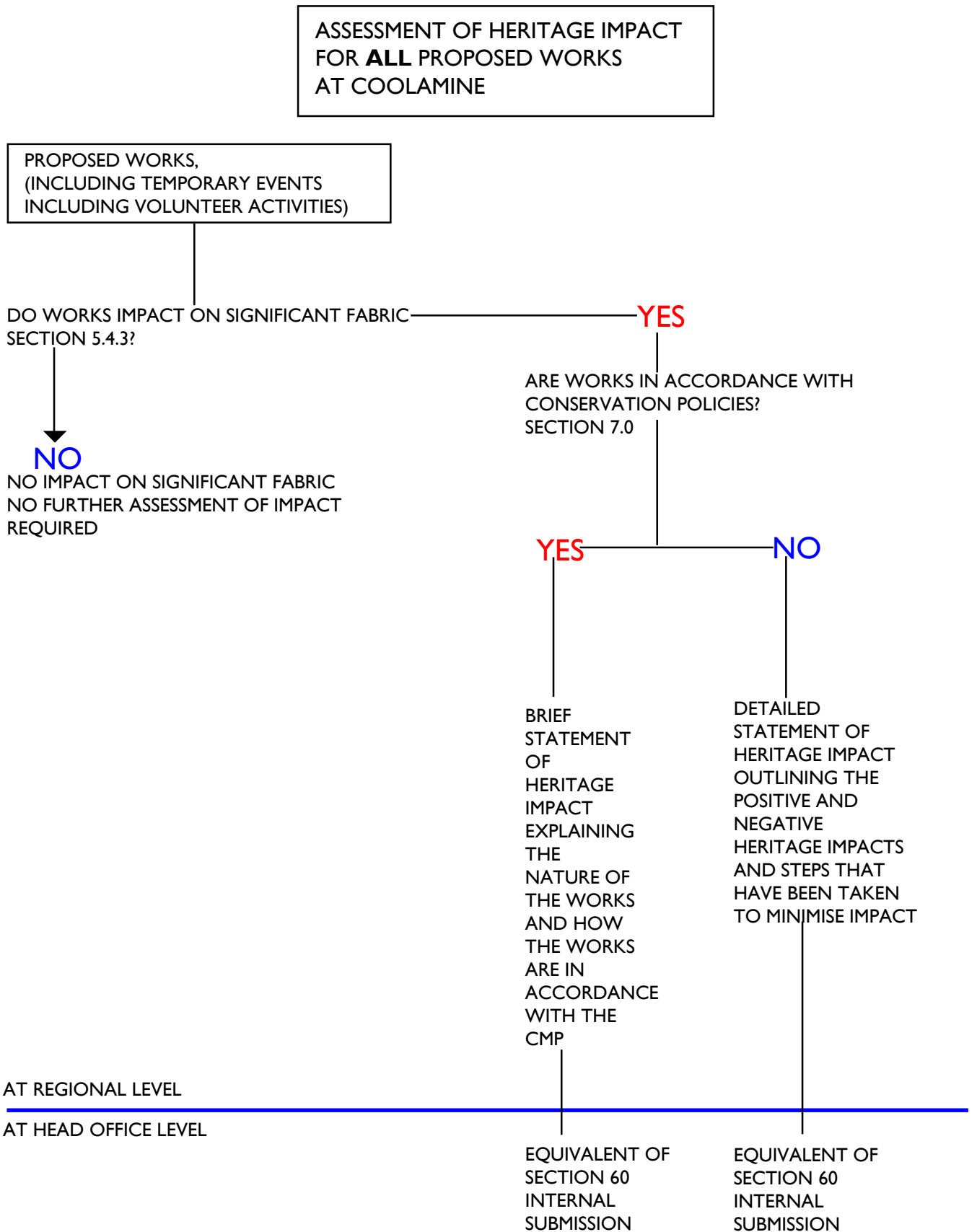
This Conservation Plan should be used as a basis to determine whether or not a proposal impacts upon the place and the level of detailed documentation that is required (as per the chart opposite).

The Statement of Heritage Impact (SOHI) should demonstrate how the proposed works are consistent with protecting the significance of the item or place, and should indicate how the detailed policies of the Conservation Management Plan are being implemented. This SOHI should form part of the Review of Environmental Factors (REF).

6.4.6 HAMP FUNDING

Funding for conservation works, and for the preparation of CMP's is obtained from the NPWS's HAMP (Heritage Assets Maintenance Program) funding, which is allocated on an annual basis. In the past funding has been obtained from the National Estate Grants Project. This funding is now reserved for items on the National or Commonwealth Heritage List and is not available for items listed at a State level.

Some funding is allocated to the Coolamine Homestead complex from the regular maintenance programs, including weed work, facilities maintenance (roads and toilets), regular visits by rangers and the carpenter.



6.5 ACCESS REQUIREMENTS

The Coolamine Homestead complex is currently accessed by vehicle from the road to Blue Waterholes and by foot and on horseback. The homestead complex is widely visited by people of all ages, the majority of whom arrive by private car. In dry weather the road is accessible by ordinary vehicles without 4wd capabilities. The foot and horseback routes are currently informal ones although walking instructions have been included in walking handbooks by Lonely Planet, Harry Hill &c. These instructions include some historical information regarding the homestead.

The complex is located within a Minor Road Zone adjacent to the Bimberi wilderness area. The KNP POM notes

Areas to be avoided by horse riders to protect natural and cultural values and minimise conflict with other users...

Karst features

Heritage places that are susceptible to disturbance or culturally sensitive.

A number of traditional riding routes have been identified in this CMP, including the route from the homestead across the plain and Cooleman Mountains to Peppercorn. This issue is further discussed in the conservation policies. The Cooleman plain is one of the places identified in the KNP as a popular riding spot. The southern part of the plain is designated a back country area where riding is permitted. Coolamine Homestead is accessed by horseriders along the Blue Waterholes Fire Trail and from the south of the trail. There are currently no facilities for tethering horses and the verandah posts have been used occasionally for this purpose. This is not desirable as the posts are susceptible to being pulled out of alignment.

Bollards have also been installed to prevent illegal 4WD access to the homestead. Illegal access is also evident on the northern section of the Coolamine Plain. The NPWS(DECC) Management access to the complex currently passes through the low lying section of ground and no longer uses the bullock track which passed between the residences and the yards. It is desirable that management access be on ground that is not boggy. No specific provisions have been made at the site for disabled access and the paths are no currently paved nor the road sealed.

6.6 CLIENT REQUIREMENTS

Under the KNP POM the Coolamine homestead complex within the Coolamine Plain Management Unit is to be managed as a Basic Day Use Area (DI). Basic Day use which permits the following facilities in the wilderness and back country areas (taken from Schedule 6). The complex falls within a minor road corridor which permits a greater range of facilities.

	WILDERNESS BACKCOUNTRY	MINOR ROAD, MAJOR ROAD VISITOR SERVICES
BBQ Gas or Electric	NO	OPTIONAL IN MAJOR ROAD ROAD CORRIDOR & VISITOR SERVICES ZONES ONLY
Fireplaces	NO	OPTIONAL
Garbage Collection	NO	OPTIONAL EXISTING COLLECTION TO BE PHASED OUT
Information Display	NO	OPTIONAL
Shelter/Covered Area	NO	NO
Tables	NO	OPTIONAL
Toilets - pump out or Composting	OPTIONAL	OPTIONAL
Vehicle Access	NO	YES
Visitor Centre	NO	NO
Water available (including stream)	OPTIONAL	OPTIONAL

At present there is a single toilet at the homestead as well as interpretive signage. The homestead complex is used for day visitors and is only to be used for camping in an emergency. It is not envisaged that this pattern of use be altered as range of facilities exist nearby including campsites, horse camps and cabins. Formal camping sites with facilities have been provided at Blue Waterholes and Coolamen Mountains. Standardised, relatively vandal-proof picnic tables and toilet blocks have been provided at these two campsites. Accommodation is provided at Currango. Camping areas, which allow vehicle based camping with horses are located along Long Plain Road.

6.7 ENVIRONMENTAL ISSUES

THREATS TO NATIVE VEGETATION

Past use of the Cooleman Plain for grazing resulted in modification of the natural plant communities which existed on the Plain. Removal of grazing has led to a recovery in condition of plant communities occurring in the area, but threats to this recovery process remain.

These threats include weed invasion, recreational use and grazing by exotic species. Weed species which now exist on the Cooleman Plain include Yorkshire Fog (*Holcus lanatus*), Catsear (*Hypochaeris radicata*), Spear Thistle (*Cirsium vulgare*), Smooth Hawksbeard (*Crepis capillaris*), Sheep Sorrel (*Acetosella vulgaris*), Sweet Briar (*Rosa rubiginosa*), Bitter Stonecrop (*Sedum acre*) and Twiggy Mullein (*Verbascum virgatum*)

In addition to these environmental weeds, escapes from plantings around Coolamine Homestead are invading the bushland outside of the Homestead yards. These escapes include Hawthorn (*Crataegus monogyna*) and Basket Willow (*Salix sp.*).

Feral animals including rabbits, horses and pigs disturb native vegetation through grazing and browsing native plants and disturbance of soil and stream banks.

Karst environments are sensitive to disturbance and unsustainable recreational use may threaten the landscape of the Coolman Plain. This problem is recognised in the 2006 Plan of Management which includes an action seeking the introduction of a monitoring program to assess environmental degradation associated with visitor activities and which proposes to manage activities according to impact thresholds.

FAUNA HABITATS

The dominant fauna habitats are grassland and woodland.

6.8 POTENTIAL THREATS

The Coolamine Homestead site is now located within a National Park and is subject to natural forces. The KNP Huts Strategy has identified

The key natural threat remains that of bush fires; the other natural threat being the ongoing deterioration of the huts resulting from their construction with vernacular materials and their remote and exposed locations. Human threats relate to accidental damage, such as fires within the huts, and arise from a lack of experience or awareness rather than from wilful destruction (although some huts near main roads do get vandalised from time to time).

These threats are apparent at Coolamine. Bush fires, often the result of lightning strikes, wind and hail storms have potential to severely damage the timber buildings on the site. Heavy snow falls have the potential to damage the already deteriorated and weakened corrugated iron roofing. The Coolamen Plain is prone to heavy snowfalls during the winter.

Due to the difficult access this section of the park is closed during the winter months. It is the nature of these slab buildings that they are not watertight and water ingress will continue to occur, particularly in stormy weather. When lived in such buildings required constant maintenance to keep them draught free.

Fires have reached as far as the fenceline adjacent to the outhouses and the water race but not the homestead. The threat of bush fires is likely to be an annual occurrence. There was no water available on the site and in December 2006 the surrounding streams were dry. More recently there has been water from melting snow in the dam on the plain and in the water race (June 2007).

Coolamine is one of the huts within the park that has long been subject to vandalism. Continued vandalism had resulted in the destruction of doors and window sashes. There is a code of conduct that clearly sets out how the huts within the park are to be used. There is no need for visitors to camp in the buildings as two campsites have been provided nearby. During the last season some of the replaced floorboards were charred through, the result of uncontrolled fires within the hut fireplaces. Likewise the calico ceilings have been damaged. The tin sheet installed above the main fireplace in the Campbell House aids in protecting the ceiling.

Given the proximity of the two campsites, the continued day use of the homestead site is supported. The huts should only be used as emergency shelter.

6.9 SHORTAGE OF SKILLS AND MATERIALS

In the past the NPWS(DECC) has had trouble in locating suitable building materials and skills to repair the slab buildings in the traditional manner. The Alpine Ash, used to construct the buildings at Coolamine was obtained locally. The stands of timber used are now within the National Park and now cannot be logged. Some timber may however be able to be obtained regionally, from Tumbarumba.

It is however the character of these buildings that they were constructed using local Alpine Ash. The replacement of timbers with a different species will, in the long term, result in a loss of significance and also a loss of knowledge regarding the characteristics of the Alpine Ash. In Japan, where the timber temples are renewed on a regular basis, special timbers are grown for the purpose. It may be possible to recycle local timbers, or obtain suitable timbers regionally.

The seminar held at Coolamine in 1983 included park workers from other regions as well as KNP. This type of practical training in bush carpentry is occasionally provided by the NPWS. In 2006 a Traditional Tools workshop was held at Currango which also looked at a range of building and preservation techniques and traditional paints. The seminar was attended by parks staff from Victoria, NSW and the ACT.

The issue of a lack of traditional skills and materials for repairing the slab huts is not an issue that is particular to Coolamine, and there is a series of timber buildings that need to be repaired using traditional bush carpentry techniques throughout the KNP and in other parks in NSW. The DECC is progressively acquiring former pastoral stations and the number of vernacular buildings in their portfolio is likely to increase.

The KNP POM makes provision for

a Traditional Knowledge Project that utilises audio and video recordings and documentary evidence to capture surviving traditions, knowledge, skills, customs, practices and beliefs of Aboriginal and non-Aboriginal people associated with the mountains.

The Artisan's of Australia project documents conservation works at Coolamine. There is considerable physical and documentary evidence of a range of skills and practices that have now largely vanished in the Alpine areas.

These skills relate to bush carpentry, horsemanship and survival and self-sufficiency in the mountains. The work already undertaken has focused almost entirely on European occupation. Provision is made in the KNP POM for the establishment of a program to teach traditional skills to ensure that they are not lost. Coolamine and nearby Currango have both already been used as a practical teaching and fieldwork venue.

6.10 VOLUNTEER PROJECTS & CARETAKING

The KNP POM makes provision for a formal agreement between the KHA and the NPWS now DECC regarding the voluntary hut conservation efforts. The Coolamine Homestead complex is of a level of cultural significance that requires the assessment of heritage impact of **ALL WORKS** to the place to ensure that the proposed works, including maintenance and repair works undertaken by volunteer working parties, do not impact on the significant fabric.

In the past volunteers have participated in repair works to the huts, including the re-newspapering of rooms. Installing elements with no provenance to the property confuse the visitors to the complex. Whilst it is desirable that volunteers be given the

opportunity to participate in conservation projects it is essential that the repair works undertaken follow current conservation methodology and practices and employ traditional bush carpentry techniques.

In the future it may be more appropriate to undertake some of the repair works to the slab buildings as training exercises, allowing bush carpentry skills to be passed on. Provision could be made for volunteers to participate in training sessions and assist in maintaining the grounds and the repair of the yards and archaeological excavations. This is further discussed in the Conservation Policy section.

It is evident from both the current state of the buildings and from the sequence of historic photographs that works undertaken to the Campbell House in particular have altered details and have added elements that confuse the interpretation and dating of the structure. Future works to the complex must have an identified conservation aim, i.e. must contribute to either the long term conservation of the surviving significant fabric or the interpretation of the place. The determination as to whether the works are appropriate now rests with the DECC.

6.11 INTERPRETIVE STRUCTURES

There are currently two interpretive displays at the Coolamine Homestead and the KNP POM allows to

Confine the provision on on-site interpretive signs and displays with the unit to the Coolamen Mountain camping area, Coolamine Homestead complex and the Blue Waterholes area.

Consider the provision of additional interpretive material within the buildings in the Coolamine Homestead complex.

The provision of additional interpretive material within the complex is desirable, both within the buildings and at carefully selected external locations.

At present two interpretation shelters are located at Coolamine, a timber structure built using traditional construction techniques and one of the standard metal structures used in the park. The timber structure, built using traditional bush carpentry methods, blends into the landscape whereas the metal structure is highly visible in the landscape.

In the 1990s the timber structure was vandalised and a number of the signs destroyed however the surviving portion continues to be used today, largely as a picnic shelter. A pump out tank toilet, of a standard design has been built nearby. The larger interpretive sign is located at the car park. There is also one sign within homestead complex that shows the layout of the buildings.

SECTION 7.0 CONSERVATION POLICIES

SECTION 7.1 POLICY TABLE OF CONTENTS

These policies arise out of the Statement of Significance (Section 5) for the Coolamine Homestead and acknowledges that the place was part of the larger Coolman Run and is now part of the Kosciuszko National Park.

The policies provide practical information to guide planning and works and are based on the principles of the Burra Charter (1999) of ICOMOS Australia and current conservation methodology and best practice. Alongside each policy is an indication of the policies that should be implemented immediately, in the short term and in the longer term. Policies that outline the conservation approach or how the place should be interpreted have been classed as ongoing. An example of the grading is shown opposite.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

CONSERVATION POLICY HEADINGS

1.0 Conservation Methodology

- 1.1 ICOMOS Principles for the Preservation of Historic Timber Structures

2.0 Managing Heritage Assets

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- 6.0 Maintaining the Fabric
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- 7.0 Moveable Heritage
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- 10.0 Visitor Access
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- 11.0 Site Usage
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 - 12.1 The Coolamine Homestead
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Coolaman Run
 - 12.3 Future Research

7.2 CONSERVATION POLICIES

1.0 CONSERVATION METHODOLOGY

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance, the Burra Charter (revised in 1999) has been widely accepted across Australia as the underlying methodology by which all works to significant heritage buildings is undertaken. The NPWS (now the DECC) is progressively preparing CMP's for historic sites within National Parks.

The Coolamine Homestead has been assessed as being of at least state significance in its own right, and as an integral part of the former Cooleman Run. Future works to the place, including maintenance and the construction of any new visitor facilities should be guided by this conservation plan, as well as the three broader studies, the NPWS Guide to Building Conservation Works, the Kosciuszko National Park Plan of Management and the Kosciuszko National Park Huts Conservation Strategy. A Plan of Management (POM) also exists for the Cooleman Plan Karst Area that predates both the overall KNP POM for the park and the Huts Conservation Strategy.

It is essential that the aims and intentions of this Conservation Management Plan are disseminated to those who occupy the building, and those planning and carrying out work. To ensure that the document remains relevant, it should be reviewed on a ten yearly basis. The aim of this review is to incorporate both changes in conservation methodology and practice and the changing requirements of the NPWS (now the DECC).

Policy 1.0

Ensure conservation, maintenance and associated new works to the Coolamine Homestead and its setting are undertaken:

- * In accordance with the relevant ICOMOS Charters and Principles including the principles for the preservation of timber structures.;*
- * In accordance with the aims and intentions of this Conservation Management Plan;*
- * In accordance with any DECC internal guidelines;*
- * In accordance with the relevant planning instruments;*
- * In accordance with current conservation methodology and practice;*
- * In such a manner that retains the cultural significance of the Coolamine Homestead precinct;*
- * In such a manner that recognises the significance of the broader cultural landscape of the Coleman Run, the Coleman Plain and the Coleman Plain Karst area.*

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

1.1 ICOMOS PRINCIPLES FOR THE PRESERVATION OF HISTORIC TIMBER STRUCTURES

In addition to the Burra Charter, which is used to guide conservation works Australia-wide, ICOMOS have developed principles for the conservation of vernacular structures and for the treatment of timber buildings. The ICOMOS principles for the preservation of timber buildings also points out that there has been a loss of skills and knowledge of the traditional design of timber buildings.

The principles of the charter, ratified in 1999, are to

Recognize the importance of timber structures from all periods as part of the cultural heritage of the world.

Take into account the great diversity of historic timber structures;

Take into account the various species and qualities of wood used to build them;

Recognise the vulnerability wholly or partially in timber due to material decay and degradation in varying environment and climatic conditions, caused by humidity fluctuations, light, fungal and insect attacks, wear and tear, fire and other disasters;

Recognise the increased scarcity of historic timber structures due to vulnerability, misuse and loss of skills and knowledge of traditional design and construction technology;

Take into account the great variety of actions and treatments required for the preservation and conservation.

Note the Venice Charter, the Burra Charter and related UNESCO and ICOMOS doctrine, and seek to apply these general principles to the protection and preservation of historic timber structures.

The principles contains a series of recommendations under the following headings:

- Inspection, Recording and Documentation;
- Monitoring and Maintenance;
- Interventions;
- Repair and Replacement;
- Historic Forest Reserves;
- Contemporary Materials and Technologies
- Education and Training.

The aspects are covered in the following conservation policies, which have been developed using both the Burra Charter and the Charter for the Preservation of Historic Timber Structures as a guide.

Policy 1.1

Base conservation works on the Burra Charter and its guidelines, and the ICOMOS principles for the preservation of historic timber structures.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

2.0 MANAGING HERITAGE ASSETS

The NPWS has many heritage assets in their portfolio, a number of which are vernacular farm buildings. Funding for the preparation of conservation plans and for conservation works can be applied for from a limited budget as part of the state-wide HAMP program. Proposals for future work programs should be based on the findings of this conservation management plan. In accordance with the KNP POM a regular source of funding for cyclic maintenance at the Coolamine Homestead should be established, including provision for detailed inspections and monitoring.

Policy 2.01

Continue to manage the place as a heritage asset, making provision for funding to undertake cyclic inspections, monitoring and routine building maintenance.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 2.02

Undertake conservation and maintenance works at Coolamine in accordance with the conservation philosophy, policies and implementation contained in this Conservation Management Plan.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

2.1 NPWS HERITAGE REGISTERS

DECC Section 170 is now maintained in the form of an internal database known as HHIMS. The HHIMS forms, and the record form does not record when works are carried out to a place however reports and studies are listed. The Management Objectives (7.01) in the KNP POM includes the requirements for updated HHIMS forms (outlined in the constraints and opportunities section).

Policy 2.1

Seek to include the findings of this CMP into HHIMS, incorporating record photographs and drawings, the source of oral history transcripts, reports and other archival photographs.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

2.2 THE KOSCIUSZKO CONSERVATION HUTS STRATEGY

The Kosciuszko Huts Strategy, which has been adopted by the NPWS (now DECC), contains both overriding policies and detailed policies regarding the use of sites. The overall vision for the conservation of the huts recommends the employment of a

whole of landscape' approach [that] conserves not only the fabric associated with historic uses but ongoing social values held by associated communities (previous land-users, recreational groups and caretakers) and patterns of use (ongoing long-standing recreational use and hut lifestyle).

KNP Huts Conservation Strategy Policy Area A1

(1) The group of huts, hut ruins and former huts within KNP are recognized as a heritage resource of exceptional significance for the state of NSW. The collection not only provides evidence of key historic themes in the development of NSW and this region but still retains social significance to Aboriginal and non-Aboriginal communities through family connections and ongoing patterns of use. The collection of huts represent a key chapter in the historic and continuing story of human interaction with this unique landscape.

(2) The huts collection should be managed as a core element of the KNP landscape story in a 'whole of landscape' approach that considers all natural and cultural values.

(3) The social significance of the huts and their associations with patterns of use and travel networks in the landscape should be retained, recorded and interpreted.

(4) Associated communities should be encouraged to participate in the management of the huts, including the reduction of threats and the interpretation of the collection to park users and the broad community.

The detailed research and comparative analysis undertaken during the preparation of this CMP confirms that the Coolamine Homestead complex has a high level of significance.

Policy 2.2

Adopt a whole landscape approach that considers the natural and cultural values of the place.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

2.3 INCREMENTAL CHANGE

Incremental change to the buildings had the potential to result in a gradual loss of cultural significance, in particular the loss of original details, traditional timber types and a loss of skills required to repair the slab buildings.

The Coolamine Homestead complex is of a level of significance that warrants careful assessment of **ALL WORKS** to the building need to be assessed to ensure that changes do not impact on significant fabric. An internal NPWS (now DECC) process already exists that outlines the level of documentation to be prepared, as outlined in the Guide to Approvals. As a minimum for **ALL** works that impact on significant fabric a statement of heritage impact is required. This requirement also applies to any works proposed by volunteers. A flowchart explaining the assessment process has been included in Section 6.

The process of assessing impact should be seen as being a useful conservation planning tool, allowing for the conservation approach to be determined and agreed upon by the DECC staff. In the past certain works have been undertaken that now confuse visitors to the site as the works are not identified as being modern interventions. There is no on site explanation that the level of the buildings have been raised, or that some of the details have been altered and timbers replaced.

Policy 2.3.1

Ensure that the assessment of the heritage impact of ALL WORKS to the place is undertaken, including activities proposed by volunteers/caretaker groups, if modification to significant fabric is proposed.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 2.3.2

Ensure that the internal process of seeking approval for works includes input from heritage specialists.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

2.4 RECORDING THE DETAIL

Considerable modifications to the buildings have occurred which have not been documented on as-built drawings. The NPWS/DECC have been unable to locate the architectural drawings, although reduced copies of site plans are held on file. The site plans, sketch plans and elevations included in the 1995 CMP are not entirely correct and are taken from the CCAE study. Gatis Gregors drawings for his thesis are much more accurate. Full size prints of Gregor’s drawings have been located, but not the original drawings. Some photogrammetrical work has already been undertaken, however no final drawings were sighted during the preparation of this CMP (or the previous CMP). Prints of the 1:20 scale rectified photographs are held on file at NPWS (now DECC) Hurstville however these are not of archival quality. Some preliminary architectural drawings are also held. The final drawings have not been located and are believed to have been held in the former NPWS Technical Services Group. Reduced copies of the drawings have been included in Section 4.0

The English Heritage publication: Understanding Historic Buildings, A Guide to Good Recording Practice gives a good explanation of how to record buildings and the importance of such recordings. It is the nature of slab buildings that the slabs shrink and settle, new timbers are then installed at the top of each panel of drop-slabs. The measured drawings will therefore be a only be a record of the slabs at a particular point in time.

A number of the structural elements have been scarfed, retaining the original detail above a recent base. This is currently not recorded other than in photographs. Advice from those who took part in the 1980s works should be sought and a set of annotated drawings prepared outlining the extent of works done. There is potential for student and volunteer participation, under supervision, in this recording project.

Policy 2.4.1

Ensure that past and future changes to the place are recorded by:

Undertaking a thorough internal search for drawings in the former NPWS sections such as the former technical services.

Commissioning an accurate levelled and measured survey of the Coolamine Homestead site, including the water race and yards and the perimeter fencing.

Retaining a set of measured drawings that record the extent of repair works undertaken in the mid 1980s.

Preparing a comprehensive set of as-found drawings of the buildings and yards in the Coolamine Homestead complex.

Including reduced copies of the measured drawings of the buildings and yards at Coolamine in HHIMS

Using the measured drawings as base drawing, recording incremental changes over time, noting the date of the replacement of elements.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	X

2.5 RECORDING CONSERVATION DECISIONS

In accordance the Australia ICOMOS Burra Charter and conservation best practice, the decision making process during any conservation works should be recorded on file. The past reports prepared for National Estate Grants Projects are an invaluable record of conservation works at Coolamine. This information should be included in any updated conservation plans.

Given that there have already been a series of CMP's prepared for this site, it is not considered necessary to review the document after 5 years. With many sites the five year time frame is simply too short and in reality most CMP's get reworked every decade, as has occurred with Coolamine.

Policy 2.5.1

Continue to record the works undertaken at Coolamine, maintaining a list of the date and extent of work, including any work undertaken by volunteer groups, on file.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 2.5.2

Update this CMP after 10 years, to include the works undertaken in the interim and any new documentary evidence that has come to light.

SHORT TERM		LONG TERM	X
MEDIUM TERM		ONGOING	

3.0 THE COOLEMAN RUN AS CULTURAL LANDSCAPE

As identified in the KNP Huts Conservation Strategy, the recently implemented POM for the park

Unlike previous plans of management, this plan recognizes the natural and cultural values are often intertwined within the landscape and should be managed in a holistic way,

The concept of an organically evolved cultural landscape should be adopted for the former Cooleman Run, which largely corresponds with the Cooleman Plains. The need for cultural landscape mapping, to be undertaken in partnership with Aboriginal and non-Aboriginal people was identified in the KNP POM.

Policy 3.0.1

Continue to manage the Cooleman Plain as an organically evolved cultural landscape, retaining evidence of traditional ways of life in the mountains, both Aboriginal and non-Aboriginal.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 3.0.2

Seek to map the superimposed layers of use and the natural landforms that make up the cultural landscape of the Cooleman Plain. Seek to tap into local knowledge regarding the patterns of use of the place as a whole.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

3.1 THE COOLEMAN PLAIN MANAGEMENT UNIT (KARST)

The site of the Coolamine Homestead is within the Cooleman Plain Karst Area and as such is an environmentally sensitive area. None of the general provisions in the KNP POM that are designed to protect the karst system conflict with the long-term conservation of the homestead complex and programs such as the management of feral animals are beneficial. This is further discussed in the section on environmental management.

Policy 3.1.1

Continue to protect the natural heritage values of the Cooleman Plain.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 3.1.2

Interpret the karst system and the use of the homestead by visitors to the Cooleman Caves.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

3.4 BACKCOUNTRY AND WILDERNESS AREAS

The KNP POM has nested zoning of areas, the Coolamine Homestead falls within the Cooleman Plain Karst Area, part of which falls within the minor road corridor at the boundary of the Bimberi Wilderness area and part within the backcountry areas. The POM makes provision for heritage precincts such as Currango Homestead and the Coolamine Homestead, noting that in the heritage precincts the protection of historic features and landscapes will receive high priority.

It has become apparent whilst assessing the physical and documentary evidence of the development of the Coolamine Homestead that the place formed the administrative and functional heart of the Cooleman Run and that a series of other cultural sites associated with the run and the individual selections survive, including yards, a dam/watering hole and homestead sites, some of which fall within the wilderness area. There are also a series of Aboriginal campsites near the homestead but outside of the fenced area.

Policy 3.4.1

Seek to designate the Coleman Run as a heritage precinct or cultural landscape, including the former selections, the waterhole, the yards near the waterhole and the route from Peppercorn to Currango.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

Policy 3.4.2

Interpret the longstanding cultural uses of the Coleman plain.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

3.5 VIEWS AND VISTAS

The sequence of historic photographs shows the views that could be obtained from the homestead complex towards Mary's Hill. The sequence of aerial photographs shows that the cleared land on the plain once clearly corresponded to the cadastral boundaries however this alignment is no longer clear. Vegetation closer to the house is also obscuring views. When the complex was a working property the plains were kept clear by grazing. Now that grazing has been halted the bush is encroaching. The area surrounding the house has traditionally been kept clear of bush, a practice that has resulted in the buildings surviving bush fires. It is evident from the fire damage to the fence posts that the current buffer zone created by the paddocks is sufficient.

Having a buffer zone of paddocks around the homestead allows for views of the complex to be obtained from a distance. The complex has traditionally been viewed from the north, as this is where many of the historic photographs have been taken from. There is considerable potential to develop an interpretive walk that includes signage with comparative views of the homestead complex in 1908 and today, and also includes views across the plain towards the earlier homestead sites and to Mary's Hill, the traditional source of the *Alpine Ash* used to build the complex.

Policy 3.5.1

Retain a buffer zone around the house that corresponds with the present fenced area, which allows a series of views to the homestead from the perimeter. Remove regenerating trees and shrubs from the fencelines.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 3.5.2

Seek to develop an interpretive walk from the homestead complex to the Coolamine Plain that includes surviving cultural features such as the former homestead site and vistas of associated sites such as Mary’s Hills.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

3.6 THE HOMESTEAD COMPLEX

The KNP Huts Conservation Strategy and the KNP POM make provision for the management of the surviving huts within the park as cultural sites, including the Coolamine Homestead.

Policy 3.6

Manage and conserve the cultural values of the Coolamine Homestead complex, retaining the surviving significant fabric in situ.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

4.0 THE COOLEMAN RUN AS PART OF A CULTURAL ROUTE

The documentary evidence indicates that the Cooleman Plains were known to the aboriginal people before the Europeans ventured into the mountains. It was not until the permanent managers were appointed circa 1890 that the place was occupied all year round. Until that date the movements to and from the plain were seasonal.

Policy 4.0

Encourage the further study and interpretation of the pattern of seasonal visits to the Cooleman Plain

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

4.1 SEASONAL MOVEMENT

Physical evidence within the site and the open camp sites on the perimeter of the fenced home paddock shows there to have been aboriginal visitors to the site, presumably during the warmer months. The documentary evidence records that aboriginal guides showed Murray and his party the location of the Cooleman Plains in the late 1830s. There is likely to be considerably more evidence of Aboriginal use of the plain and adjacent Cooleman Mountain that could be interpreted both at the homestead and at the existing campsite.

Additional study and surveying is likely to provide considerably more information about the routes through the mountains that were shown to the Europeans. The visits by the Aboriginal people to the mountains were seasonal and there does not appear to have been a permanent population at this altitude. Recent research has indicated that other foodstuffs/delicacies than just the bogong moths were obtained in the mountains.

Policy 4.1

Interpretation of Coolamine should include information regarding the Aboriginal use of the Cooleman Plain, the campsites on the fringe of the complex and the routes taken by Murray and his Aboriginal guides.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

4.2 TRANSHUMANCE

Transhumance, or the seasonal movement of stock to and from higher pastures, occurred from the late 1830s until halted by the NPWS. In contrast the practice continues in the Pyrenees and in the Swiss Alps. Associated with this practice was the network of huts used on a seasonal basis as well as the permanent huts used by the managers.

The disappearance of the practice of transhumance is recorded in the oral histories of the area. Additional oral histories may be able to provide more detail about practice. This is one aspect that could be discussed at 'back-to-Coolamine' days.

Policy 4.2.1

Interpret the rapidly disappearing practice of transhumance.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 4.2.2

Interpret the contrast between the network of huts occupied during the summer months and the more substantial homestead complexes.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 4.2.3

Seek to undertake detailed oral histories that focus on the summer grazing on the Cooleman plain.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

4.3 BRINDABELLA TO PEPPERCORN & CURRANGO

The route from Brindabella to Currango via the Cooleman Plain is shown on the surviving parish maps and maps of the runs. This route includes aboriginal sites such as the Wombat ground and European sites such as the stations occupied by the Franklin family and the outstations at Peppercorn and on the Cooleman Plain. The initial visitors to the area, who followed the route from Brindabella, came in search of the Cooleman Caves and the sublime landscape of the Bluewaterholes. This landscape is still visited for its picturesque qualities however the traditional route is no longer followed. The existing campsites at the Bluewaterholes and on the Cooleman Mountains are ideally placed to interpret the surveyed route from Long Plain across the Cooleman Plain to the caves.

The Hume and Hovell track has been developed from the surviving surveyors notes. Survey information for the route to the Cooleman Caves is likely to survive in the records of the Department of Lands, as well as what is shown on the surviving parish maps. The KNP POM has identified Long Plain as one of the heritage corridors within the park, where

The protection of cultural values and the development and promotion of heritage-based recreation and interpretation opportunities will receive high priorities.

Such opportunities also exist on the Cooleman Plain, accessible on foot or on horseback.

Policy 4.3.1

Survey the late nineteenth century route from Brindabella to Currango for European and Aboriginal sites, including the extant and vanished head stations and outstations along the way as well as Aboriginal sites.

SHORT TERM		LONG TERM	X
MEDIUM TERM		ONGOING	

5.0 THE COOLAMINE HOMESTEAD

The Coolamine Homestead formed a base for the manager operating the Coleman run and his family and staff and was occupied on an all year round basis from the 1890s until post World War II. The intensive periods of use of the place correspond to depressions and droughts in the Australian economy. The buildings at Coolamine hold a wide range of associations for local people, including the descendants of the managing families. The materials used are admired for their aesthetic qualities and the corrugated iron buildings remind many of the local Aboriginal people of the materials used at the Aboriginal Mission at Brungle. The surviving layout is considered by many to be an archetypical homestead, providing a stark comparison between the life of the selector and life in towns or suburbs.

Policy 5.0.1

Interpret the growth and development of the Coolamine Homestead as the permanent home of the manager and his family and rename the huts based on the documented chronology of their construction.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

Policy 5.0.2

Interpret the typical characteristics of the slab buildings and yards and the process of selection.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

Policy 5.0.3

Preserve and maintain the appearance of age by introducing replacement materials gradually during periodic repairs.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

5.1 OVERALL CONFIGURATION

It is not intended that the overall configuration of the homestead be reconstructed, rather the surviving documentary evidence of the changes to the configuration should be utilized to produce more detailed on site interpretation for visitors.

Policy 5.1

Interpret the growth and development of the entire homestead complex using the available physical and documentary evidence and the archaeological record.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

5.2 THE SOUTHWELL HOUSE

The Southwell house has been extended twice however evidence of the original two-roomed cottage built by the Kellehers and the two extensions built by the Southwells survives. The sequence of photographs shows that the house was in very poor condition before works were undertaken in the mid 1980s and that slabs had been removed for use as firewood. The building was repaired using traditional techniques and a variety of slab techniques was used in the complex. The relocation of the stored items to a fireproof location is discussed in the section on moveable heritage.

The Southwells, in their published family history, provide considerable information about their Southwell ancestors who lived at Coolamine. Additional material may be held by the family that could supplement interpretive displays. In particular the dates given by the Southwells do not tally with the dates in the previous conservation studies. In this Conservation Plan we have used the dates as given by the Southwells rather than rely on secondary sources. The family may have more detailed proof of the dates of occupation.

A more appropriate name for this cottage might be the manager's cottage, reflecting its use by the successive site managers. Alternative the name could be altered to reflect its initial construction by Kelleher.

Policy 5.2.1

Implement a cyclic maintenance program for the Southwell house that included regular maintenance of the drop and vertical slab walls to reduce gaps and prevent water egress.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.2.2

In accordance with the Burra Charter and its definitions, preserve the surviving original fabric of the Southwell House in situ.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.2.3

Retain the surviving physical evidence of the original cottage and its two extensions and rename the cottage to reflect its pattern of use,

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.2.4

Interpret the Southwell house as a typical example of a drop-slab house by

comparing it to similar local examples, particularly the Orroral Homestead;

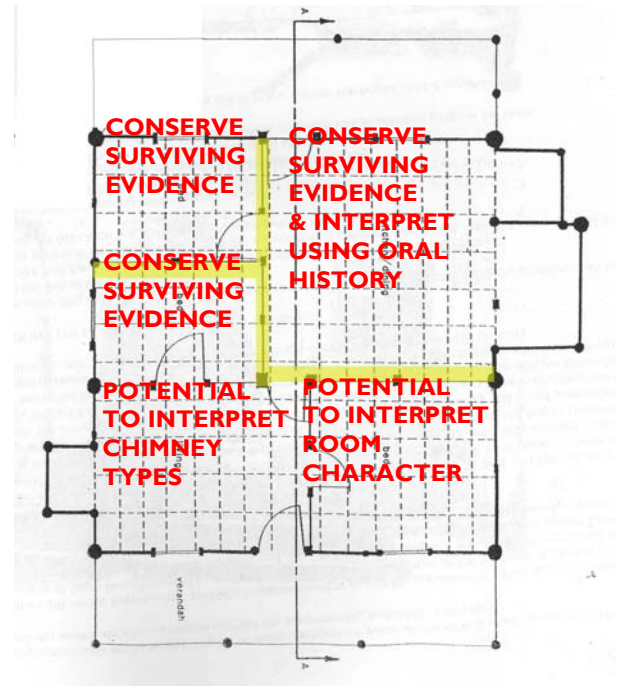
Exhibiting before and after photographs of the 1983 conservation works to the Southwell house, including early photographs of the house that show the use of limewash with a dark trim;

Conducting an oral history with surviving Southwell family members in the ACT.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

5.3 THE CAMPBELL HOUSE

The Campbell house was built to provide accommodation for the station manager when he visited his holdings in the mountains. It is an unusual form of house and contrasts with the typical linear layout of the Southwell house. As with the Southwell House extensive works were undertaken to the house in the 1980s and a good sequence of photographs survive showing before, during and after. Evidence of the wallpapers installed in the house by the Taylors survives. Much of the newspaper lining was installed during the 1980s works, some more recently. Whilst this provides interesting reading for visitors it is not significant fabric. The most recent attempts at repapering were not successful as the rats ate the glue. Further repapering should not occur, rather the drop slabs should be regularly maintained to minimize gaps.



Plan showing the areas of newspaper and wallpaper to be conserved (shaded yellow) and the rooms which could be interpreted. Source: OC+P

Policy 5.3.1

Implement a cyclic maintenance program for the Campbell house that included regular maintenance of the drop slab walls to reduce gaps and prevent water egress.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.3.2

In accordance with the Burra Charter and its definitions, preserve the surviving original fabric of the Campbell House in situ.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.3.3

Extend the valley gutter to the dimensions that can be seen in the historic photographs and install a drum to collect water from the valley gutter of the main chimney,

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

Policy 5.3.4

Do not repaper rooms using old newspapers with no provenance to the site, as this confuses the visitor’s appreciation of the stages of development, unless papering is part of a fully researched interpretive display.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.3.5

Seek advice from a materials conservator regarding methods of conserving the surviving evidence of significant wallpaper during repairs to slabs in the locations shown on the plan below. Concentrate on the areas protected currently protected by perspex.

IF THE NEED ARISES

Policy 5.3.6

Interpret the rarity of the form and layout of the Campbell House, (in contrast to the more standard linear form of the Southwell House).

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 5.3.7

Interpret the occasional use of the Campbell house by Campbell and the later use by the Taylor family, the Bridles and Bung Harris using oral histories and photographic material held by the local families.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

5.4 THE CHEESE HUT

Substantial works were undertaken to the Cheese Hut in the mid 1980s, during which the logs walls were replaced entirely. During these works a concrete strip foundation and concrete bases to the posts were installed, the latter of which is now causing a problem. Water is ponding in the concrete bases of the posts. Metalwork also does not perform well when installed at the base of a post. It is better to continue to utilise a traditional timber detail and ensure that the post base remains well drained. The use of a more durable timber such as turpentine where the timber is in contact with the ground is acceptable to ensure the longer term survival of the remainder of the structure.

The lifespan of *alpine ash* in an exposed location and in the ground is considerably shorter than some other Australian timbers. Timbers durability is further discussed in Policy section 6.0: Maintaining the Fabric.

Policy 5.4.1

Implement a cyclic maintenance program for the Cheese Hut that included regular maintenance to prevent water egress.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.4.2

In accordance with the Burra Charter and its definitions, preserve the surviving original fabric of the Cheese Hut in situ.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.4.3

Alter the ground levels and ensure water drains away from the structure, particularly the post bases.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

Policy 5.4.4

Remove concrete bases to posts, reinstating a traditional timber detail and good drainage.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 5.4.5

Interpret the changes to the configuration of the cheese house, including the relocation of the cheese press to Old Currango.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.4.6

Interpret the rarity of the construction of the Cheese Hut.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.4.7

Interpret the extent of replacement of fabric to the Cheese Hut undertaken during the 1980s.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

5.5 THE WATER RACE &C

The water race is a once common feature rarely found today, however such features are also recorded at other homesteads of this age in the KNP. The route of the race and the series of cisterns remain evident and could be dug out and interpreted. This is a project that is suitable for volunteers to assist with however the excavation should be undertaken under the supervision of an archaeologist and a detail record of the structure made. Reopening of the water race would be subject to an Excavation Permit under the Heritage Act.

Policy 5.5.1

Consider re-opening section of the water race. Interpret its use and layout.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 5.5.2

Develop a maintenance program to ensure the race remains open and potentially operational. Include an overflow from the final cistern that directs water away from the buildings.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

5.6 THE HOME Paddock & YARDS

The series of photographs show that there has been some change in the layout of the paddocks and yards surrounding the house. These changes relate to the changing pattern of use of the complex by the sequence of owners. Because the changes related directly to use it is not considered appropriate to re-instate any of the former fence layouts. What survives should, however be maintained. The more recent perimeter fence is necessary to keep both vehicles and wild horses out of the homestead complex and this should remain well maintained. This fence has been damaged by a bush fire and the stiles partially destroyed.

The yards were repaired during the mid 1980s however the gates and sections of the perimeter have collapsed. To assist with the interpretation of how the complex operated the collapsed elements should be repaired.

Policy 5.6.1

Maintain the current alignment of the perimeter fence and repair the damaged stiles.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.6.2

Repair the yards and gates using similar bush carpentry techniques and timbers.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.6.3

Maintain the fencing around the homestead to prevent entry by feral animals and unauthorised vehicles.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.6.4

Seek to involve volunteers in the repair of the yards.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

5.7 THE REMNANT VEGETATION

Physical and documentary evidence of the utilitarian vegetable gardens at the Coolamine Homestead survives, including fruit trees and furrows.

Policy 5.7.1

Retain evidence of vegetable and fruit plantings within the Coolamine Homestead yard.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.7.2

Manage vegetation within the Coolamine Homestead yard to retain evidence of fences and yard, maintaining the yards free of regenerating eucalypt trees and shrubs to reduce fuel loads and facilitate mowing/slashing.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.7.3

Avoid soil disturbance in the Coolamine Homestead Yards (other than is necessary to protect structures), including the cultivation furrows. Re-route vehicle traffic away from these cultivation furrows.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.7.4

Retain the stump of the apple tree in front of the Campbell House, control any regenerating suckers.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 5.7.5

Control weeds around the buildings including horehound and twiggy mullein, encourage the establishment of a healthy mown grassed area around the building.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

6.0 MAINTAINING THE FABRIC

Maintenance is the single most importance conservation process that will ensure the long term conservation of the place. Continual preventative maintenance should be undertaken in preference to extensive repair projects once the fabric has deteriorated. The modern fabric added in the mid 1980s also needs to be maintained, to prevent deterioration impacting on the surrounding early or original fabric.

Policy 6.0

Undertake regular preventative maintenance to the surviving structures at the Coolamine Homestead.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

6.1 GENERAL APPROACH

As a general approach, all fabric that survives from prior to the conservation works of the mid 1980s should be conserved in situ and should be given a higher priority than works to the modern fabric. This early or original fabric should only be replaced when it has deteriorated to the extent that it is resulting in the deterioration of significant adjacent fabric by allowing water penetration &c. When this fabric needs to be replaced the

surviving detail is to be matched exactly. The series of modern photographs and the surviving details should both be consulted when determining the detail of replacement elements.

The fabric from the 1980s work that follows the original detail and was worked in the traditional manner should remain and continue to be maintained. Details that were altered in the 1980s from traditional details to the use of modern materials such as concrete are now contributing to the deterioration of the structures and should be rethought when the timberwork above needs replacing. In particular posts should not be set in concrete, as the posts shrink and water ponds in the gap, hastening the deterioration of the post.

Policy 6.1.1

Preserve and maintain all pre-1980s fabric in situ.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.1.2

When original or early fabric has deteriorated beyond repair, replace like with like, using both the surviving physical and documentary evidence as a guide to getting the detail right. Date stamp all replacement elements.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.1.3

With the exception of timbers in contact with the ground original or early details are not to be altered or improved, but are to remain as a record of past vernacular construction techniques.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.1.4

Timber in contact with the ground can be replaced with a more durable species, and the bases of posts scarfed with a more durable class of timber.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.1.5

In the longer term seek to replace the concrete foundations, re-instate a more sympathetic foundation detail.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.1.6

Improve the drainage around each of the buildings, directing water away from the structures.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

Policy 6.1.7

Retain and maintain the fabric introduced in the 1980s that replicated original details and materials.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

6.2 GUIDE TO BUILDING CONSERVATION

The Guide to Building Conservation compiled by the NPWS in the mid 1990s contains detailed descriptions of the type of construction used at Coolamine and includes photographs of the conservation works undertaken in the mid 1980s as examples. This guide should be made widely available for regional staff dealing with the vernacular structures within the national parks including the KNP. Some of the techniques, however, such as the introduction of concrete foundations are no longer considered best conservation practice.

Policy 6.2.1

Ensure that the NPWS Guide to Conservation Works produced in the 1990s is made available to regional staff.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.2.2

Utilise the specific guidelines for slab walling, corrugated iron and structural posts as a guide when documenting conservation works.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

6.3 CYCLIC MAINTENANCE

The surviving structures at Coolamine need to be maintained on a regular basis. A chart outlining the frequency of inspections and the items to be inspected is contained in the Implementation Strategy. The complex is not used during the winter when access to the plain is blocked by snowfalls. Inspections should be done at the start of every summer season, as damage may have been caused by heavy snowfalls and also at the end of the season, as damage may have been caused by visitors. These inspections can be carried out by the Rangers using the check list provided. A more detailed inspection should be undertaken by a Conservation Architect on a five yearly basis.

The types of repairs that may be required for each type of building material are set out in the following sections. A checklist for inspections has been included in Section 8 on page 30.

Policy 6.3

Undertake regular inspections of the Coolamine Homestead complex, at the beginning and the end of the season using the Coolamine building checklist in Section 8 as a basis.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

6.4 SLAB CONSTRUCTION

The surviving early or original fabric, and the replacement timbers both need continual maintenance as the timbers shrink and/or settle. It is the nature of this type of construction that timbers are gradually replaced as the need arises, using a similar type of timber slab that has been worked in a similar manner. Although the replacement timbers are difficult to obtain, it remains desirable to replace the slabs and other timbers not in contact with the ground with the

Alpine Ash traditionally used to construct this type of building rather than introduce a timber not typically used in this area. These slab buildings provide a record of local construction techniques. Whilst other more durable timbers exist in NSW, such timbers were not available to the settlers on the Coolman Plain. Alpine Ash can last over 50 years if protected from the weather yet has a lifespan of less than five years in contact with the ground.

Policy 6.4.1

Inspect the slab buildings in spring and autumn, i.e. before and after the influx of summer visitors.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.4.2

Utilise the same type of timber and the traditional techniques of working the slabs when preparing replacements.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

6.5 CORRUGATED IRON

Short sheets of hot-dipped galvanized corrugated iron are no longer made. It is not appropriate to introduce modern roofing materials such as colourbond, the most appropriate replacement sheeting is Z600 galvanised corrugated steel which can be cut and rolled to match historic sheet sizes. In theory the historic profiles are still obtainable, in practice they can be very difficult to obtain whereas second hand corrugated iron can be quite readily be obtained. Further discussion of replacement corrugated steel can be found in the article that appeared in the Victorian Heritage Advisor, April 2000 entitled *Why any old galvanized iron won't do*. A copy of this article is included in the appendices.

The weathered corrugated iron to the roofs and walls of the homestead complex contributes to the aesthetic quality of the place. Rather than introducing new sheeting, which would be visually intrusive, it is proposed that salvaged sheeting of a similar dimension and profile be used.

The buildings are not used for accommodation so some degree of penetration by the elements can be tolerated, provided that this is not causing the deterioration of other significant fabric.

Small scale patching of the sheeting can be undertaken using a variety of techniques including the traditional method of lead soldering or modern silicon patching. A modern vernacular repair technique is the use of chewing gum. Soldering should be undertaken with the upmost care; more than one historic building has been destroyed by fire during conservation works as a result of careless soldering. Given that there is no water available on site other repair techniques, that do not involve heat, such as the use of neutral cure (i.e. acid free) silicon should also be considered.

These buildings are considered to be an archetypical homestead and the materials used to build the homestead are of aesthetic and technical significance, contrasting the locally made slabs with the mass produced doors, windows and corrugated iron. Corrugated iron is widely used in vernacular construction across Australia and its use should be interpreted on site. The manufacturers marks i.e. gospel oak should remain evident.

Undersheeting at the eaves to throw the water off is an appropriate conservation measure but should use matching material and maintain the sheet arrangement. The undersheeting should be identifiable on close inspection as a modern intervention and the sheets should be dated.

Policy 6.5.1

The use of salvaged corrugated iron sheeting of matching grade, profile and dimensions is acceptable and is preferable to the use of new corrugated iron sheeting which would be visually intrusive. Retain the arrangement of laps.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.5.2

Carefully repair the existing roofs in situ, retaining the patina and remove sheeting of the wrong profile used as overhang on the verandah of the Southwell House and replace with correct profile.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

Policy 6.5.3

Do not introduce gutters and downpipes, which, due to the snow load, were never features of these buildings. Consider undersheeting to provide a greater eaves overhang, particularly adjacent to the main chimney of the Campbell House.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.5.4

Interpret the widespread use of corrugated iron for vernacular buildings in the bush and the surviving manufacturers marks.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.5.5

Stockpile corrugated iron sheets in good repair for use in the repair of the huts in the KNP.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

6.6 THATCH & UNDERLAYS

The thatch and horsehair underlay or felt used at Coolamine is rarely found today and what survives should be retained. This insulation is a very rare surviving example of the use of horsehair insulation in Australia and its use should be interpreted. Ideally the re-fixing should be undertaken from below, without alteration to the roof sheeting above. Chicken wire or some other form of non-combustible mesh could be fixed to the roof framing timbers to hold the insulation in place.

Policy 6.6

Retain evidence of the horse hair matting/felt used as insulation in the roof and refix.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

6.7 JOINERY

There has been considerable alteration to the joinery of the homesteads. The historic photographs indicate that the doors and windows were off-the-shelf standard joinery items, which contrasted with the locally made slabs used for the remainder of the buildings. The spare windows in storage and a number of the joinery items used throughout the complex are not as finely detailed as stock joinery items of the nineteenth century.

Policy 6.7.1

Record the detail of the surviving four panel doors and the early window joinery, including evidence of the two-tone colour scheme on a measured drawing.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

Policy 6.7.2

Future replacement window sashes and doors should have identical details to standard late nineteenth century joinery, evidence of which survives on site.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

6.8 WALL LININGS

Within the Southwell house there is limited evidence of the newspaper wall linings which serves to much more clearly identify which parts of the building is original/early fabric and the timbers introduced during the 1980s. The surviving sequence of photographs show a range of wall linings employed in the Southwell House for which physical evidence no longer survives.

The re-papering of walls confuses the interpretation of the Campbell house and the most recent lining used a glue which has attracted rodents to the house. In the future the repapering of walls should not be undertaken unless part of an interpretive display (refer to the previous policies on the Campbell House). It is not, however, proposed that the current papers be removed as they will gradually deteriorate *in situ*, however sections of non-historic paper that are no longer adhered to the walls should be removed. The sections of wall where the paper survives beneath the later wallpaper should be conserved. (Refer to policy section 5.3)

Policy 6.8.1

As a general rule do not re-paper reconstructed slab walls with historic newspapers which have no provenance to the site.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.8.2

Continue to protect the surviving sections of wallpaper, and the early paper beneath, with clear panels.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.8.3

Interpret the improvements to the interiors of the Campbell House undertaken by Mollie Taylor in the 1930s using the surviving oral history.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.8.4

Interpret the range of wall linings used at the Coolamine Homestead complex that can be seen in historic photographs or are referred to in the oral histories.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

6.9 TIMBER FLOORS AND VERANDAHS

The sequence of historic photographs shows there has been considerable alteration to the verandah levels. The verandahs were working areas and photographs of this complex and other bush homesteads show that these areas were used for the storage of equipment and that household tasks were undertaken here under cover. The verandahs were also used for sitting and relaxing.

Consideration should be given to re-instating the verandah to the southern elevation of the Southwell House, as this element served to protect the walls. The verandah flooring and steps should be maintained to a degree that enables easy access to the house. Horses should not be permitted within the homestead precinct, rather these areas should be restricted to visitors on foot. In particular horses should not be tethered to the fragile verandahs and verandah posts.

Policy 6.9.1

Install hitching rails outside of the homestead precinct for horses in preference to the use of the verandah posts for hitching horses.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 6.9.2

Interpret the use of verandahs as working and storage areas by exhibiting the photographs of the buildings in use.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 6.9.3

Maintain the verandah boarding and steps in good condition as these areas are frequently used by visitors. Replace rotten boards as the need arises.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.9.4

Consider re-instating the verandah to the south wall of the Southwell House to protect this wall from the elements.

SHORT TERM		LONG TERM	X
MEDIUM TERM		ONGOING	

6.10 FIREPLACES

The sequence of historic photographs reveals that when the chimneys were reconstructed in the mid 1980s some of the detail was altered. The large chimney to the Campbell House is a prominent feature in many views of the place. The configuration that survives today incorporates the traditional elements used in chimney construction at Coolamine: stones, saplings, corrugated iron and mud lining but is not the original detail. Traditionally the fireplaces were constructed using mud mortar, which was protected from the elements by the slab or log perimeter. The earlier form of chimney should be interpreted but not reconstructed, as some elements of the later configuration of the chimney, particularly the corrugated iron flue.

Photographs of the homestead complex prior to the restoration works show that roof water was collected in 44 gallon drums. The water from valley gutter of the main chimney to the Campbell House pours directly onto the ground. Drums for water collection could be located adjacent to each chimney.

Policy 6.10.1

Do not introduce any additional modern materials such as concrete, continue to repair the chimneys at Coolamine using the materials traditionally used:

- Stone*
- Saplings and logs*
- Corrugated galvanised iron*
- Sheet metal*
- Mud.*

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.10.2

Rework the rudimentary valley gutters to the chimneys to direct water away from the buildings.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

Policy 6.10.3

Record the surviving pieces of the Monarch Stove, retaining loose pieces in storage.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

6.11 FINISHES

Chimney clay is believed to have been dug on site, whereas pipe clay, used for whitewashing the exterior and hearths, was obtained near Rules Point. Some local memory of these activities survives however these sources are not well documented. Clay was used to parge or line the chimneys.

Policy 6.11.1

Seek to identify the sources of mud and clays used in the construction of the Coolamine complex including

- *the nearby creekbed (reputedly the source of clay for parging the chimney;*
- *the road cuttings near Rules Point*

(used as a source for white or pipe clay (kaolin))

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 6.11.2

Interpret the range of locally available materials used during the construction of the Coolamine Homestead.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 6.11.3

Utilise locally available materials when future repairs are required. In particular use local clays for repairs to the fireplaces in preference to commercially available products.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

7.0 MOVEABLE HERITAGE

At present the HHIMS forms do not list associated moveable items associated with Coolamine. In addition to listing the few items that remain on site, there are items with a provenance to Coolamine that were relocated to other nearby huts. The surviving descendants of the long term managers may be able to provide more information regarding moveable items once used at Coolamine.

Policy 7.0.1

Catalogue moveable items with a provenance to Coolamine that remain at the site.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

7.1 DOMESTIC ITEMS

The houses contained very little in the way of fittings as they were built with no running water or electricity. Some evidence of the fireplaces and stoves survives, particularly in the Campbell house, where the remnants of a colonial oven survive. The surviving historic photographs provide more information of the furniture that was left after the residents departed, including bentwood chairs. Each family took their furniture, cookware, musical instruments, books & tools with them on drays when they moved.

The cheese press was reputedly relocated by the Taylor Family from house to house, finally ending up at Old Currango. The press no longer survives. Oral histories contain several attempts at cheese and butter making. Further interviews with surviving family members may reveal other items relocated from Coolamine. In addition to the policies regarding moveable heritage listed above:

Policy 7.1.1

Interpret the site of, and use of, the Cheese Press.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 7.1.2

Interpret the self-sufficiency of the managing families.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

7.2 AGRICULTURAL EQUIPMENT

Very little evidence of any agricultural equipment used at Coolamine survives on site. Saddle hooks survive in the storeoom of the Southwell house and the surviving photographs show equipment hung externally under the verandahs by Bung Harris. Surviving family members may recall the equipment used in the mid twentieth century.

Archaeological evidence of the blacksmiths shop may survive. In addition to blacksmithing number of the items may have been manufactured on site from both leather and timber. No physical evidence of animal skinning survives on site, however photographs and anecdotes survive indicating that this activity was extensively carried out.

The sequence of photographs shows that the dray has deteriorated rapidly over the last 20 years. The surviving components will continue to deteriorate if they remain exposed to the elements. The actual site of the dray is simply its last resting place, and not where it was stored during its working life. Moving the dray components into the former kitchen/garage would prolong the life of the surviving components. Such a move should be accompanied by a detailed recording and interpretation.

Policy 7.2.1

Undertake further detailed oral histories, using the historic photographs as a guide, to identify the use and storage of tools and equipment at Coolamine.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 7.2.2

Seek to conserve the dray on site. Consider relocating the surviving elements under cover. Record and interpret.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

7.3 SPARE JOINERY

In the past there has been considerable vandalism to the joinery of the buildings. Some spare window sashes and a number of doors are currently stored on site. The window sashes are used interchangeably when a window is damaged. The storage of these items within the buildings that are open to the public is not ideal and the area is not fireproof.

In the longer term it may be possible to establish a store and stockpile materials for repairs to the slab huts within the northern half of the park, at a NPWS (now DECC) Depot such as the Blowering Works Depot. This would enable suitable timbers to be stockpiled for use in replacing slabs.

Policy 7.3.1

Prepare and maintain a register of the spare joinery elements, noting their provenance if known. Tag the items.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

Policy 7.3.2

Relocate the spare joinery elements from Coolamine to a fireproof store at the Blowering Works Depot.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 7.3.3

Stockpile Alpine Ash slabs, saplings and, corrugated iron &c for use in the repair of the slab huts within the National Park.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

8.0 ARCHAEOLOGY

A number of the agricultural buildings, the de Salis hut and the bathrooms and temporary kitchen have been demolished and the water race is largely silted up. A number of the potential archaeological sites such as the de Salis hut have been driven over and have been subject to site erosion and the dumping of redundant building materials. To protect the archaeological resource access to the site by vehicles should be limited and only NPWS/DECC vehicles and vehicles containing essential materials should be permitted on site. The remainder should utilize the carparking provided. Materials and tools should be transferred to one vehicle. A plan showing the zones that are archaeologically sensitive is included in Section 8.

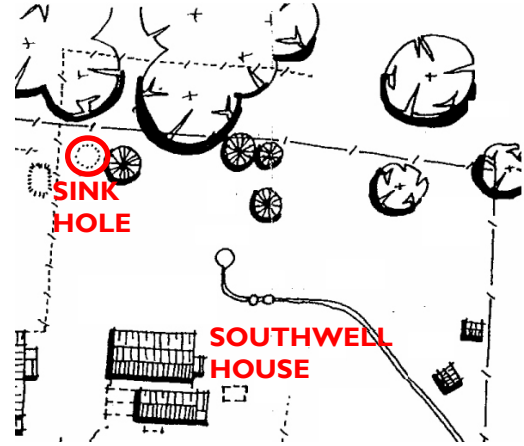
The absence of early plans for the site means that the archaeological record is very valuable as it, and the limited sequence of early photographs, provide the only evidence of now demolished buildings. Detailed investigations would confirm the location of the barn and the de Salis hut and the function of the mounds recorded in earlier studies. The more recent dump site, which is outside of the home paddock area, can be recorded and removed. This appears to consist largely of rusted tins. The earlier dump, in front of the Kelleher/Southwell cottage, which appears to be a sink hole, is likely to contain artifacts.

Prior to any archaeological excavations a more detailed research design would need to be developed to outline the methods of recording, conservation and analysis of finds. For works associated with existing structures, such as the improvement of the current drainage lines, a monitoring brief is considered sufficient. Archaeological investigations should aim to increase knowledge about how the complex was used. Any findings should be interpreted so as to give a picture of how the complex as a whole operated. A detailed research design that includes a conservation approach will need to be developed for any findings

which would not last if exposed to the elements. In general however the best method of conserving archaeological remains is for them to remain covered. Excavated areas should be covered with agricultural fabric and clean sand so that the extent of the excavation remains evident. Refer also the detailed policies for the water race.

Depending on the nature of artefacts recovered from the site, some may required conservation works, whilst other can simply be photographed, catalogued and stored. In remote sites such as Coolamine signage can be installed that outlines the nature of significant finds, rather than displaying items which could be subject to vandalism. Displays of artefacts should be limited to open days when staff are on hand.

TIN CANS & C DUMPED TO NORTH OF FENCE LINE



Plan showing the location of the sink hole north of the Southwell House. Source OC+P

Policy 8.0.1

Limit vehicle access to the archaeologically sensitive zone of the site where the agricultural buildings, outbuildings, vegetable gardens and the water race were located. (Refer to the plan of these areas in Section 8)

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 8.0.2

If an excavation for research purposes is proposed, prepare a detailed research design that outlines the methods of recording the finds, conserving evidence such as post holes and the methods of analysing the finds.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 8.0.3

Undertake an archaeological watching brief if soil disturbance is proposed in association with building works.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 8.0.4

Remove the cherries and other suckers from the rubbish dump north of Southwell House.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

Policy 8.0.5

Excavate the sink hole to the north of the Sowell house used as a dump in late nineteenth and early twentieth-century as this refuse may be leaching into the karst system.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 8.0.6

Record the location of, and clean up the dump to the north of the home paddock boundary.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 8.0.7

Incorporate the findings of the archaeological investigations into on site interpretation that explains the growth and development of the complex.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 8.0.8

Seek to involve volunteers in any archaeological investigations undertaken on site.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

9.0 SITE MANAGEMENT

The day-to-day management of the site is undertaken by the ranger of the geographic area within which the site falls. Ideally the staff should receive some basic training in conservation planning and project management for historic sites to assist them in programming works.

Policy 9.0.1

Seek to provide in-house training in conservation planning, conservation management and the techniques of conserving vernacular building for staff dealing with vernacular built heritage within the state's National Parks.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 9.0.2

Ensure that this CMP and the Burra Charter are made available to regional staff.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

9.1 MANAGEMENT ACCESS

The current Management Access track to the site is not ideal, and passes through the low-lying ground that was the site of a cultivated paddock. Ideally the access route should be reworked so that potential archaeological sites and the bog can be avoided. The section of track that runs along the boundary to the west of the complex could be utilized by walkers and if necessary, by bulldozers during a fire. Parking for day visitors can be provided separately (refer to the section on new facilities and the plans contained in the Implementation Strategy). It is desirable that a more direct management access be provided in conjunction with any new day use area.

Prior to re-opening this point of access a detailed site survey of the aboriginal sites should occur and any the route determined so as to avoid impacting on these sites.

Policy 9.1.1

Ensure the NPWS/DECC management routes do not impact upon the Aboriginal camp sites.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 9.1.2

Provide a more direct route for DECC management vehicles, in conjunction with new day use area.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 9.1.3

Dozing during bush fires should occur outside of the fenced home paddocks and should avoid the areas of archaeological potential i.e water race and creek bed.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

9.2 RISK MANAGEMENT

Dirk Spennerman in his study of Risk Assessment in Heritage Planning in NSW developed a matrix for inclusion in conservation plans. This matrix has been used in this Conservation Plan.

HAZARD	PROBABILITY	POTENTIAL IMPACT	SUGGESTED RISK MANAGEMENT
Wind Storms	Potential for high winds	Loss of corrugated iron sheeting	Regular inspection and maintenance of fixings of corrugated iron roof and walling.
Hail Storms	Potential for hail storms	Damage to corrugated iron sheeting	Regular inspection and maintenance of corrugated iron roofing.
Urban Fire	Not located in urban area		
Bush Fire	To date fires have not reached the homestead	Destruction of structures within the complex	Establish 'dozing' zone to protect homestead. Installation of tanks to collect roof water. Place designated BBQ and/or picnic area well away from homestead.
Riverine Flooding	Unlikely, homestead site not near large watercourse.		Remove willows from creekbed and dig out water race to improve flow of creek. Clear out water race.
Sheet Flooding	Unlikely	Damage to slab buildings	Remove willows from creekbed and dig out water race to improve flow of creek.
Earthquakes	Not in an area prone to earthquakes	Damage to slab buildings	Continuation of use of timber construction on the site.
Vandalism	Past history of vandalism to the surviving buildings, particularly the joinery.	Damage to slab buildings	Increased level of activities on site will discourage vandalism.
Civil Disturbance	Very unlikely due to remoteness of the site.	Damage to slab buildings	No mitigative measures required
Vehicle Impact	Unauthorised vehicle access evident on the Coleman plain and on the NPWS access tracks.	Damage to slab buildings and potential archaeological sites	Limit vehicle access, other than management vehicles. Bollards already installed.

SITE SPECIFIC

HAZARD	PROBABILITY	POTENTIAL IMPACT	SUGGESTED RISK MANAGEMENT
Rabbits	Some erosion evident	Damage to ground and erosion.	Treatment as per remainder of the Park
Horses	Wild horses sometimes access the site. Riders currently tie their horses up to the verandah of the Campbell House.	Damage to verandahs.	Install hitching rail at perimeter of home paddock and signage informing riders they are not permitted into the homestead complex. Ensure perimeter fence is in good repair.
Use of fireplaces	Evidence of fires within the slab buildings getting out of hand.	Destruction of slab buildings	Discourage use of internal fireplaces with signage. Place designated BBQ and/or picnic area well away from homestead.

Policy 9.2.1

Establish a program of cyclic maintenance that aims to ensure that the roof and walls and perimeter fencing are well fixed.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 9.2.2

Manage vegetation within the Coolamine homestead yards to protect buildings and other physical features from the risk of fire.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 9.2.3

Re-introduce drums to collect roof water from the chimney valley gutter overflows so there is water on site to suppress small fires if necessary.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 9.2.4

Maintain one fireplace in each hut capable of being used in an emergency or during open days.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 9.2.5

Remove willows from creek bed.

Policy 9.2.6

Re-open the water race and series of cisterns and interpret..

Policy 9.2.7

Design any new toilet facilities to include water collection in tanks, for use on site.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

9.3 ENVIRONMENTAL MANAGEMENT

The Coolamine Homestead is located on the edge of a wilderness area and adjacent to the Blue Waterholes/ Coleman Caves that are a karst area. Sink holes can be found on the nearby plains and within the homestead complex. Care needs to be taken when proposing to use chemicals in the conservation works, as these have the potential to leach into the ground water and upset the delicate chemical balance of the caves system.

Timber protection systems will also need to be carefully selected, as treatments such as CCA are no longer permissible in areas where children are likely to be playing. The front verandahs and steps of the houses, and the cheese hut in particular are areas where children are likely to come into contact with the timbers. The tables opposite indicate that Alpine Ash only has a natural durability of less than five years, in contrast with Class 1 timbers such as ironbark or turpentine. Only Class 1 and Class 2 timbers are recommended for use in ground.

Policy 9.3.1

Ensure that chemicals used on site do not have a detrimental environmental impact or leach into the karst system.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Table 2 – Natural Durability Classes

Natural Durability Class	Heartwood Service Life (years)		
	Fully Protected	Above Exposed	In Ground
Class 1	50+	50+	25+
Class 2	50+	30	15–25
Class 3	50+	15	8–15
Class 4	50+	5–8	<5

Table 4 – Natural Durability Classification of Heartwood of some Common Timbers

Class 1	Class 2	Class 3	Class 4
Belen Cypress (white) Ironbark Tallowwood Turpentine Yellow Cedar Northern Box	Blackbutt Kwila (Merbau) Spotted Gum Western Red Cedar River Red Gum Baleu Teak	Brush Box Mixed Open Forest Hwds from Nth NSW or 5th Qld Rose Gum/Flooded Gum Sydney Blue Gum Taun Kempas Kapur American White Oak	Baltic Pine Caribbean Pine Douglas Fir (Oregon) Radiata Pine Slash Pine Mountain Ash (Tasmanian Oak) Alpine Ash (or Victorian Ash) Karung Kaun (East Asian)

Note: Untreated Class 3 and 4 timber shall not be used for weather exposed structural members, i.e. post and joists and bearers of decks or unprotected beams protruding from the house.

The tables have been taken from Timber Users' Guide : Timber, Durability and External Applications

Policy 9.3.2

Use timber protection treatments that are of a chemical safety level recommended for use in children’s playgrounds.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 9.3.3

Utilise more durable timbers (ie Class 1) in contact with the ground. These members, including scarfed post bases, are to be considered sacrificial and should be monitored and the elements replaced before deterioration impacts adjacent fabric.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

10.0 VISITOR ACCESS TO THE HOMESTEAD COMPLEX

Since the abandonment of the snow lease system and the cessation of transhumance the huts have been used by recreational visitors to the park. Considerable effort has already gone into maintaining these buildings for visitors however some vandalism still occurs.

Policy 10.0.1

Monitor vandalism at the Coolamine Homestead to determine if there is a pattern or if there are specific times when the complex is at risk and develop a prevention strategy.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

10.1 USE OF THE BUILDINGS

The homestead was visited by bush walkers long before the site was acquired by the NPWS and has been used on an occasional basis since the mid 1970s. The visitor’s books note that the hut has, on many occasions, served as accommodation for stranded parties. Part of the reason for the disappearance of the original slabs and floorboards from the Southwell House is that they were used as firewood.

The code of use of the huts within the park, and particularly guidance about the careful use of the fireplaces should be displayed near fireplaces that may be used on an occasional basis. Fireplaces that are not to be used should be clearly marked as such and ideally partially blocked so use cannot occur. Any insert should allow the form of the fireplace to be read. A slanted metal insert fixed to the floor of the fireplace may be sufficient, upon which the signage can be placed. The floors of the chimneys are have been modified as the floor level of each hut has been raised.

The practice of placing sheets of metal rather than calico ceiling lining adjacent to the fireplaces serves to prevent the spread of fire and this sheeting should be retained.

Policy 10.1.1

Install signage in the main fireplaces in the Campbell House and the Southwell that details their limited use during an emergency.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 10.1.2

Block secondary fireplaces not intended to be used even in an emergency with metal inserts, allowing the detail of the opening to be read. Use as support for interpretive signage.

SHORT TERM	X	LONG TERM	
MEDIUM TERM		ONGOING	

10.2 ON FOOT

The majority of visitors walk down to the homestead from the carpark where the interpretive structure is located. There is currently one sign showing the layout of the place. Additional signage explaining the detailed use or method of construction of any of the buildings would enhance the visitor's appreciation of the development and use of the complex.

Policy 10.2.1

Encourage, by interpretive signage, visitors to walk through the site inspecting each individual building, the yards and the site of vanished features such as the vegetable gardens, kennels and barn.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

10.3 BY VEHICLE

The road network largely follows the bullock tracks although there have been some modifications to the traditional routes carried out by the NPWS. Since the establishment of the permanent homestead in the 1890s Coolamine has been accessible by vehicles, initially by horse drawn vehicle. An ex-US army jeep was used after WWII.

Bollards have been installed near the carpark and to a limited degree on the plain to prevent illegal 4WD access. Although visually intrusive these features will need to remain until visitor behaviour improves.

Vehicular access for visitors to the park was initially to Rule's Point where a large multi-car garage were built. From that point horses or the vehicles driven by locals were used. In addition to the guesthouse there were also extensive yards at Rule's Point utilized in conjunction with the snow leases.

Policy 10.3.1

Bollards to limit illegal 4WD access on the Coleman Plain and to the homestead should be designed so as to not be visually intrusive.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

10.4 ON HORSEBACK

The routes taken on horseback can be derived from the oral histories and the published accounts of visits.

To the Cooleman Caves via the Homestead
(shorter route)

To the Cooleman Caves via the Cooleman Plain

From Brindabella to Peppercorn to Currango via
The Cooleman Plain

The Mail Run

Currango, Old Currango, Blue Waterholes,
Coolamine

Cooinbil (Long Plain) and Rules Point

There is now a vehicular route to Blue Waterholes from Coolamine which largely follows the bullock track. In the vicinity of the Coolamine Homestead, and in the Cooleman Mountains it is appropriate for riders to use the road. Much of the mail run, once undertaken on horseback, can now be accessed by road. There is considerable potential to develop this mail run as an interpretive activity, visiting the series of homesteads. More information about riding on the Cooleman Plain may be able to be obtained via oral histories. The route of the guided tours taken by Miss Franklin has not been determined. These trips were vehicle supported, with vehicles travelling between Canberra and Rules Point.

At each homestead the areas where horses are permitted should be clearly defined, so as to not conflict with visitors on foot. The current use of the verandahsm of the Southwell and Campbell houses to tether horse is not appropriate, as this use has the potential to cause damage to the structures.

Policy 10.4.1

Limit the provision of facilities for horse riders to the known routes on the Coolman plain and encourage the use of these documented routes across the plain via interpretive material.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 10.4.2

Provide facilities to tether horses in the day use zone and inform riders that their horses are not permitted within the fenced area surrounding the homestead.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 10.4.3

Consider the establishment of an interpretive activity focusing on the route of mail run, visiting each historic homestead complex or site.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 10.4.4

Repair and maintain the fence line around the Coolamine homestead to prevent brumbys from entering the grounds.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

10.5 DISABLED VISITORS

It is not proposed that a solid wheelchair access path be provided. It is not appropriate to installed paved paths through the site, there have never been any paved areas within the homestead complex or within this area of the park. The provision of ramps would be visually intrusive and would detract from the character of these handbuilt structures. It is not intended that the buildings be upgraded to meet current BCA standards, rather they serve as an example of a homestead complex built largely by hand, without any planning controls, running water or electricity.

The current pedestrian track provides relatively easy access to a point between the yards and the homestead group, giving good general views of the place. It is proposed that some more general interpretive signage be installed along this track explaining the overall complex to visitors. The general interpretative panels should be installed with a substantial level area suitable for wheel chairs, strollers &c. Future facilities should be designed with access in mind, particularly picnic areas and new toilets.

Policy 10.5.1

Provide easy access to any new toilet and picnic facilities.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 10.5.2

Provide easy access to a general interpretive sign(s) that explain the development of the complex.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 10.5.3

Do not install visually intrusive unit pavers or concrete paths, rather the unpaved character of the place should be retained as a means of interpreting the past character of the place.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 10.5.4

Develop level viewing areas as part of an interpretive walk, where vistas of the homestead complex can be gained.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

11.0 SITE USAGE

The Coolamine Homestead group is one of the most visited sites in the park and currently those visitors include both locals with a long standing connection to the place and visitors to the park from around Australia and from overseas.

Policy 11.0.1

Encourage visitors from the local communities by holding occasional events such as 'back to Coolamine days'.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 11.0.2

Utilise the material held by the local families in interpretive material.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 11.0.3

Encourage visitors to the KNP to visit Coolamine by providing brochures in the Visitor Centres.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

11.1 RECREATIONAL USE (DAY USE)

The Coolamine Homestead complex is to continue in recreational use. The homestead is not suitable for leasing for residential use, the degree of upgrading that would be required would remove the very features that the visitors come to see. Rather the building is to remain in a primitive state with no running water or electricity. The day use facilities are to be confined to a zone between the homestead complex fenceline and the road. This zone is shown on the plans in the Implementation strategy.

Policy 11.1.1

Continue to promote the Coolamine Homestead as a destination for day use visitors.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 11.1.2

Confine the day use facilities to a zone between the road and the southern fenceline of the homestead complex, within the minor road corridor.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

11.2 PASSING ON PRACTICAL SKILLS

In the past the NPWS has undertaken training at Coolamine for staff members, thus ensuring that the rapidly vanishing skills of bush carpentry are passed on. In addition to training staff in house, the site has also been used for fieldwork by students at a tertiary level. The site contains examples of a range of slab construction techniques and is a good venue for students.

Policy 11.2.1

Continue to use Coolamine as a venue for in-house training for staff in the conservation of vernacular structures.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 11.2.2

Encourage the use of the Coolamine complex for fieldwork by students of all levels, including post graduate.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

11.3 VOLUNTEERS

The high level of cultural significance of the place, and the rarity of some of the built fabric, warrants careful conservation work. The method of undertaking the repair works is highly critical and needs to be undertaken in such a way that ensures that traditional methods are used. In order to maintain the range of different bush carpentry techniques evident at Coolamine, and the surviving original /early fabric, works by volunteer groups should be limited to 'house keeping' type activities that have no impact on significant fabric.

The ongoing involvement of caretaker groups should be formalized and the tasks to be carried out on a regular basis agreed upon. Regular maintenance activities, tasks that do not impact of significance fabric and do not need to go through the process of heritage approvals, such as keeping the water race clear and keeping the site tidy can be undertaken by volunteers. The role of volunteer groups should be limited to tasks that have no impact on surviving significant fabric.

The potential for undertaking 'housekeeping' tasks should be built into any agreements with volunteer organisations, along with the process that is required to obtain approval for working bees. There may also be the opportunity for volunteers to participate, under supervision, in special events such as open days, conservation works and archaeological investigations. Works that involve modifications to the significant fabric should be co-ordinated either by the DECC staff, specialist consultants (conservation architects or archaeologists) or skilled tradesmen. The role of the caretaker at Currango could possibly be extended to cover undertaking works at Coolamine.

Policy 11.3.1

Formalise the role of volunteer groups in an agreement or memorandum of understanding.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 11.3.2

Limit the tasks undertaken by volunteer groups to 'housekeeping activities' that do not impact on significant fabric.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 11.3.3

Seek to use volunteers in conservation works to the Coolamine Homestead, under the supervision of the DECC or specialist consultants (conservation architects or archaeologists) or skilled tradesmen.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

11.4 NEW FACILITIES

A number of low key new facilities would increase visitor appreciation of the Coolamine Homestead complex including additional carparking and picnic facilities. Some consideration should be given to the construction of a fireplace in a suitable location well away from vegetation and the slab buildings. There currently evidence of the lighting of fires on the perimeter of the homestead complex near to the bush. Fireplaces are however provided at the two adjacent campsites.

A single toilet is currently located on site and there are a number of parking spots. To cater for the day visitors a more substantial toilet block and water tank could be provided away from the complex along with additional parking and picnic facilities. These facilities should be separated from the DECC management access route, with the aim of reducing off road driving by park visitors. The interpretive structures are discussed in the section on Interpretation. The new facilities should be carefully designed in a contemporary manner and should be sustainable in terms of their use of materials and energy. The facilities should also be designed to have a minimal impact on the surrounding environment, including the karst system. Examples of a high standard of design of picnic facilities can be found at Green Patch in the Booderee National Park, Jervis Bay.

Policy 11.4.1

Seek to establish a DAY USE area including car parking, toilets and general interpretive signage.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 11.4.2

Consider the installation of a fire place in the day use area well outside of the fenced area surrounding the homestead.

SHORT TERM		LONG TERM	X
MEDIUM TERM		ONGOING	

Policy 11.4.3

Ensure that a high standard of design is employed in the design of new facilities, ensuring that the design is both contemporary and sustainable yet blends into the landscape setting.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

12.0 INTERPRETATION

Some interpretation already exists in the two structures near the entrance to the homestead complex and more general information can be found at the intersection on the Long Plain Road. The KNP POM provides for additional interpretive signs at Coolamine.

Policy 12.0

Interpret the natural and cultural landscape of the Coleman Run and its functional and administrative heart, the Coolamine Homestead.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

12.1 THE COOLAMINE HOMESTEAD COMPLEX

There are a number of themes relating to natural and cultural values that could be presented to visitors to Coolamine including:

The Karst System and the vegetation it sustains

Aboriginal use of the Coleman Plain

The Coleman Run & Transhumance

Snow Leases

Transhumance & Snow Leases

Selection & the development of the homestead complex by the Kelleher family

The Managing Families: Southwell, Taylor, Bridle, Harris &c

The Campbells and the Naughtons

Obtaining building materials locally (clay, thatch & timber)

Slab Building Techniques (including the demolished building).

The development of each surviving building

Log Cabin construction in the Snowy Mountains
 The Depression

Literary references (the Coolamen Ball &c) & the connection with the Franklin family

Visiting the Coleman Plain and Caves

The mail run

The last remaining freehold

Bush Carpentry Skills & Conserving the huts (the 1983 works)

Policy 12.1.1

Interpret the themes relating to the historic development and use of the place, including seasonal visitors, permanent managers and the creation of the National Park.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 12.1.2

Interpret the vernacular construction of the buildings, including the locally obtained building materials.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

12.2 THE BROADER CULTURAL LANDSCAPE

This study has revealed that there are a number of sites shown on the late nineteenth century maps that have not been surveyed including the route over the Cooleman Mountains that is likely to follow an Aboriginal route. The Cooleman Run was used on a seasonal basis from the 1830s until at least the 1960s.

There is considerable potential to develop walks and rides on the Cooleman Plain that interpret the past patterns of landuse and relate the landscape as it is today to the descriptions by John Gale. The existing campsite on the Cooleman Mountains is an ideal starting point as it is very near to the surveyed route used in the 1880s.

Policy 12.2.1

Survey the Cooleman mountains and plain for Aboriginal and non-Aboriginal cultural sites and record and interpret these sites.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

Policy 12.2.2

Develop a interpretive activity that follows the route from Brindabella to Currango surveyed in the late nineteenth century, incorporating John Gale’s descriptions.

SHORT TERM		LONG TERM	X
MEDIUM TERM		ONGOING	

Policy 12.2.3

Develop an interpretive activity that follows the mail run, identifying the huts and hut sites between Currango and Rules Point.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

12.3 FUTURE RESEARCH

There are a number of areas of further research that could inform the detailed interpretation of the place.

- Archaeology Vanished agricultural buildings
 Site of gardens
 Dumps & unidentified mounds

- Oral histories Family members
 (daily life & social activities)
 Snow leases (transhumance)
 Local aboriginal community

- Family papers Murray, de Salis and Southwell

- Cooleman Run Lands Department records
 including surveyed routes
 Surveyors Inspections
 Government Gazette
 Pattern of use of the whole run

- Scientific Visits Papers NLA, Scientific societies &c

Policy 12.3.1

Undertake further detailed research to assist with the interpretation and presentation of the homestead complex and the Cooleman Run to the public.

SHORT TERM		LONG TERM	
MEDIUM TERM		ONGOING	X

Policy 12.3.2

Undertake more detailed research to locate the material held by the Southwell family relating to the site.

SHORT TERM		LONG TERM	
MEDIUM TERM	X	ONGOING	

SECTION 8.0 IMPLEMENTATION STRATEGY

SECTION 8.1 IMPLEMENTATION GENERALLY

This implementation strategy deals with cyclic maintenance and conservation works associated with the homestead and its surrounds as well as the improvement of visitor facilities. It is envisaged that, when appropriate, conservation works that involved bush carpentry be combined with an educational program, as has occurred in the past.

A table setting out the frequency of cyclic inspections for the continued maintenance of the types of the building fabric has been included in Section 8.3.

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SECTION 8.2 IMPLEMENTATION STRATEGY

SHORT TERM (1-2 YEARS)

- 1) Undertake a detailed condition survey and developed a chart for future inspections that future problem areas, (based on the detailed inspection chart in Section 8.3).
- 2) Document urgent works to be undertaken in 2007/2008 (based on the list of recommended works on the following page).
- 3) Develop a program of works for 2007/2008.
- 4) Source the photogrammetrical survey prepared by the University of Melbourne
- 5) Prepare an accurate site plan and series of measured drawings.
- 6) Based on the photogrammetry, the 1983 NEGP report and the recollections of the bush carpenters involved in past repairs, prepare drawings/illustrations that identify the surviving early/ original fabric of the four main structures.
- 7) Update the HHIMS forms to include the measured drawings.
- 8) Identify a suitable route for the interpretive walk though the site and suitable locations for the general and the specific signage.
- 9) Develop a landscape plan for the new carpark & picnic area in the day use zone
- 10) Record the dray and consider relocating the surviving sections in to the former kitchen.
- 11) Control the Hawthorn and Basket Willow

URGENT WORKS

ALL BUILDINGS

Rework, adjust repair all flashing/ rudimentary gutters to chimneys to discharge water away from buildings as water from the valley is running down the walls and chimneys causing deterioration.

Prevent birds from nesting in the roof spaces.

Replace individual corrugated iron sheets that are beyond repair.

Undersheet roofs at eaves with matching galvanized iron to discharge rain water further away from walls.

Adjust drop slabs to fill large gaps.

Scarf in new post bases of a more durable class of timber.

Improve rainwater disposal around buildings by reducing ground levels.

Relocate store for building elements to Blowering Works Depot. Tag items, catalogue items and identify locations where they can be re-used.

CAMPBELL HOUSE

Carefully number roof sheeting and remove. Check condition when on ground. Identify sheets which are beyond repair. Re-roof retaining existing sheets which are in reasonable condition and replacing badly deteriorated sheets with matching, preferably recycled galvanized iron. Undertake spot repairs to the existing sheets. Under sheet in the area adjacent to the main chimney to provide a wider overhang.

Refix roof insulation.

Rework, adjust repair all flashing/ rudimentary gutters to chimneys to discharge water away from buildings as water is running down timbers below and causing deterioration. Improve drainage in this area also.

Remove calico ceiling. Possibly retain one room (to be decided) for interpretation

Repair verandah including bearers, posts and slab floor boards.

Scarf posts where possible, base to be more durable timber.

SOUTHWELL HOUSE

Rework roof to verandah room where inappropriate roofing material has been used to extend the eaves.

Redo undersheeting with matching roofing iron.

Repair remainder of roof where fixings are loose.

CHEESE HOUSE

Replace rotted posts or scarf new base (subject to drainage being improved)

Investigate site of de Salis hut (archaeology) to establish whether there are remains and at what level as it is desirable to adjust ground levels above the cheese hut to minimize deterioration from ground water.

WATER COLLECTION

Consider installing water tank or drums for collecting water from rudimentary valley gutters to chimneys of Campbells House, Southwell House and Cheese Hut. Label as non potable.

MEDIUM TERM (3-5 YEARS)

- 1) Continue the cyclic maintenance inspections, undertake repairs using bush carpentry techniques;
- 2) Obtain excavation permit to dig out the water-race and undertake archaeological investigations to determine the sites of the barn, the de Salis hut and the Southwell vegetable garden;
- 3) Undertake a detailed survey of the aboriginal use of the Cooleman Plain;
- 4) Remove the existing interpretive signage structure at the carpark. Install signage in the new day use area.
- 5) Record the surviving 1930s wallpapers and cover areas not now covered with perspex.
Remove modern papering where it is failing
- 6) Archive these detailed recordings.
- 7) Develop and install a series of interpretive signs that explain each individual structure, including the agricultural buildings. Describe the pattern of use of the complex and the construction techniques.
- 8) Include interpretation about the Aboriginal occupation of the site;
- 9) Construct day visitor facilities including picnic facility and toilets, and a new management access point.
- 10) Develop hitching facilities for horses in the day use area and clearly identify the areas where horses are permitted;
- 11) Hold a 'Back to Coolamine Day' to launch the new facilities and signs.
- 12) Hold another Traditional Tools or 'bush carpentry skills' seminar, inviting some of the previous speakers to participate/ repeat their demonstrations.
- 13) Continue work to halt the spread of willow, hawthorn &c
- 14) Remove regenerating eucalypts from fenceline and within yards and remove fruit tree suckers
- 16) Search for original survey drawings and notes at Lands/State Records.
Re-survey the route from Peppercorn to Currango shown on the parish maps and identify aboriginal and historic sites.
- 17) Interpret the extent of the Cooleman Run, the route across the plain to the caves and homestead and the other huts on the plains.
- 18) Provide brochures outlining the significance of the Coolamine homestead, and the associated run at the office NPWS Tumut.

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LONG TERM (5 + YEARS)

- 1) Continue the cyclic maintenance inspections and undertake necessary repairs using bush carpentry techniques;
- 2) Develop an ongoing program of works that includes regular work that volunteers could participate in (keeping water race clear, maintaining homestead precinct free of weeds, regrowth &c);
- 3) Encourage fieldwork by students at all levels, promoting the place as a library of the range of vernacular construction techniques;
- 4) Continue to hold occasional events that focus on passing on bush carpentry skills and stories of mountain life, include practical demonstrations;
- 5) Survey aboriginal and European sites on the remaining section on the route from Brindabella that is within the KNP.
- 6) Further research family connections, including Southwell, Franklin & the four selectors.
- 7) Consider re-instating the southern verandah to the Southwell House.
- 8) Review this CMP and incorporate new historical information, as well as the findings of any on-site investigations and detailed recordings (after 10 years).

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8.3 CYCLIC MAINTENANCE INSPECTIONS

These charts should be used as a basis for the first inspection (which should be by a conservation architect) and then developed into a more detailed inspection checklist for use by staff. The season refers to the warmer months when the site is accessible to visitors. The five yearly inspection should also be carried out by a Conservation Architect.

CHEESE HUT

BUILDING ELEMENT	INSPECT FOR	INSPECTION FREQUENCY	SUITABLE REPLACEMENT MATERIALS
Corrugated Iron	Rusted or otherwise deteriorated corrugated iron. Lifted sheets allowing water penetration.	Inspect roof twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Corrugated galvanized iron (c.g.i.) to match the profile of the existing. Second hand c.g.i can be used. Note: some sheets have already been replaced Do not use modern corrugated roofing ie colourbond type.
Thatch	Water damage, damage by animals, birds &c	Inspect thatch twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Thatch to be retained in situ and maintained.
Gutters &c	Ensure roof overhang and rudimentary gutter is shedding water	Inspect rudimentary guttering twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	No gutters to be installed other than curved corrugated iron rudimentary valley gutters to the chimney. Galvanized iron (to match the existing). Second hand cgi acceptable.
Log Walling and base of chimney	Rot, splitting & subsidence Lifted sheets allowing water penetration.	Inspect timberwork twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Alpine Ash to match surviving original section at eaves level. Logs closest to the ground and the base of posts can be a more durable class of timber.

CHEESE HUT CONTINUED

BUILDING ELEMENT	INSPECT FOR	INSPECTION FREQUENCY	SUITABLE REPLACEMENT MATERIALS
Corrugated iron cone to chimney	Rust	Inspect chimney twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Corrugated galvanized iron (to match the profile of the existing). Second hand iron can be used.
Posts to verandah	Rot, splitting & subsidence	Inspect twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Alpine Ash Scarf in timbers to replace rotted bases. More durable class of timber acceptable in contact with ground.
Concrete strip foundations	Not visible	Not visible	Retain until replacement required. Do not replace concrete footings. Ensure water drains away from footings.

EXTERNAL GROUND LEVELS - ALL BUILDINGS

BUILDING ELEMENT	INSPECT FOR	INSPECTION FREQUENCY	SUITABLE REPLACEMENT MATERIALS
External ground levels	Drainage is away from building & not ponding.	Inspect twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Re-level existing ground

SOUTHWELL HOUSE

BUILDING ELEMENT	INSPECT FOR	INSPECTION FREQUENCY	SUITABLE REPLACEMENT MATERIALS
Corrugated Iron	Rusted or otherwise deteriorated corrugated iron. Lifted sheets allowing water penetration.	Inspect roofs twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Salvaged corrugated galvanized iron (to match the profile of the existing). Second hand sheeting acceptable. Do not use modern corrugated roofing ie colourbond type.
Gutters &c	Ensure roof overhang is shedding water.	Inspect rudimentary guttering twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	No gutters to be installed other than curved corrugated iron forming rudimentary valley gutter at the chimney. Galvanized iron (to match the existing).
Slabs	Rot, splitting & subsidence, termite attack.	Inspect timberwork twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Alpine Ash to match surviving original slabs.
Floorboards including verandah	Rot, splitting & subsidence, termite attack. Cupping	Inspect timberwork twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	The floor and verandah boards have been replaced. Future replacement to be based on surviving photos of original dimensions.

SOUTHWELL HOUSE CONTINUED

BUILDING ELEMENT	INSPECT FOR	INSPECTION FREQUENCY	SUITABLE REPLACEMENT MATERIALS
Posts	Rot, splitting & subsidence, white ant attack	Inspect timberwork twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Do not replace concrete footings. Replace with traditional detail. Scarf in new base if necessary of a more durable class of timber.
Windows & Doors	Rot, splitting, white ant attack.	Inspect timberwork twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Utilise stockpiled joinery until exhausted. then replace with detail based on traditional stock joinery items.
Corrugated iron cone to chimney.	Lifted sheets allowing water penetration.	Inspect chimney twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Corrugated galvanized iron (to match the profile of the existing).
Stonework to Chimney	Subsidence	Inspect chimney twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Reinstate existing stones
Mud/Clay parging	Deterioration, washed away or otherwise missing.	Inspect chimney twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Reparge with mud obtained locally. Do not add cement.

SEE EXTERNAL GROUND LEVELS

CAMPBELL HOUSE

BUILDING ELEMENT	INSPECT FOR	INSPECTION FREQUENCY	SUITABLE REPLACEMENT MATERIALS
Corrugated Iron	Rusted or otherwise deteriorated corrugated iron. Lifted sheets allowing water penetration.	Inspect roofs twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Corrugated galvanized iron (to match the profile of the existing). Second hand c.g.i acceptable Do not use modern corrugated roofing ie colourbond
Gutters &c	Ensure roof overhang is shedding water	Inspect rudimentary guttering twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	No gutters to be installed other than curved corrugated iron forming valley gutter at the chimney. Galvanized corrugated iron (to match the existing). Second hand c.g.i. acceptable
Slabs	Rot, splitting & subsidence, white ant attack	Inspect timberwork twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Alpine Ash to match surviving original slabs.
Windows & Doors	Rot, splitting, termite attack.	Inspect timberwork twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Utilise stockpiled joinery until exhausted. then replace with detail based on traditional stock joinery items.
Floorboards including verandah	Rot, splitting & subsidence, termite attack. Cupping	Inspect timberwork twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	The floors and verandah boards have been replaced. Future replacement to be based on surviving photos of original dimensions.

SEE ALSO EXTERNAL GROUND LEVELS

CAMPBELL HOUSE CONTINUED

BUILDING ELEMENT	INSPECT FOR	INSPECTION FREQUENCY	SUITABLE REPLACEMENT MATERIALS
Posts	Rot, splitting & subsidence, white ant attack	Inspect timberwork twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Do not replace concrete footings. Scarf replacements to lower sections. More durable class of timber acceptable in contact with ground.
Corrugated iron cone	Lifted sheets allowing water penetration.	Inspect chimney twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Corrugated galvanized iron (to match the profile of the existing). Second hand c.g.i can be used
Stonework to Chimney	Subsidence	Inspect chimney twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Reinstate existing stones
Mud/Clay lining	Collapse, wash out or deterioration	Inspect chimney twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Re-parge as necessary with mud obtained locally. Do not add cement.
Calico Lining	Sagging, birds nests and other material causing collapse	Inspect ceiling twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Remove in all areas except as part of interpretive display. Use unbleached calico (duck)

SEE ALSO EXTERNAL GROUND LEVELS

CAMPBELL HOUSE CONTINUED

BUILDING ELEMENT	INSPECT	INSPECTION FREQUENCY	SUITABLE REPLACEMENT MATERIALS
Horsehair insulation	Sagging, birds nests &c	Inspect ceiling twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Refix existing by installing mesh over. Do not replace (this material is unobtainable).
Drystone walling to base courses	Inspect for collapse	Inspect twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Relay existing stones.

SEE ALSO EXTERNAL GROUND LEVELS

KITCHEN

BUILDING ELEMENT	INSPECT	INSPECTION FREQUENCY	SUITABLE REPLACEMENT MATERIALS
Corrugated Iron	Rusted or otherwise deteriorated corrugated iron. Lifted sheets allowing water penetration.	Inspect roofs twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Corrugated galvanized iron (to match the profile of the existing). Second material acceptable Do not use modern corrugated roofing ie colourbond type
Gutters &c	Ensure roof overhang is shedding water	Inspect rudimentary guttering twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	No gutters to be installed other than curved corrugated iron forming valley gutter at the chimney. Galvanized iron (to match the existing). Second hand c.g.i. acceptable

KITCHEN CONTINUED

BUILDING ELEMENT	INSPECT	INSPECTION FREQUENCY	SUITABLE REPLACEMENT MATERIALS
Corrugated iron cone	Lifted sheets allowing water penetration.	Inspect chimney twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Corrugated galvanized iron (to match the profile of the existing). Second material acceptable
Chimney	Lifted sheets, rotten posts	Inspect chimney twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Corrugated galvanized iron, More durable class of timber acceptable in contact with ground
Earth Floor	Holes that allow water to pond	Inspect twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Re-level if necessary

SEE ALSO EXTERNAL GROUND LEVELS

OUTHOUSES

BUILDING ELEMENT	INSPECT	INSPECTION FREQUENCY	SUITABLE REPLACEMENT MATERIALS
Corrugated Iron	Rusted or otherwise deteriorated corrugated iron. Lifted sheets allowing water penetration.	Inspect roofs twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Salvaged corrugated galvanized iron (to match the profile of the existing). Second hand material acceptable. Do not use modern corrugated roofing ie colourbond type
Gutters &c	Ensure roof overhang is shedding water	Inspect rudimentary guttering twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	No gutters to be installed other than curved corrugated iron forming valley gutter at the chimney. Galvanized iron (to match the existing). Second hand material acceptable.
Remnants of toilet seat and pan	Deterioration	Inspect twice yearly, at the beginning and the end of the season. Detailed inspection every 5 years	Preserve in situ.

SEE ALSO EXTERNAL GROUND LEVELS

FENCES, GATES, THE DRAY, THE WATER RACE

ELEMENT	INSPECT	INSPECTION FREQUENCY	SUITABLE REPLACEMENT MATERIALS
Fences & Gates	Post and wire perimeter fences. Sapling yards.	Inspect once a year. Detailed inspection every 5 years	Continue to use saplings for the yards. Utilise wire for perimeter fence, supplemented in sections by chicken wire.
The Dray	Remnants of the wheels and the superstructure.	Inspect once a year. Detailed inspection every 5 years	Preserve surviving components. Relocate indoors to prolong life of components.
The water race	Inspect cisterns and race.	Inspect once a year. Detailed inspection every 5 years	Preserve existing components in situ. Do not introduce any new materials. Stones to circular cisterns can be put back in place. Do mortar unless there is evidence of mortar having been used.

SECTION 8.4 MAINTAINING BUSH CARPENTRY SKILLS

The buildings and yards at Coolamine were built using locally split slabs and timbers posts. The most sophisticated elements being the joinery, the doors and windows which were stock items. The site is an important library of bush carpentry techniques and features in the *Artisan's of Australia* series. In addition both Coolamine and Currango are used as examples in the NPWS *Guide to Building Conservation Works*. The seminar held in the mid 1980s was a successful one, and it is an event that could be repeated. A number of the participants of the initial seminar have retained their interest in vernacular buildings and may welcome the opportunity to revisit their earlier work.

Bush carpentry is becoming increasingly rare however there are still many slab buildings that need repair. The NPWS (now the DECC) has a number in its portfolio and is one of the largest managers of buildings of this type in the country. Coolamine is an ideal location for internal staff training.

SECTION 8.5 DAY USE

The ongoing use of the homestead should continue to be on a day use basis. The provision of a higher level of infrastructure that currently exists and the installation of additional interpretive signage will help visitors understand how the homestead complex operated and its association with the wider cultural landscape of the Coolman Plain. In particular both the aboriginal and the European pattern of use of the place as a whole can be interpreted. This additional interpretation and the development of walks has already been identified in the Coolman Plain Karst Area Plan of Management.

SECTION 8.6 INTERPRETING COOLAMINE

There is substantial potential to interpret the Coolamine Homestead complex to enhance visitor appreciation of the history of the site and to describe the rare building construction techniques used.

1. General interpretation relating to the Cooleman Run and the karst area could be provided in the existing carpark and in the timber shelter, replacing the existing signage.
2. External panel, mounted away from each building could describe the individual uses and the particular methods of construction of the buildings and yards.
3. Internal panels could interpret the surviving wallpapers and details of the layout that are recorded in oral histories
4. Following archaeological investigations the installation of panels to mark the site of demolished structures such as the barn would indicate how the complex operated.

The external panels can be printed on metal sheeting so as to be vandal proof. The Taylor and Southwell families retain a wealth of photographic and other material such as post cards and poems that could be incorporated into signage. The connection with the Franklin family of Brindabella would also be of interest to visitors. Miles Franklin's descriptions of the buildings she remembers from her childhood and the descriptions she used in her novels describe homesteads with similar methods of construction and a similar pattern of growth.

At present there is no interpretive material within the house. The use of perspex panels internally could be combined with interpretative material, which would both protect the fabric and explain the pattern of use of the residence to visitors. Inserts for the not to be used secondary fireplaces could double as a panel for interpretive signage.

There are a number of general themes that can be explained to visitors in a loop walk through the site and around the perimeter.

The general themes include:

1. The Karst system / Vegetation types
2. Aboriginal Use of the Cooleman Plain / Aboriginal Guides
3. The Cooleman Run, Transhumance and Snow Leases (Grazing and Stock Management)
4. Land Selection and the development of the Homestead by the Kellehers. (Including the inspectors reports)
5. The surveyed route from Brindabella to Currango & the mail run
Describing how remote the homestead once was
6. The Managers: the Southwells, Taylors, the Bridles and Bung Harris,
7. The Campbells & the Naughtons
8. Obtaining building materials locally (clays, snow grass thatch & Alpine Ash)
9. Hospitality & Visiting the Cooleman Caves
10. Literary references
The Cooleman Ball & other poems
As well as the descriptions of typical slab huts
By Miles Franklin
11. The Depression
12. Increasing environmental awareness.
The last freehold property within the KNP.

Within the timber structures

1. Bush carpentry - drawing visitors attention to the filmed record of bush carpentry, oral histories, Bill Boyd's notes on tools &c, photos of preparing the slabs in the bush
Many good photos of the 1980s work are on file at NPWS
2. Explaining the library of vernacular techniques that can be found at Coolamine - snow gum thatch, log, drop slab, vertical slab &c and the vanished bark hut.

Detailed signs (in and around the surviving buildings)

Campbell

1. Campbell House interior - to protect the wallpaper
& explain how the building was used
2. Campbell House - changes as seen in the sequence of photographs
3. 1983 works to Campbell House - before and after views

Southwell

1. Southwell House - phases of development
2. Use Drop slab construction
3. 1983 works - before and after views

Cheese Hut

1. Rarity of the materials and construction type, and other examples of log cabin construction in the park
2. Connection with the Franklins
3. 1983 works - before and after views

Other

1. The sequence of buildings from bark hut to slab hut to the Campbell House
2. The sequence of kitchens
3. Self sufficiency - cheese, milk, leather, vegetables &c
4. The yards, barn &c
5. The bullock road, bullocks and drays

SECTION 8.7 SITE LINKAGES

The Coolamine Homestead formed a base for the manager, who traveled widely in the course of his day-to-day work, in contrast to the women and children who remained at the homestead. Sites throughout the mountains were visited on an occasional basis, as part of the annual transhumance and the grazing of stock during the summer months, to obtain food or building materials such as pipe-clay and for social events. The permanent homesteads included rooms, or in the case of the Campbell House, an entire residence for visitors. Seasonal visitors have been living on the Cooleman plains in the summer since the 1830s.

These journeys are recorded in oral histories and in the surviving series of huts, yards, mines and other ruins within the park. There are far more sites recorded on the parish maps than have currently been identified on Long Plain or the Cooleman Plain.

There exists considerable potential to develop an interpretive activity that traces the route from Brindabella to Currango via the Cooleman Plain. The original survey or notes may still survive in the records of the Lands Department (now held in the NSW State Records). Additional signage could be installed as existing campsites on the Cooleman Mountain and at Blue Waterholes. The sites that could be interpreted vary from the yards identified by Gale in his account of his visit to the rudimentary attempts to utilize mountain streams to generate electricity and the huts built on the plain during the depression using salvaged tin cans.

Other routes that could be interpreted include

- The mail run: Currango-Old Currango-Blue
- Waterholes-Coolamine-Cooibil-Rules Point
- Visting the Cherry Garden [spring and autumn]
- The Fishing Holes
- Prospecting

SECTION 8.8 PROPOSED SITE PLANS

The following two plans show:

- (1) the location of buildings and archaeological sensitive zone.
- (2) the proposed zone for new day use facilities, interpretive signs &c.

The archaeologically sensitive zone is discussed in the policy section on Archaeology (Policy section 8.0). The day use area is discussed in the policy section on Recreational (Day Use) (Policy Section 11.1).



COOLAMINE HOMESTEAD

LOCATION OF BUILDINGS
 &
 PROPOSED SITE
 ZONES

Not to scale

North to top of page

KEY

	Home paddock
	Archaeologically Sensitive Zones (Refer to Policy Section 8.0)
	Demolished Buildings
	Extant Buildings
	Yards
	Bullock Track
	Water Race

LONGER WALK THE CONTINUES:
VIEWS OVER THE COOLEMAN PLAIN, POTENTIAL TO WALK TO THE HOMESTEAD SITES AT THE INTERSECTION OF THE SELECTION






1. RETAIN SHELTER & TOILET FOR USE BY CARETAKERS, WORK PARTIES AND THOSE ON INTERPRETIVE WALK

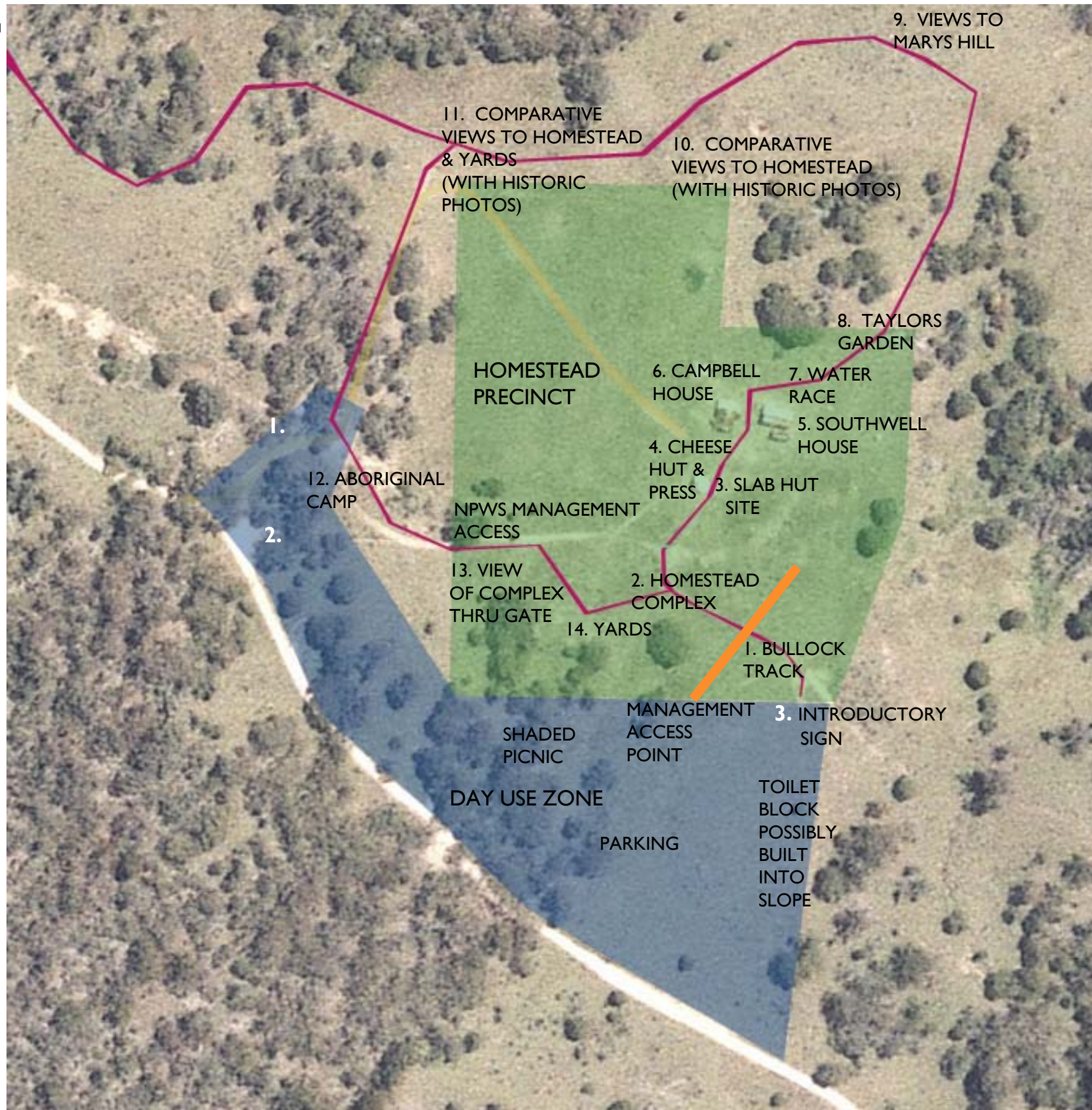
2. RELOCATE INTERPRETATION & PUBLIC CARPARK TO DAY USE ZONE.

3. INTRO SIGN TO INCLUDE GOOD VISITOR BEHAVIOUR

NO FIRES
NO HORSES WITHIN FENCED AREA (SHADED GREEN)
EMERGENCY HUT USE ONLY
+
EXPLAIN SENSITIVITY OF KARST AREA

KEY

-  Homestead Precinct
-  Day Use Zone
-  Proposed Interpretive Walk
-  Current Management Access
-  Proposed Management Access



Not to scale

North to top of page

INTERPRETIVE WALK THRU COOLAMINE, IN CHRONOLOGICAL ORDER OF BUILDINGS

1. BULLOCK TRACK
route to Blue Waterholes
2. HOMESTEAD COMPLEX
Overview of development of complex
3. SLAB HUT SITE
Early building on the site - typical vertical slab hut and vanished bark hut.
4. CHEESE HUT & PRESS
Rarity of log cabin and its construction and use
5. SOUTHWELL HOUSE
Photographs of house in use by Southwell & Taylor families. Construction by Kelleher.
6. CAMPBELL HOUSE
Cooleman Ball, Southwell family photographs Mollie and Tom Taylor's oral history Bung Harris and his cats
7. WATER RACE
Explain rudimentary water supply
8. TAYLORS GARDEN
Explain self sufficiency
9. VIEW TO MARYS HILL
Explain local sources of building materials
10. COMPARATIVE VIEWS TO HOMESTEAD
Early photographs of site showing demolished buildings to rear
11. VIEWS TO HOMESTEAD
Early photo showing yards and pen.
12. ABORIGINAL CAMPSITE
Aboriginal camps, Aboriginal guides showing Murray the route.
13. VIEW OF COMPLEX THROUGH GATE
Comparative photo of complex under heavy snow
14. YARDS
Stock management