



YANGA

CONSERVATION MANAGEMENT PLAN PART 2



Office of
Environment & Heritage
NSW National Parks & Wildlife Service



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This Yanga Conservation Management Plan is bound in two parts:

Part 1

- 1 Introduction
- 2 Historical Analysis
- 3 Physical Analysis
- 4 Comparative Analysis
- 5 Analysis and Statement of Significance

Part 2

- 6 Policy Background
- 7 Conservation Policies
- 8 Implementation Strategy
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The CMP is accompanied by three volumes of Appendices:

HHIMS Inventory Forms

Historical Maps

Architectural Drawings - Homestead and Woolshed Groups

Issued: February 2013

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Separate Volumes

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- Historical Maps
- Architectural Drawings - Homestead and Woolshed Groups

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6 Policy Background

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6.1 Implications Of Heritage Significance

In order to formulate conservation policies and an implementation strategy for the Yanga Reserves it is necessary to consider opportunities and constraints, which are raised in this section of the document. As noted in the Statement of Cultural Significance, the Yanga Reserves have historic, aesthetic, social and scientific/technical significance of a level of at least State Significance.

6.1.1 Implications of Values

The areas included as part of the Yanga Reserves are Yanga (including the lake and homestead), Yanga Woolshed, Willows, Oakhampton, Uara Creek, Tala and Waugorah. Each of these areas has important natural areas and historic features. The range and layers of natural and cultural heritage values means that the retention and enhancement of some values is sometimes at odds with the retention of evidence of the history of the development of the place, particularly as in Australian national parks the focus is traditionally on the conservation of the natural environment. It is important that the historical features are managed and their setting maintained and this may sometimes conflict with water or environmental management. In particular regulators and irrigation structures are difficult to conserve in a changed water management regime.

Yanga is important for a number of reasons. It is an area of great natural beauty and has relatively natural areas along with environments modified by man that support important natural areas as well as man-made features significant in their own right. The retention of the River Red Gum wetlands, for example, depends on irrigation and water regulation, and has done for over 100 years, because upstream use of water from the river has reduced water flows in the Murrumbidgee.

Aboriginal sites have been identified at particular locations surveyed, and are mapped and recorded. These provide important evidence of occupation and should be protected and conserved. However most of the Park has not been surveyed in detail. The maps in this report convey a false impression that Aboriginal sites and former occupation was concentrated in these areas whereas they are indicative of the particular areas surveyed. The remainder of the reserves are predicted to contain similar densities of Aboriginal archaeological sites and management needs to be based on predictive modelling for the areas not yet surveyed.

The Aboriginal occupation of this area, during pre-contact and post-contact times, was extensive. Aboriginal people lived throughout the area, not only concentrated on rivers and lakes. Throughout the pastoral history to the present day Aboriginal people have been involved, both working and living at Yanga. Aboriginal people working for NPWS on Yanga as well as others in Balranald and elsewhere have associations with the place including places where they lived, places where Aunties lived and burial places. Other places are associated with Dreaming stories. Conservation of these values needs consultation with Aboriginal people associated with the place.

It is an area associated with the pastoral and settlement history of rural Australia. Heritage values of the site are over several phases. The earliest settlement/selection phase has no known standing remains but there are many archaeological sites associated with former homesteads, huts, yards, fences, etc. Head stations, outstations, huts, yards dips, tanks and wells are throughout the place with locations changing with different owners and different agricultural practices and transport methods. Buildings have also been moved from site to site within the place and from other areas of the former station now outside the Reserves. The substantial groups of standing buildings demonstrate typical and unusual aspects of rural life. More ephemeral structures demonstrate aspects such as fishing and rabbiting. Throughout the reserves are levees, embankments, dams, regulators, escapes, slabbed wells, ground tanks and many other features associated with irrigation and watering of the wetlands and the dry country.

These heritage items are extensive and varied and reflect over a hundred years of active management by a large staff. The physical extent and range is important in conveying an understanding of the size and complexity of the pastoral enterprise in both time and space. Future management will not have the physical or monetary resources that the businesses exploiting the land at Yanga did.

Visitors and residents value the local recreational cultural landscape and areas of the site have been actively used by the community at different times and with the consent of the owners. Some activities can be readily accommodated in the reserves such as fishing and boating. Others are not compatible with the NPW Act such as recreational shooting. Some use was previously supported by infrastructure and road access such

as the yacht club. Subject to the availability of water in the lake, continuing such use and replacing facilities would enhance values. Activities such as horse riding may be consistent with pastoral values of the place but may be limited by the need to protect natural values and management considerations.

Social values assessment indicates communities who value Yanga including the Aboriginal community, scientists and cultural historians, former station workers and owners and their families and descendants. Already activities encouraging these values have been carried out on the place such as establishing the Friends of Yanga and working with the Aboriginal community. There are quite disparate values, each with different modes of interaction with the site, and different expectations.

With its natural environment and rich and layered history Yanga is a site that provides a venue for recreation and for interpretation and education. Its remoteness from large population centres means that to realise this potential value a range of approaches is needed. Victorian tourists who visit Mildura, Swan Hill and Echuca and who can be attracted across the river to Mungo and now Yanga are likely to be the main audience for interpretation and education along with the local community for regular recreation and short term visits from travellers. The range of other options, discussed later set out ways to interpret the place to visitors by encouraging longer stays and activities or providing off site based interpretive material.

The skills needed to repair the pastoral structures are available within the local area and to an extent local NPWS staff. Some former station staff now employed by NPWS possess some of these skills as well as detailed knowledge of the place. The conservation approach however differs from the approach if the place was in ongoing pastoral use. In the latter case the practice is to update and change in line with modern practice and materials. This change in approach will need to be conveyed while having regard for the skills and understanding of the place that remains in the local community. Conservation of the main homestead and woolshed buildings requires different skills and understanding of unusual construction techniques and their value. Sourcing appropriately skilled workers and training staff will be important in ensuring heritage significance is conserved in these cases. Similar issues are also being confronted at other NPWS sites in the Western Division. There is potential for exchange of information, sharing of technical expertise and development of approaches and techniques and possibly specialised staff between these sites with similar issues.

The following sections also outline the responsibilities for maintenance of heritage items by Government Agencies as required by the NSW Heritage Act.

6.1.2 Implications of Condition

The heritage items on the site range from good condition to being in a state of collapse. The most common cause of deterioration is water entry resulting from poor drainage of roof and ground water and also termite damage. This has led to failure and rotting of timbers. Inappropriate alterations have also led to structural failure of items like the Coach Shed at Yanga Homestead. In some cases the original construction was inadequate and has led to deterioration such as at the Woolshed Shearers Quarters and the Homestead Stables. Some features such as yards and fences had a tradition of continual replacement. Deterioration, if unchecked, will eventually lead to collapse of structures resulting in loss of heritage values as well as posing a public risk.

The highly significant pastoral features of the site are by their nature vulnerable to deterioration and difficult to conserve. Many are remote and are exposed to the weather. In some cases stabilisation measures may be able to extend life and where this is not possible recording and managing as a ruin may be necessary and protecting from inadvertent / incremental change. Features such as the Oakhampton Homestead and Woolshed have previously been identified (High Ground CMS) as being in poor condition. Though of some significance and desirable to reuse the option of abandonment was given and there has been no work on these structures since NPWS acquisition.

Irrigation structures are particularly vulnerable as they are required to operate for managing water on the place. Many are in poor condition and do not meet modern structural or OH&S standards and normal practice is to replace them. Structures such as the Yanga Lake regulator are stable currently when there is no water but may no longer stand the structural loads of active use. Some may be able to be repaired and made operational and others may be able to be retained as artefacts while modern structures are added to control water.

The drop log and drop slab Homestead and Kitchen wing structure is significant and in good condition but vulnerable to deterioration if not actively managed. Aspects such as the uneven floors are part of the character of the place but action is needed to halt deterioration in locations where the structure is threatened

such as the southeast corner of the kitchen block. Similarly the Woolshed is generally in excellent condition with small damaged areas requiring repair and ongoing maintenance of gutters and fixings etc.

At the Homestead group the water towers, the stables and the coach house / smithy buildings are in very poor condition but are important parts of the complex and need structural stabilisation as a priority. Their condition is such that if no action is taken they may collapse.

At the Woolshed group the old washhouse roof has been severely termite damaged and is in very poor condition and structurally unsafe. The adjacent modern shower block has compromised the building and allowed termite entry to the roof timbers. This and the adjacent Old Shearers Quarters have severe deterioration of the unusual concrete block walls however the walls are not in dangerous structural condition and are capable of repair and stabilisation.

Building such as the 'Experts' Quarters appear in reasonable condition but there may be concealed termite damaged that can only be identified by more detailed examination and opening up of the structure. Buildings such as the Store and Laundry at the Homestead are threatened by instability of the ground adjacent and require earthworks to stabilise the foundations of the buildings.

The few remaining early vernacular structures are rare surviving remains that are in poor condition. These include the drop slab building, Peacock's Hut, the Bough Shed (Breer Crutching Shed) and the Hill Paddock Bridge. These are in poor condition and vulnerable to deterioration and were never originally designed for long life. Stabilisation is needed in the short term to retain these structures and recording and preferably conservation in the long term.

6.1.3 Implications of Conservation Charters

ICOMOS Australia Burra Charter

ICOMOS is the international representative body for those who work in the field of cultural heritage conservation. Australia ICOMOS has developed the Burra Charter, which has established standards, principles, procedures and practices of heritage conservation in Australia. The Burra Charter recognises that places of cultural significance enrich peoples' lives, connecting them to community and landscape, to the past and to lived experiences. These places are historical records – tangible expressions of Australian identity and experience which tell us about whom we are and the past that has influenced us and the Australian landscape.

The Burra Charter advocates the conservation of places of cultural significance for the present and future generations. It favours a guarded approach to change, whereby only as much is done as is necessary to care for a place and make it useable, so that cultural significance is retained.

The Burra Charter also notes that all aspects of cultural significance should be respected. If a place includes fabric, uses, associations or meanings of different periods or different aspects of cultural significance, then emphasising or interpreting one period or aspect at the expense of another can only be justified if anything removed or diminished is of slight cultural significance, and that which is interpreted is of much greater cultural significance.

The aims and intentions of the Burra Charter are further outlined in the accompanying guidelines and in the illustrated Burra Charter published by Australia ICOMOS in 2004. The charters can be found on the Australia ICOMOS website: australia.icomos.org/publications/charters/

Australian Natural Heritage Charter

The Australian Heritage Charter provides 'best practice' methods and recommendations for managing and conserving places of natural heritage value. The Australian Natural Heritage Charter notes that conservation means all the processes and actions of looking after a place so as to retain its natural significance and always includes protection, maintenance and monitoring. Article 5 of the Charter states that 'Conservation is based on respect for biodiversity and geodiversity. It should involve the least possible human intervention to ecological processes, evolutionary processes and earth processes.'

In addition to the charters developed at a national level there are also a series of international charters that deal with historic towns, gardens, vernacular architecture and cultural tourism.

ICOMOS International Cultural Tourism Charter

This charter outlines guidelines for promoting tourism at natural and cultural heritage places. The principles outline appropriate methods for protection, management and interpretation of a site and enhancing the visitor experience for both the tourist and host community. The following are relevant principles as outlined in the charter:

1.2: Individual aspects of natural and cultural heritage have differing levels of significance, some with universal values, others of national, regional or local importance. Interpretation programmes should present that significance in a relevant and accessible manner to the host community and the visitor, with appropriate, stimulating and contemporary forms of education, media, technology and personal explanation of historical, environmental and cultural information.

3.1: Conservation and tourism programmes should present high quality information to optimise the visitor's understanding of the significant heritage characteristics and of the need for their protection, enabling the visitor to enjoy the place in an appropriate manner.

3.4: Planning for tourism activities should provide appropriate facilities for the comfort, safety and well being of the visitor, which enhance the enjoyment of the visit but do not adversely impact on the significant features or ecological characteristics.

6.3: Tourism promotion programmes should provide a wider distribution of benefits and relieve the pressures on more popular places by encouraging visitors to experience the wider cultural and natural heritage characteristics of the region or locality.

6.1.4 Implications of Yanga as Cultural Landscape

Changes to the area have the potential to impact not only on the built fabric, but also on the character of the place as a whole. In managing the area it is necessary to understand the character of the place, recognising it as a complex cultural landscape with a range of components including the cultural life of the people, traditional patterns of use, the landscape and the built environment.

Cultural Landscape is a term, which encompasses all the cultural values of Yanga. A cultural landscape approach is an integrated heritage management approach, taking account of the historic, indigenous, and natural heritage values of a place. International research has established four categories of cultural landscapes:¹

1. Designed cultural landscapes - landscapes designed and created intentionally.
2. Evolved cultural landscapes (relict and continuing): Landscapes which have resulted from an initial social, economic, administrative, and/or religious imperative and have developed their present form by association with and in response to the natural environment. Such landscapes reflect that process of evolution in their form and component features. They fall into two sub-categories:
 - 2.1. A relict (or fossil) evolved cultural landscapes is one in which an evolutionary process ended at some time in the past, either abruptly or over a period. Its significant distinguishing features are, however, still visible in material form.
 - 2.2. A continuing evolved cultural landscapes is one, which retains an active social role in contemporary society closely associated with a 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.
3. Associative cultural landscapes are landscapes that are of heritage significance by virtue of the powerful religious, artistic or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent.

Yanga National Park is clearly a “continuing evolved cultural landscape” though some aspects such as the Aboriginal storyline are an “associative cultural landscape”.

The definition for ‘*environment*’ in the EPBC Act 1999 is also pertinent to cultural landscapes in that it includes ecosystems, natural and physical resources, characteristics, heritage values and social and economic aspects of the place.

Cultural landscapes are environments that, unlike built heritage items, exist both as artefacts and as systems; that is, it is both a process and a product. Perceptions, beliefs, stories, experiences and practices

¹ Adapted from *Cultural Landscapes Charette Background Paper* NSW Heritage Office (Victoria Coleman) 2003.

give shape, form and meaning to cultural landscapes as much as the physical built and natural landscape. The sense of place at Yanga is contained in appearance, atmosphere, sounds and smells as well as by physical elements. There was also a strong sense of continuity that came to an end with the cessation of pastoral activities.

The cultural landscape of Yanga will continue to evolve and change with time, often due to the presence of natural factors such as the drought and flood cycle and living vegetation, but also because of practices and systems which are significant to the landscape, but which to be viable must change. It is just as important that Yanga continue to accommodate appropriate change to ensure such natural factors and uses are sustainable as it is that heritage fabric be conserved to a high standard. This includes issues of balancing heritage conservation with practical issues (such as safety, access and parking) to facilitate traditional and other appropriate uses.

As with all heritage items, change to cultural landscapes can be managed to minimise negative heritage impacts. Cultural landscape management tools include:²

- environmental protection zoning;
- listing of cultural landscapes in statutory planning instruments;
- ensuring communication across all aspects of the cultural landscape management (e.g. setting up a consultative committee);
- support for traditional / cultural uses;
- expert guidance on what are compatible uses and appropriate development;
- funding of professionals to advise on the conservation of the cultural landscape;
- funding of skilled technical contractors to carry out cultural landscape conservation works; and/or
- cultural and political processes.

The property boundaries of Yanga have changed in the past and there has been a series of different ownerships. Currently parts of the original property are in different ownerships. A number of significant items and sites at Yanga cross into different land tenures so the management of the place as a cultural landscape should consider this. There is an opportunity to develop links with associated sites to ensure cooperation in the management and conservation of heritage items, in site management and in interpretation. An example is the Yanga Working Group that includes neighbouring landowners.

There are opportunities for linked tourism projects at related sites and research opportunities. There may be opportunities to share information both historical and with regard to management operations, tourism, education and research with other Western Riverina pastoral stations and Western National Parks. There are also other sites, which although not in the direct vicinity are associated with the history of the site. River boat traffic relates the place to other heritage sites and current and former stations along the Murrumbidgee.

² NSW Heritage Council *Managing Change* Part C6 Cultural Landscapes Draft December 2006

6.2 Statutory Compliance

Yanga is 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 except for the National Parks and Wildlife Act that is considered in Section 6.3.

The Register of the National Estate lists the The Great Cumbungi Swamp Area as a natural area and this includes the northern part of Yanga National Park. The place is not currently listed as a heritage item on the State Heritage Register nor on Wakool or Balranald Shire Local Environment Plans (LEPs). Elements of Yanga are listed on the NPWS Section 170 Heritage and Conservation Register (HHIMS). The place is not listed by the National Trust.

6.2.1 The NSW Heritage Act

The State Heritage Register/State Heritage Inventory

Items on the State Heritage Register have been identified as being of particular importance to the people of New South Wales, and are of state significance or greater. Heritage Council approval is generally required for all modifications to items of State Significance listed on the State Heritage Register, other than the minor works which are covered by the standard exemptions. The DECC has delegated authority under the Heritage Act for certain actions including approvals except where the proposal will affect items on the State Heritage Register (S60 Heritage Act) or will affect non-Aboriginal subsurface deposits more than 50 years old (S40 Heritage Act).

The NSW Heritage Branch also maintains the State Heritage Inventory (SHI) that includes items identified by both local councils in their individual LEPs and state government agencies in their Section 170 Registers. The full NPWS (now DECC) Section 170 Register is not currently included in the State Heritage Inventory available on the Heritage Branch website.

Yanga has been identified in some assessments as being of State Significance however this significance is currently not reflected by an SHR listing. The provisions of the Heritage Act apply to the site as follows.

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 state significance that 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. The S170 register is a subset of the data on the HHIMS register. A separate register is maintained for Aboriginal sites (AHIMS - Aboriginal Heritage Information Management System).

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 of:

- 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

A search of the NPWS HHIMS register has indicated the following list of sites all of which are noted as potential items. No information was able to be obtained about the content of these listings. Some items such as Parkers Sheep Yards and Homestead Ruin are only known from this table. This project involves the preparation of additional listings.

YANGA CONSERVATION MANAGEMENT PLAN

Item #	Item Name	Item Type	Datum	Easting	Northing
10607	Yanga Homestead Complex	Complex	GDA	738934	6155534
10608	Homestead Stores Outhouse	Element	GDA	738885	6155408
10609	Homestead Watertank Towers	Element	GDA	738877	6155404
10610	Homestead Former Stores Building	Element	GDA	738889	6155403
10611	Yanga Front Garden	Element	GDA	738950	6155427
10612	Yanga House Orchard	Element	GDA	738948	6155459
10613	Yanga House Back Garden	Element	GDA	738925	6155437
10614	Yanga Tennis Court	Element	GDA	738905	6155438
10615	Yanga Homestead	Element	GDA	738908	6155420
10616	Breer Hut Complex	Complex	GDA	750814	6183278
10617	Breer Hut	Element	GDA	750815	6183257
10618	Breer Hut Crutching Pens	Element	GDA	750817	6183242
10619	Pococks Hut Artefact Scatter	Element	GDA	756016	6191764
10620	Pococks Hut	Element	GDA	755990	6191655
10621	Redbank	Element	GDA	756139	6192216
10622	Yanga Woolshed Complex	Complex	GDA	731239	6161665
10623	Yanga Woolshed	Element	GDA	731282	6161698
10624	Willows Shed Complex	Complex	GDA	753012	6149747
10625	Willows House	Complex	GDA	755184	6148495
10626	Parkers Sheep Yards	Element	GDA	760242	6145534
10627	Parkers Homestead Ruin	Element	GDA	758950	6148589
10628	South Yanga Homestead Site	Element	GDA	746350	6148403
10690	Yanga Singleman's Quarters	Element	GDA	738934	6155534

HHIMS Inventory sheets have been prepared for the following groups or individual sites:

Yanga Homestead Group homestead & residences including Main building, Kitchen wing, Ablution block, Cook's cottage, Front garden, Orchard, Back garden & Tennis Court.
Yanga Homestead Group sheds and service buildings including Laundry, Meat house, Refrigeration shed, Workshop & machinery shed, Former stores building, Pump house & stores outhouse, Water tank towers, Long shed, Stables, Carriage shed/smithy, Kill house and yards.
Staff barracks – group of four buildings (Singlemens quarters)
Lakeside manager's cottage
Lakeside middle cottage
Palmtree cottage
Redgum cottage
Yanga House rubbish dump west 19 th C
Yanga House rubbish dump east 20 th C
'Old Station' site
Yanga Lake regulator and bridge site
Rabbiters Hut, silos
Sheep dip
Railway and Yanga siding
Yacht Club (former)
Pumping station
Pelican Point house site
B & S ball site
Henry's Camp
Old Fishing Camp
Piggery
Yanga woolshed including the Woolshed, Woolshed store (stables), Yanga Shearers' Quarters, Cookhouse, Meat house, Shearers' barracks, Old Wash House and New Shower Block, Contractor & experts quarters, and Yanga Irrigation pump house.
Woolshed cottage
Irrigation cottage
The Willows Homestead
The Willows Woolshed
Willows Well
Hults Well
Oakhampton Homestead. Oakhampton Woolshed (included in Homestead HHIMS)
Oakhampton Cottage

Lower Fingerboard Well
The Island Charcoal Kiln
Kietu head station site
Kieeta Creek Outlet regulator (ruin) (Kieeta Escape)
Yanga Creek regulator
Devil's Creek regulator
Breer Hut Complex
Smyth's Hut
Smyth's Crutching Shed
Peacock's Hut
Waugorah Homestead
Redbank Cottage
Redbank Hut
Pocock's Hut and artefact scatter
Tarwillie yards
Hill Paddock Bridge (ruin)
Woolshed site on Woolpress bend and embankment
House site at Woolpress bend
1AS regulator (R2) (Yanga)
1ES regulator (R1)
Old Swamp regulator

Approvals under the NSW Heritage Act

The Yanga Reserves are currently not listed on the State Heritage Register. Yanga has not been nominated for listing and so has not been considered. Generally NPWS manages items of State heritage value according to this value, whether they are formally listed or not. If Yanga is listed in the future the following approvals are required. Any proposals involving modifications to must be referred to the Heritage Council (or under delegated authority) 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 Heritage can approve site specific exemptions, on the recommendation of the Heritage Council. Such exemptions can outlined in a CMP however the CMP also has to be endorsed by 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 and can be downloaded from their publications list.³ As the DECCW has delegated authority this process occurs internally. The internal NPWS (now DECCW) guideline on heritage act delegations sets out this in more detail. (Refer to the Section on the NPWS/DECCW).

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. The Heritage Office can endorse conservation plans if the applicant pays a fee.

The endorsement of Conservation Plans for the NPWS is undertaken by the DECCW Executive Director of Culture and Heritage. Future proposals for work should be assessed against the CMP to determine if there is an impact on significant fabric and whether the proposed work is in accordance with the detailed conservation policies.

Historical Archaeology

The Heritage Act gives statutory protection to relics that form part of historical archaeological deposits but the Act was amended in late 2009. The Act previously defined a "relic" as "any deposit or material evidence relating to the settlement of the area... not being Aboriginal settlement, and which is fifty or more years old". The definition of a relic has changed. The 50 year age rule no longer applies. A relic is now something that has State or Local significance. The practical application of this is that it is no longer necessary to apply for exemptions if an item has been assessed as having no heritage significance. Sections 139-145 of the Heritage Act prevents the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except in accordance with an excavation permit issued by the Heritage Council of NSW.

³ http://www.heritage.nsw.gov.au/03_index.htm

The site has archaeological potential that is related to the growth and development of this area as a pastoral station. Archaeological reports relating to some aspects of the site are held in NPWS files. [See NPW Act later re Aboriginal sites]. The site has high archaeological potential that is related to pastoral operations and settlement and irrigation activities at the site. Homestead have been built at various locations in the Reserves and moved around the site. There are remains of stockyards, stock bridges, fencing and similar facilities throughout the Reserves. There are also rubbish dumps and in particular a range of items including machinery such as boilers pushed into the lake near the Yanga Homestead (visible when the lake was dry in 2009/2010). There are remains of vessels in waterways. Remains in situ provide an archaeological record of the pattern of use of the site. Some items have been exposed as water dries out and other items covered by fill or by landslip around the lakeshore. The extent of these remains is unknown. The archaeological resource should be conserved by not intervening except for conservation purposes. Rangers should seek approvals for works impacting on archaeological resources and seek advice from C&HD.

In addition to this, if any works require excavation to be undertaken, a Section 140 excavation permit under the *Heritage Act 1977*, or a Section 139 Exception will be required. Approvals for these permits are delegated to the executive Director of the Culture and Heritage Division of DECCW. Any works that require a Section 140 excavation permit will require an Archaeological Assessment, Research Design and Methodology that details the proposed archaeological work and an archaeologist present during any excavation works.

Maritime Archaeology

The Heritage Act gives statutory protection to the nautical heritage of NSW inland rivers. These rivers are home to the remains of riverboats and wharves. These mark routes that served as our national highways until the expansion of road and rail networks. Lost through misfortune or abandonment, they have become landmarks. The silt protected remains record social behaviours, commercial aspirations, industrial achievements, the realisation of dreams and the despair of shattered hopes. Some riverboats were lost at a moment in time and entered the archaeological record with many of the personal items of the people they carried. Shipwrecks allow us to view the physical evidence of a distinct period, culture and locality.

The NSW Heritage Branch Maritime Heritage Program administers legislation that protects historic shipwrecks. The Branch also develops education initiatives and encourages public participation in management and conservation of sites. The Branch's maritime archaeologists actively survey and inspect shipwrecks located throughout the State. Community members are encouraged to become regional "Wreck Spotters" and to promote shipwreck research, inspection, site management and protection through their local area.

By carefully measuring the collapsed structure of shipwrecks and wharves, archaeologists can determine much about the original structure of the vessel or wharf through the pattern of collapse and disintegration over time. Once a site is damaged or disturbed, much of this information is lost. NSW's riverine shipwrecks and other submerged artefacts are protected by the relics provisions of the State Heritage Act, 1977. To ensure that maximum information is recorded, an approved Excavation Permit is required before sites can be disturbed in any way.⁴

Moveable Heritage

Moveable heritage is defined by the NSW Heritage Branch as being '*any natural or manufactured object or collection of heritage significance*'. Such collections exist '*in a variety of contexts in addition to museum, library and archive collections*' and can include the contents of a homestead or collections of tools associated with a particular trade or a place of work. The NSW Heritage Branch has also produced a guideline relating to moveable heritage that is available on their website. The current State Heritage Register and Inventory listings for moveable heritage include a wide range of items, few of which currently relate to pastoralism. Most are derived from State Government Agencies that have undertaken a thorough study of items utilised by their agency in the past such as honour rolls, rolling stock or the historic surveying equipment formerly used by the Lands Department. Macarthur's original sheep bloodline has been listed as an item of moveable heritage. It should be noted that the majority of state government agencies have not undertaken a comprehensive study of their moveable heritage.

All moveable heritage should be managed in accordance with the DECCW Moveable Heritage policy (written by C&HD). The current HHIMS list for sites within the Yanga Reserves does not specifically include

⁴ <http://maritime.heritage.nsw.gov.au/public/documents/InlandRiverHeritage.pdf>

reference to collections/ machinery contained within any of the buildings. The updated forms being prepared as part of this Conservation Management Plan will include moveable heritage generally but the collection is detailed in an inventory of the moveable heritage on the site recently been undertaken by OHM Consultants. The recommendations of that study have been incorporated into the policy and implementation sections of this Conservation Management Plan. The Moveable Heritage Study included recommendations for the disposal of non significant items that confuse understanding of the place and put significant items at risk. This disposal has not yet occurred and this process needs to be undertaken (refer to Implementation). Some of the movable items are items of significant fabric that have been removed from the homestead and stored in other buildings.

Moveable collections should have a provenance to the place (ie have been utilised there). Items that were never used within the Yanga Station when it was a working property, but are typical examples of their type, should be considered to be interpretative devices rather than heritage items.

6.2.2 Environment Protection & Biodiversity Conservation (EPBC) Act 1999 & Australian Heritage Council

The EPBC Act 1999 protects the environment, particularly matters of National Environmental Significance. It streamlines national environmental assessment and approvals process, protects Australian biodiversity and integrates management of important natural and cultural places.

The Australian Heritage Council (formerly Australian Heritage Commission) was established under the Australian Heritage Council Act 2003 and is the Agency that advises the Commonwealth Government on heritage matters. It previously compiled and maintained the Register of the National Estate (RNE) established under the Australian Heritage Commission Act 1975. The RNE is an inventory of places of natural and cultural significance in Australia. The basis for assessment of significance of items on the RNE was the methodology and terminology of the Burra Charter.

On 1 January 2004, a new national heritage system was established under the EPBC Act. In 2006, the EPBC Act and the Australian Heritage Council Act 2003 were amended with the aim of establishing Commonwealth and National Heritage Lists. The National Heritage List recognises and protects places of outstanding heritage to the nation, and the Commonwealth Heritage List comprises Commonwealth owned or leased places of significant heritage value.

Following amendments to the Australian Heritage Council Act 2003, the RNE was frozen on 19 February 2007. The Register continued as a statutory register until February 2012 and after this date remains on a non-statutory basis as a publicly available archive. Until 2012 the Minister was required to continue considering the Register when making some decisions under the EPBC Act 1999. This transition period also allowed states, territories, local and the Australian Government to complete the task of transferring places to appropriate heritage registers.

The establishment of this national system was in line with a 1997 agreement by the Council of Australian Governments that each level of government should be responsible for protecting heritage at the appropriate level. Many places in the RNE are already included in other statutory lists, such as the state heritage lists, or local government heritage registers. As a result, those places receive protection under the relevant federal, state or territory legislation, or under council planning legislation. Yanga is not on the SHR nor any local government heritage registers.

In the case of places of National or Commonwealth significance that are in the RNE, some of these places are already included in the National Heritage List or the Commonwealth Heritage List, and therefore receive protection under the EPBC Act. The Australian Government is assessing whether there are further places in the Register that should be included in the National and Commonwealth Heritage Lists.

The Great Cumbungi Swamp Area, which includes part of Yanga National Park, was listed on the Register of the National Estate and is thus covered by the EPBC Act until 2012. The provisions required 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.

The Lowbidgee floodplain, including large parts of the Yanga Reserves and Tala and Yanga Lakes is recognised in the Directory of Important Wetlands in Australia, a national database maintained by the Department of Environment, Water, Heritage and the Arts.

Nominations for places of National Significance can be submitted by organisations or individuals and considered by the Department of Environment, Water, Heritage and the Arts. Yanga is of a high level of heritage significance, and aspects are potentially of national significance. The site may be of such significance to warrant a national listing as part of the group of River Red Gum / wetland sites. It might also be considered as a significant historical pastoral station. There is not understood to be any such nomination at present.

6.2.3 JAMBA, CAMBA and ROKAMBA

The Australian Government has entered into three bilateral migratory bird agreements that are relevant to Yanga. These are Japan-Australia Migratory Bird Agreement (JAMBA), China-Australia Migratory Bird Agreement (CAMBA) and Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA)

The first two bilateral agreements relating to the conservation of migratory birds were formed with the Government of Japan in 1974, and the People's Republic of China in 1986. The JAMBA and CAMBA agreements list terrestrial, water and shorebird species that migrate between Australia and the respective countries. In both cases the majority of listed species are shorebirds. Both agreements require the parties to protect migratory birds by limiting the circumstances under which migratory birds are taken or traded; protecting and conserving important habitats; exchanging information; and building cooperative relationships. The JAMBA agreement also includes provisions for cooperation on the conservation of threatened birds. Australian government and non-government representatives meet every two years with Japanese and Chinese counterparts to review progress in implementing the agreements and to explore new initiatives to conserve migratory birds.

In April 2002, Australia and the Republic of Korea agreed to develop a bilateral migratory bird agreement similar to the JAMBA and CAMBA. The ROKAMBA agreement was signed in Canberra on 6 December 2006. The agreement entered into force on 13 July 2007. The ROKAMBA formalises Australia's relationship with the Republic of Korea in respect to migratory bird conservation and provides a basis for collaboration on the protection of migratory shorebirds and their habitat.

JAMBA, CAMBA and ROKAMBA provide an important mechanism for pursuing conservation outcomes for migratory birds, including migratory shorebirds. However, the bilateral nature of these agreements limits their scope and ability to influence conservation across the flyway. Australia has therefore also encouraged multilateral cooperation for migratory bird conservation through the Partnership for the East Asian-Australasian Flyway.

All migratory bird species listed in the annexes to these bilateral agreements are protected in Australia as matters of national environmental significance under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.⁵

6.2.4 RAMSAR

The Convention on Wetlands of International Importance, called the Ramsar Convention, is an intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources.

Negotiated through the 1960s by countries and non-governmental organisations that were concerned at the increasing loss and degradation of wetland habitat for migratory waterbirds, the treaty was adopted in the Iranian city of Ramsar in 1971 and came into force in 1975. It is the only global environmental treaty dealing with a particular ecosystem. The Convention's member countries cover all geographic regions of the planet.

The Ramsar Convention's mission is "the conservation and wise use of all wetlands through local and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world". The Convention uses a broad definition of the types of wetlands covered in its mission, including lakes and rivers, swamps and marshes, wet grasslands and peatlands, oases, estuaries, deltas and tidal flats, near-shore marine areas, mangroves and coral reefs, and human-made sites such as fish ponds, rice paddies, reservoirs, and salt pans.

⁵ <http://www.environment.gov.au/biodiversity/migratory/waterbirds/bilateral.html#jambacamba>

At the centre of the Ramsar philosophy is the “wise use” concept. The wise use of wetlands is defined as “the maintenance of their ecological character, achieved through the implementation of ecosystem approaches, within the context of sustainable development”. “Wise use” therefore has at its heart the conservation and sustainable use of wetlands and their resources, for the benefit of humankind.⁶

The floodplain wetlands at Yanga are likely to meet criteria for listing under the RAMSAR Convention.

6.2.5 Environment Planning and Assessment Act (EP&A) & Wakool and Balranald Councils Local Environment Plans (LEPs)

EP&A Act

The NSW *Environmental Planning and Assessment Act 1979* (the EP&A Act) and associated regulations provide the framework for assessing environmental impacts and seeking planning approval of development proposals in NSW. The Department of Environment and Climate Change (formerly NSW National Parks and Wildlife Service) is a determining authority under the Environment Protection & Assessment Act for development on its own estate. DECC assesses the impacts of activities within reserves and has developed the *Proponents Guidelines for the Review of Environmental Factors* (REF). A Review of Environmental Factors (REF) is an environmental assessment under Part 5 of the (EP&A Act), which is required as part of the assessment of activities needing approval under legislation including the NP&W Act and sections 60 and 140 of the *Heritage Act 1977* (on-park activities). A REF examines environmental impacts of a proposal and measures to mitigate adverse impacts. Activities include erecting and altering buildings. As part of an REF assessment is required of impacts on the visual or scenic landscape, Aboriginal cultural heritage values and any items of historic cultural or natural heritage.

Wakool and Balranald Council LEPs

Yanga National Park is predominantly within Wakool Shire with a small area in Balranald Shire. A Local Environment Plan (LEP) is a plan made under section 70 of the EP&A Act and is a legal document and generally provides the land use zones, Council objectives and development standards for different types of development. Local Council LEPs’ planning and development controls generally apply primarily to private development and Councils’ own development and guide government agencies. If under an LEP a development requires consent, then a development application has to be prepared and submitted and approved by local government. Consideration of a range of environmental factors (including cultural heritage) is required before development approval.

The areas of reserve under the Balranald LEP 2010 have been rezoned National Park. The zone E1 has been established under the model LEP provisions and this zone applies to National Parks and Nature Reserves. The objectives of the Zone are:

To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act.

To enable uses authorised under the National Parks and Wildlife Act 1974.

To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.

No uses are permitted without consent and the only uses permitted with consent are uses that are authorised under the *National Parks and Wildlife Act 1974*.

Wakool Shire prepared the Wakool Shire Community Heritage Study in 2006-2007. The study identified Yanga as a place of Heritage Significance. Wakool Shire’s LEP 1992 includes heritage protection clauses and a heritage schedule identifying heritage items and conservation areas. Yanga is not included in Schedule 1 – Heritage Items, despite inclusion in the Heritage Study. Across NSW LEP’s are being redone in accordance with the new model provisions. The new provisions contain standard heritage provisions. In 2009 Balranald Shire Council placed its draft new LEP on public display. Although Yanga was included in the Balranald Shire Community Heritage Study 2006-2007, it was not listed as a heritage item.

⁶ http://www.ramsar.org/cda/en/ramsar-home/main/ramsar/1%5e7715_4000_0__

In January 2010 the National Trust raised their concern that:

Some councils are failing to list items of heritage significance on their Local Environment Plans, an opportunity which the National Trust says could help boost tourism to rural areas.

The National Trust of Australia (NSW) is aware of a number of councils who are failing to meet the requirements of listing heritage items on their LEPs, set out by Department of Planning directives.⁷

Balranald Council was one of the councils identified in the article as having few heritage items in their schedules. The article also noted that some councils had not acted on their heritage studies, i.e. the identified items had not been included in the LEP schedules.

6.2.6 Murrumbidgee Catchment Management Authority

Yanga National Park falls within the area of the Murrumbidgee Catchment Management Authority (MCMA). The specific functions of the MCMA are described in Section 15 of the CMA Act. The Act is administered by the Minister for Natural Resources. The head office is at Wagga Wagga and there is a regional office at Hay. The Murrumbidgee Catchment ranges from the alpine areas of Kosciuszko National Park to the western Riverina and includes Canberra and Wagga Wagga.

The MCMA's responsibilities include preparation of a Catchment Action Plan (CAP). It is responsible for administering and managing native vegetation approvals under the *Native Vegetation Act 2003*, managing water licences, undertaking on-ground works for the purpose of catchment activities and for community engagement. The MCMA slogan is "A healthy & productive Murrumbidgee catchment & its communities working together - Yindymarra". A full description of their role and responsibilities is on their website.⁸

The MCMA is undertaking the Lowbidgee Natural Resources Management Plan Project to address natural resource management, which involves working with the communities and stakeholders between the Hay and Balranald, to develop an integrated plan for the floodplain. The MCMA states that

...the Lower Murrumbidgee floodplain is the largest area of floodplain wetland remaining in the Murrumbidgee Valley. It includes the second largest red gum forest in Australia and significant black box, lignum and reed-bed communities. The lower Murrumbidgee floodplain wetlands have a strategic role in the health of the Murray-Darling river system, and the Australian and global environments.

The Lowbidgee Natural Resources Management Plan will ensure a balanced approach to natural resource management in this ecologically important floodplain. Incentives are available for landholders to conserve biodiversity and manage wildlife habitat in the Lower Murrumbidgee catchment. The CAP 2009 outlines targets to improve a wide range of natural resource conditions including biodiversity, soil and land capability, and water management. The CAP includes targets for the whole of the Murrumbidgee catchment area. For more information refer to the website.⁹

6.2.7 The Commonwealth Native Title (New South Wales) Act 1994

There are understood to be no current claims for land title over the Yanga Reserves at present.

There is potential in the future for the National Park to be nominated for listing on Schedule 14 of the *National Parks and Wildlife Act 1974*. Schedule 14 is a list of parks that can be returned to Aboriginal ownership and leased back to the Government to be jointly managed by NPWS and the Aboriginal owners. For parks where a lease has been negotiated, a Board of Management is appointed, with a majority of Aboriginal owners. The Board has the care, control and management of the lands. The Board must review the Plan of Management within two years of the Board being appointed.

If the lands are listed on Schedule 14, there is then a process to identify the Aboriginal owners, negotiate the lease, return the lands to the Aboriginal owners and establish the joint management arrangements for the lands. The approach has proved successful at Mutawintji National Park, where the lands are leased back and operated as a National Park. Visitor facilities have been built. Access is restricted to significant sites. Tours are run by the Aboriginal owners that interpret how the cultural landscape was utilised, as well as the surviving examples of rock art. Examples of the lease/ agreement documents can be found on the department's website.

⁷ <http://www.heritagetourism.com.au/nsw-councils-failing-to-make-most-of-heritage-tourism>. Published January 22 2010

⁸ <http://murrumbidgee.cma.nsw.gov.au/>

⁹ <http://murrumbidgee.cma.nsw.gov.au/publications/catchment-action-plan.html>

6.2.8 Other Statutory Requirements

BCA

The Building Code of Australia (BCA) is the operative building ordinance for construction. The BCA covers those aspects of a building that are controlled by legislation such as structure, fire resistance, access and egress, fire-fighting equipment, mechanical ventilation, and certain aspects of health and amenity. Of these, the most critical issues for the site will be compliance of new visitor facilities or buildings adapted for visitor facilities with fire and access provisions and the fire protection of assets. Protection with sprinklers, smoke detectors or the like can perform a dual purpose of property protection and protection of life.

Where compliance with BCA may compromise the architectural integrity of the building and diminish its cultural significance, dispensation may be sought through the Fire and Access Service Advisory Panel (FASAP) of the Heritage Council. The BCA does not necessarily apply to existing buildings and discretion may be used in its application to existing buildings.

DDA

The Disability Discrimination Act (DDA) 1992 makes it unlawful to discriminate against people with disabilities in all areas of public life, including access to, and the use of, buildings and places. OEH is currently revising and further developing its agency-wide Disability Action Plan that continues to improve employment, access and services for staff and the public. OEH is committed to creating opportunities to enhance access to the many national parks, lookouts, picnic areas, tracks and camping grounds for people with disabilities.

Where possible equitable access should be provided. Where there are conflicts between the provision of access and heritage values alternatives can be considered and a plan prepared for improving access. It may be preferable to move the location of public facilities or not to develop facilities in locations where access is limited if access cannot be provided without compromising heritage values. The NSW Heritage Office FASAP panel can assist by providing advice about access issues.

At Yanga most areas and buildings can easily provide on-grade access as there are no two storey buildings and most buildings have at least one on-grade entry. However access to some remote areas is limited and there is no scope to provide general public vehicle access. In this case access should be maximised but alternatives should be offered through interpretation and major public facilities should preferably be in easily accessible areas.

Mining Act 1992

Australian State and Territory Governments (and in some cases local government) are responsible for the regulation and management of mine closure and rehabilitation requirements on industry. The *Mining Act 1992* is primarily concerned with active mines and mining leases. It contains minimal reference to heritage matters, although a number of sections have previously been viewed as negating aspects of other applicable legislation. Section 237 of the Mining Act states:

In deciding whether or not to grant an authority or mineral claim, the Minister or mining registrar is to take into account the need to conserve and protect the features of Aboriginal, architectural, archaeological, historical or geological interest in or on the land over which the authority or claim is sought.

Part of the Yanga Reserves is a State Conservation Area (SCA) and this category preserves mineral extraction rights. It is understood that the resource identified in the SCA is mineral sands however there are no mining leases and no mining has been undertaken. In the longer term the State Conservation Area may be reclassified as National Park if on review it is not required for mining.

Other

Other NSW legislation that directly affects aspects of the site includes:

- The Occupational Health and Safety Act (OH&S);
- Noxious Weeds Act 1993 (introduced plants);
- Protection of the Environment Operations Act 1997 (pollution, environmental protection, human health); and
- Safety and Traffic Management Act 1999 and Roads Act 1993 (management of roads traversing or adjoining the Reserve).

6.2.9 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.

Yanga has not been listed by the National Trust as an individual item of significance but the Trust has been actively involved in conservation campaigns. The Trust is concerned with conservation in rural areas and the conservation of pastoral heritage. There are no active campaigns known in the area however the National Trust has raised a concern about the lack of heritage items in the LEP (refer to the discussion of LEPs).

6.3 OEH (formerly DECCW)

6.3.1 Departmental Structure

The earlier National Parks and Wildlife Service is now a set of groups within the Office of Environment and Heritage (OEH). It was formerly and most recently part of the Department of Environment, Climate Change and Water (DECCW). The operations are regulated by the National Parks and Wildlife Act. There are three divisions relevant to the management of the Yanga Reserves: the Environment Protection and Regulation Group, the Parks and Wildlife Group and the Culture and Heritage Division. However there have been recent changes in the departmental structures and it is understood further changes are imminent. The information below may change in the immediate future. The term National Parks and Wildlife Service (NPWS) is still commonly used in the community and in government.

The Environment Protection and Regulation Group (EPRG) regulates a diverse range of activities that can impact on the environment. Some EPRG functions relating to Yanga are:

- Regulates native vegetation and Aboriginal cultural heritage
- Delivers DECCW's input to regional conservation and land-use planning processes
- Coordinates the assessment and approval processes for proposed major developments

The Parks and Wildlife Group (PWG) is responsible for the management of the protected area system. The Group ensures the conservation within the reserve system and promotes community awareness, understanding and appreciation of natural and cultural heritage. PWG has the following functions relevant to Yanga:

- Manages parks and protected areas and assets
- Manages on-park Aboriginal and historic heritage sites and significant areas/buildings
- Develops, implements and reviews operational policy, programs and procedures in reserves
- Undertakes field-based wildlife management, including first response law enforcement
- Manages on-park threatened species and pest and weed management issues
- Develops community partnerships and delivers educational programs
- Provides visitor facilities and promotes tourism opportunities
- Ensures appropriate fire suppression/protection in reserves
- Undertakes state of the parks reporting.

The Culture and Heritage Division (C&HD) guides the approach to identifying, understanding and conserving cultural heritage. The Division also directs and manages the Aboriginal Affairs portfolio on behalf of the department. The Manager of Culture and Heritage Division, NPWS has delegation under the Heritage Act for certain activities on NPWS estate. C&HD has the following functions relevant to Yanga:

- Works with Aboriginal communities, private and public landowners, local councils and CMAs to protect and conserve Aboriginal cultural heritage
- Undertakes research and disseminates the findings to improve the understanding of the nature and distribution of our cultural heritage across the landscape
- Manages DECCW's cultural heritage information systems and provides cultural heritage information services
- Provides technical services for the conservation of cultural heritage within parks, reserves and botanic gardens
- Coordinates key DECCW-wide cultural heritage programs (including funding programs).

6.3.2 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 website¹⁰, 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.

¹⁰ <http://www.treasury.nsw.gov.au/tam/tam-intro.htm>

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 total asset management is that assets require cyclic maintenance of their fabric. Adequate funding and resources need to be allocated to ensure, for example, that the external envelope of a building is maintained and kept watertight. The department is developing an asset maintenance system and as well as regular annual funding allocates funding for specific projects. Some funds are available for conservation planning and building works. The department's website notes that

This process considers a range of factors including the significance of the cultural heritage values of a site, the risk involved in not undertaking the works, community interaction with the site, and the site's financial sustainability. Adaptive reuse can be a way of preserving heritage while retaining financial sustainability. Adaptive reuse is when we upgrade and modify buildings or places as part of our conservation efforts. It enables a new use to be introduced or an existing use continued.

6.3.3 National Parks and Wildlife (NPW) Act 1974

The National Parks and Wildlife Act 1974 provides the legislative frameworks for the parks and reserves system in NSW. It specifically sets out what is allowed in different categories of reserve, sets out the responsibility for heritage management on NPWS estate and permissible purposes for leases under section 151B. The Act requires that a Plan of Management (PoM) be prepared for each reserve which sets out the range of permissible uses for each reserve. A PoM for the Yanga Reserves has not yet been prepared. Once a PoM has been adopted by the Minister, only those activities and works that are in accordance with the plan may be undertaken in the Reserve.

Departmental policy is that when works are required before a PoM is in place a Statement of Interim Management Intent (SIMI) should be prepared. A SIMI has been prepared for Yanga. The constraints for the site, as outlined in the NPW Act, included in the SIMI are discussed later in this section.

There are three different categories of Reserve in the Yanga Reserves as well as land purchased but not gazetted. The three categories have different objectives under the NPW Act. The categories are National Park, Nature Reserve and State Conservation Area and management principles are set out in Part 4, Division 2 of the Act, which also discusses management of Historic Sites and Aboriginal Sites, relevant to Yanga. Activities are required to conform to the objectives of the Act for each category.

National Parks are dedicated for conservation and recreation. The NPW Act states:

- (1) *The purpose of reserving land as a national park is to identify, protect and conserve areas containing outstanding or representative ecosystems, natural or cultural features or landscapes or phenomena that provide opportunities for public appreciation and inspiration and sustainable visitor use and enjoyment so as to enable those areas to be managed in accordance with subsection (2).*
- (2) *A national park is to be managed in accordance with the following principles:*
 - (a) *the conservation of biodiversity, the maintenance of ecosystem function, the protection of geological and geomorphological features and natural phenomena and the maintenance of natural landscapes,*
 - (b) *the conservation of places, objects, features and landscapes of cultural value,*
 - (c) *the protection of the ecological integrity of one or more ecosystems for present and future generations,*
 - (d) *the promotion of public appreciation and understanding of the national park's natural and cultural values,*
 - (e) *provision for sustainable visitor use and enjoyment that is compatible with the conservation of the national park's natural and cultural values,*
 - (f) *provision for the sustainable use (including adaptive reuse) of any buildings or structures or modified natural areas having regard to the conservation of the national park's natural and cultural values,*
 - (fa) *provision for the carrying out of development in any part of a special area (within the meaning of the Hunter Water Act 1991) in the national park that is permitted under section 185A having regard to the conservation of the national park's natural and cultural values,*
 - (g) *provision for appropriate research and monitoring. (Part 4, Division 2, 30E)*

State Conservation Areas are areas for conservation and recreation where there are possible mineral deposits. The NPW Act states:

- (1) *The purpose of reserving land as a state conservation area is to identify, protect and conserve areas:*
 - (a) *that contain significant or representative ecosystems, landforms or natural phenomena or places of cultural significance, and*
 - (b) *that are capable of providing opportunities for sustainable visitor use and enjoyment, the sustainable use of buildings and structures or research, and*
 - (c) *that are capable of providing opportunities for uses permitted under other provisions of this Act in such areas, including uses permitted under section 47J, so as to enable those areas to be managed in accordance with subsection (2).*
- (2) *A state conservation area is to be managed in accordance with the following principles:*
 - (a) *the conservation of biodiversity, the maintenance of ecosystem function, the protection of natural phenomena and the maintenance of natural landscapes,*
 - (b) *the conservation of places, objects and features of cultural value,*
 - (c) *provision for the undertaking of uses permitted under other provisions of this Act in such areas (including uses permitted under section 47J) having regard to the conservation of the natural and cultural values of the state conservation area,*
 - (d) *provision for the carrying out of development in any part of a special area (within the meaning of the Hunter Water Act 1991) in the state conservation area that is permitted under section 185A having regard to the conservation of the natural and cultural values of the state conservation area,*
 - (da) *provision for sustainable visitor use and enjoyment that is compatible with the conservation of the state conservation area's natural and cultural values and with uses permitted under other provisions of this Act in such areas,*
 - (e) *provision for the sustainable use (including adaptive reuse) of any buildings or structures or modified natural areas having regard to the conservation of the state conservation area's natural and cultural values and with uses permitted under other provisions of this Act in such areas,*
 - (f) *provision for appropriate research and monitoring. (Part 4, Division 2, 30G)*

Nature Reserves are dedicated for conservation purposes and there is no requirement for recreation and tourism, rather scientific research and education. The NPW Act states:

- (1) *The purpose of reserving land as a nature reserve is to identify, protect and conserve areas containing outstanding, unique or representative ecosystems, species, communities or natural phenomena so as to enable those areas to be managed in accordance with subsection (2).*
- (2) *A nature reserve is to be managed in accordance with the following principles:*
 - (a) *the conservation of biodiversity, the maintenance of ecosystem function, the protection of geological and geomorphological features and natural phenomena,*
 - (b) *the conservation of places, objects, features and landscapes of cultural value,*
 - (c) *the promotion of public appreciation, enjoyment and understanding of the nature reserve's natural and cultural values,*
 - (d) *provision for appropriate research and monitoring,*
 - (e) *provision for the carrying out of development in any part of a special area (within the meaning of the Hunter Water Act 1991) in the nature reserve that is permitted under section 185A having regard to the conservation of the nature reserve's natural and cultural values. (Part 4, Division 2, 30J)*

Yanga contains areas that could be re-categorised as Historic Sites.

Historic Sites are areas reserved under the Act as the sites of buildings, objects, monuments or landscapes of national significance. The general objectives for the management of Historic Sites in New South Wales are the conservation of features of cultural significance, the provision of opportunities for public access, the interpretation of the site as an educational resource, the provision of opportunities for historic, archaeological and architectural research. Opportunities for use of a historic site will only be considered where they do not detract from its cultural significance. The NPW Act states:

- (1) *The purpose of reserving land as a historic site is to identify, protect and conserve areas associated with a person, event or historical theme, or containing a building, place, feature or landscape of cultural significance so as to enable those areas to be managed in accordance with subsection (2).*
- (2) *A historic site is to be managed in accordance with the following principles:*
 - (a) *the conservation of places, objects, features and landscapes of cultural value,*

- (b) the conservation of natural values,*
- (c) provision for sustainable visitor use and enjoyment that is compatible with the conservation of the historic site's natural and cultural values,*
- (d) provision for the sustainable use (including adaptive reuse) of any buildings or structures or modified natural areas having regard to the conservation of the historic site's natural and cultural values,*
- (da) provision for the carrying out of development in any part of a special area (within the meaning of the Hunter Water Act 1991) in the historic site that is permitted under section 185A having regard to the conservation of the historic site's natural and cultural values,*
- (e) the promotion of public appreciation and understanding of the historic site's natural and cultural values,*
- (f) provision for appropriate research and monitoring. (Part 4, Division 2, 30F)*

Aboriginal Sites and Objects

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.

The NPW Act states:

- (1) The purpose of reserving land as an Aboriginal area is to identify, protect and conserve areas associated with a person, event or historical theme, or containing a building, place, object, feature or landscape:*
 - (a) of natural or cultural significance to Aboriginal people, or*
 - (b) of importance in improving public understanding of Aboriginal culture and its development and transitions, so as to enable those areas to be managed in accordance with subsection (2).*
- (2) An Aboriginal area is to be managed in accordance with the following principles:*
 - (a) the conservation of natural values, buildings, places, objects, features and landscapes of cultural value to Aboriginal people in accordance with the cultural values of the Aboriginal people to whose heritage the buildings, places, objects, features or landscapes belong,*
 - (b) the conservation of natural or other cultural values,*
 - (c) allowing the use of the Aboriginal area by Aboriginal people for cultural purposes,*
 - (d) the promotion of public understanding and appreciation of the Aboriginal area's natural and cultural values and significance where appropriate,*
 - (e) provision for appropriate research and monitoring, in accordance with the cultural values of the Aboriginal people,*
 - (f) provision for the carrying out of development in any part of a special area (within the meaning of the Hunter Water Act 1991) in the Aboriginal area that is permitted under section 185A having regard to the conservation of the Aboriginal area's natural and cultural values. (Part 4, Division 2, 30K)*

There have been a range of surveys on Yanga which involved the assessment of the cultural significance of Aboriginal sites, but only in limited areas. The surveys have concentrated on development sites and there has been no comprehensive field survey of the reserves. Most but not all sites identified during surveys have been registered in the Aboriginal Heritage Information Management System (AHIMS). Yanga is rich with Aboriginal heritage, including associations with creation stories. Sites include mounds, scar trees, burials, middens and ring trees – apparent indicators of boundaries, pointers and possible burial sites. There is also significant recent Aboriginal history, during the period of operation of the station.

See others sections of this report for more details.

Adaptive Reuse

In accordance with Section 151B of the NPW Act, the adaptive reuse of buildings or structures may be permitted provided any proposed modification and use is carried out in a sustainable manner, is consistent with the conservation of the natural and cultural values of the land, and is compatible with the retention of the cultural significance of the buildings or structures. Short-term licences may also be granted to use land, buildings or structures in a park for exclusive use or any other purpose, provided the land is a modified natural area and the licence is granted for a period of not more than three consecutive days. It should be noted that no licences will be granted where there are unacceptable impacts on the natural and cultural heritage values of the reserve.

In accordance with 151B of the NPW Act, the future Plan of Management for the Yanga Reserves should identify buildings and structure that are suitable for lease for specific uses. A lease may be granted under Section 12, 151B of the NPW Act for one or more of the following;

- (a) *the provision of educational facilities for natural heritage, cultural heritage, park management or fire management,*
- (b) *the provision of research facilities for natural heritage (including natural phenomena) and cultural heritage,*
- (c) *the provision of retail outlets commensurate with the needs of the area in which that outlet is located,*
- (d) *the provision of restaurants, cafes, kiosks and other food outlets,*
- (e) *the provision of cultural institutions, including museums and galleries,*
- (f) *the provision of visitor and tourist accommodation,*
- (g) *the provision of facilities for conferences and functions,*
- (h) *the provision of sporting facilities,*
- (i) *the provision of facilities and amenities for tourists and visitors, including information centres and booking outlets,*
- (j) *the provision of facilities in relation to Aboriginal culture and Aboriginal cultural activities,*
- (k) *any other purpose specified in section 151 (1) (c), but subject to section 151C,*
- (l) *any other purpose prescribed by the regulations for the purpose of this subsection.*

The PoM should also identify modified natural areas in the Yanga Reserves that are suitable site for short term licence. The purposes for short term licences may include (this is not the full list):

- Community and family events;
- Sporting events;
- Group picnics;
- Private functions;
- Cultural events; and
- Filming activities.

The suitability of buildings and structures for adaptive reuse and of modified natural areas for short term licensing is addressed later in this CMP.

Recreational Use

Yanga National Park has recently been opened for recreational day-use activities offering opportunities for a range of self-reliant, passive or nature-based sustainable recreation activities such as walking, picnicking and sightseeing. Overnight camping is allowed in specific areas of the park developed for this purpose. The nature and extent of these activities are governed by the overriding objective of protection and conservation of the natural and cultural values in accordance with the *National Parks and Wildlife Act 1974*. The Yanga Homestead Precinct is closed to visitors at night. Yanga Woolshed precinct is open with camping facilities south of the woolshed group on the river bank. Bush camping is permitted generally in the park.

The provision of recreational opportunities at Yanga is limited by the NPW Act and reservation category and by the physical environment. Much of the “flooded country” is often inaccessible by vehicle. Other areas have a long history of recreational use and there is continuing use for fishing, walking, bird watching, boating/canoeing along river and associated camping and passive recreation.

Sustainable Tourism Amendments 2010

In 2010 there were amendments to the NPW Act and the changes are summarised here. Educational or scientific activities, which are appropriate within nature reserves (i.e. consistent with the management principles), are now allowed to be conducted on a commercial basis. Activities such as bird-watching are allowable but not visitor accommodation or any other visitor facilities. Leases or licences in state conservation areas are now allowed.

Any new lease involving a new or amended building is now required to be advertised and proposals for certain leases are to be referred to the National Parks and Wildlife Advisory Council. The amendments clarify the purposes for which leases of licences can be granted. They include:

- General purposes relating to the managements of the parks;
- Purposes related to visitors and their accommodation as identified in each plan of management;
- Purposes relating to the adaptive re-use of existing buildings.

The amendments also introduce new sustainability assessment criteria and compatibility assessments before a lease can be granted. These criteria were required to be prepared by the Director General of the Department who must report on whether any new proposed use meets the criteria. Before approving any new leases and licenses the Minister must consider the Director General's report on whether the proposal meets the criteria and must be satisfied that any new proposal:

- is compatible with the natural and cultural values of the area ;
- involves the sustainable use of waste, water, and energy.;
- has a built form compatible with its surroundings;

The amendments also explicitly require that any leasing or licensing proposals must give effect to the objects of the Act, and be consistent with the management principles for the relevant the reserve category.

The amendments do not allow high impact sport and recreation facilities such as car race tracks, stadiums, rifle ranges, or fun parks and do not expand the purposes for which the Minister may grant a lease or licence and do not allow visitor facilities contrary to a plan of management and do not allow buildings in nature reserves.

6.3.4 DEC & DECC Corporate Plans

The Department of Environment, Climate Change and Water (DECCW) was formed in 2007 to enable a more integrated response to the unprecedented challenges presented by climate change. Prior to this the Department of Environment and Climate Change NSW (DECC) was established in April 2007 and was previously the Department of Environment and Conservation (DEC) NSW. The department has been guided by the relevant corporate goals of its constituent agencies. A Corporate Plan was developed for 2006–2010 and the relevant obligations of the former Parks and Wildlife Division (PWD) now PWG were:

- Managing the pressures on national parks, including fire, pest animals and weeds;
- Providing opportunities for people to enjoy parks while ensuring impact on conservation values is minimized;
- Undertaking research and monitoring;
- Protecting objects, places and sites of heritage significance within the park;
- Involving communities in park management.

The relevant priorities that relate to Yanga in the DEC Corporate Plan for managing conservation of natural and cultural values across the landscape were:

- Work with other agencies and communities on off-reserve programs and initiatives for conservation;
- Achieve accreditation for natural and cultural heritage planning and management processes for national parks, to support self-regulation under the Heritage Act 1977;
- Develop a framework to determine the levels of visitor facilities provided within parks;
- Implement a total asset maintenance system for built infrastructure, including historic sites.

A new corporate plan has been developed for 2008-2012 subtitled "A Healthy Environment For Life". The plan does not specifically set out separate goals for Parks and Wildlife. The most relevant part of the plan is Goal 3, which requires the following relevant outcomes:

- Condition of natural resources improved;
- Biodiversity and native vegetation protected and restored;
- Parks and reserves contribute to increased tourism, community wellbeing and regional development;
- An system of public and private lands managed for conservation of natural and cultural values;
- Aboriginal culture and heritage protected and revitalised.

The relevant objectives are:

- Health of wetlands, waterways and rivers managed;
- Native species of flora and fauna to be protected and conserved in healthy populations;
- Extent and condition of native vegetation improved;
- A sustainable range of opportunities and experiences provided for visitors;
- Historic heritage managed for the conservation and presentation of cultural values;
- Fire, pest, animals and weeds managed in cooperation with others;
- Aboriginal people supported in the practice, promotion and renewal of their cultures;
- Volunteer participation in, and community support for the environment and conservation increased.

The plans relevant priorities are:

- Identify priorities for government investment to improve management
- Implement improved monitoring, evaluation and reporting for natural resource condition and extent
- Bring forward research, communication and marketing strategies, to encourage more people to visit parks and gardens to meet State Plan targets
- Provide and promote a range of experiences, facilities and services for local, interstate and international visitors and tourists
- Prepare and implement CMPs for significant historic heritage values, with adaptive re-use options
- Implement a total asset maintenance system to manage the built infrastructure, including priority historic sites and places in parks
- Implement pest animal and weed programs use monitoring to improve effectiveness
- Prepare, implement and review regional cultural heritage strategies, pest and weed strategies
- Strengthen and modernise approaches for assessment and protection of Aboriginal heritage
- Work with others and Aboriginal communities to identify, protect and manage objects, places and natural resources significant to Aboriginal people
- Develop and implement new volunteer strategies to engage more people in conservation.

6.3.5 PWG Policies and Strategies

The department has an extensive range of park management policies to guide conduct in national parks to protect native plants, animals and ecosystems, to balance the needs of conservation with the needs of visitors and of businesses operating in parks and to clarify the responsibilities of the department, businesses operating in reserves, neighbours and visitors.

The policies can be found on the agency internet site.¹¹ There is also a more detailed Park Management Policy Manual, which includes draft policies and principles designed primarily for staff. It has sections about natural areas, cultural heritage, visitor management and NPWS management and includes management principles for each of these areas. Principles or approaches are given for many areas where there are no adopted policies (eg weed management). The cultural heritage management section refers to the Cultural Heritage Strategic Policy (see further detail below) as a principle and to the Cultural Heritage Community Consultation Policy, Aboriginal People, the Environment and Conservation principles, the Conservation Management Plan Policy and Conservation Management Plan Guidelines (both of which have guided this report), the Cultural Heritage Information Policy, The Regional Cultural Heritage Management Strategies, the Adaptive Reuse Leases Policy, the Moveable Heritage Policy, the Cultural Heritage Conservation Policy, Living Parks: A Sustainable Visitation Strategy and the Monitoring and Evaluation Guide.

Cultural Heritage Strategic Policy

This policy covers both Aboriginal and historic heritage, however, the main emphasis is on Aboriginal heritage. The policy acknowledges that cultural heritage values may be non-physical and/or physical and include cultural practices, etc., buildings and paths and that natural elements may have cultural values. The guiding principles reflect this. The policies also refer to recognising multiple heritage values, the importance of consultation with communities, conservation across landscape, the needs for heritage assessment of items, assessment of the impacts of activities, impacts on social significance and interpretation of community associations, protection of cultural heritage values being integrated with the protection of natural heritage values through the planning process of statutory management planning, conservation planning and asset management.

The policy notes that for more detailed guidance reference should be made to the following detailed policies:

- Field Management Policies
- Cultural Heritage Information policy
- Aboriginal Place Declarations - Guidelines for their Assessment
- Integrated Development Approval guidelines
- Aboriginal Cultural Heritage Standards and Guidelines Kit
- Guide to approvals for works and activities
- Regional Cultural Heritage Management Strategy (for relevant region).

Regional Cultural Heritage Management Strategy

These plans provide the strategic vision and directions for future management of cultural heritage across individual regions through a set of management objectives, principles and strategies. The specific regional cultural heritage management strategy was not provided to the authors of this report.

¹¹ <http://www.environment.nsw.gov.au/policies/index.htm>

Risk Management Plan

The PWG has a corporate risk management strategic plan, the NPWS Risk Management Strategic Plan. It sets out a risk management methodology that compares the likelihood of something happening with the consequences if it happens. See later in this section for Yanga.

PWG Facilities Manual and the Park Signage Manual

The Facilities Manual was prepared to ensure “a consistent corporate image is created within all parks” and provides a set of standards that can be used within a reserve including bathroom facilities and signage structures. The design of the structures allow some adaptability in materials in relation to a specific site. At Yanga, facilities should be carefully related to the site especially in the vicinity of heritage items rather than strictly adhering to the manual. There are several existing and some recently upgraded toilet facilities on site in historic structures, and in new purpose designed facilities.

The signage manual guides signage design and requirements. Signage has been designed in accord with the signage manual, which also addresses signage for guidance and visitor safety. There are currently few regulatory and park identification signs and some interpretive displays in the Woolshed and Homestead precincts. The continued and expanded provision of interpretive material is desirable and the current format is appropriate.

6.3.6 Yanga Park Establishment Plan, 2005 and Statement of Interim Management Intent (SIMI)

The Yanga Park Establishment Plan, 2005, written at the time of acquisition, sets out the conservation context, biodiversity values, Aboriginal heritage, pastoral (European) heritage, tourism and regional development, threats and recovery potential and financial considerations.

The Yanga SIMI was developed in June 2007. It is a very broad document, which provides overarching strategies and policies for the management of Yanga National Park and Yanga State Conservation Area. It sets out the planning context for proposed works in Yanga National Park and State Conservation Area that are outside the policy on Park Management prior to adoption of a Plan of Management (Pre-plan Policy). It will guide management until a Plan of Management (PoM) has been prepared which is anticipated to occur in the next 1-2 years.

The Yanga SIMI identifies significant aspects of the reserves and gives an overview of the area. It concentrates on natural habitats and their values. The full text is included in CMP section 5.3.6 and includes under the heading of “Reservation and Conservation Status of Habitats” sections on natural values, wildlife and cultural values.

To ensure the objectives of reserve management are met and that heritage values are conserved, the SIMI raises the key issues and strategies for addressing them pending the development of a Plan of Management. These include:

- Natural Heritage Issues - Forestry, Wetlands, Cropping, Commercial fishing, Vertebrate pests, Weeds, Fire Management,
- Cultural Heritage Issues - Aboriginal heritage recording, Aboriginal community involvement, Aboriginal community involvement, Homestead and Woolshed Precinct - use of buildings and structures,
- Community Involvement & Recreational Opportunities Issues - Recreational shooting, Visitor facilities, Camping, Community relations, Recreational water-based activities,
- Management Infrastructure - Fire trails, Water points, Gravel extraction, Park signage, Access to domestic water for Homestead precinct, Waugorah power supply, Workshop, Yanga residential properties, Roads and trails, Bridges, Land sale planning and implementation.

The SIMI outlines the overall strategy for Yanga as follows:

Yanga will be managed to conserve its natural and cultural heritage, while providing opportunities for sustainable use.

This will be achieved through:

- *A partnership approach with the Aboriginal community to protect and conserve Aboriginal sites and places of significance.*
- *Conservation of the significant cultural values and sites as they relate to the past land use.*

- *Development of appropriate recreational facilities to complement those all ready provided in the region.*
- *Management of the area to contribute to the environmental, social and economic well being of the local and regional communities.*
- *Protection of significant vegetation communities, threatened and biogeographically significant plant and animal species, and geomorphological features from disturbance and inappropriate works.*
- *A cooperative approach with other agencies, adjoining lands managers, neighbours and other relevant parties to ensure effective, efficient and cooperative management of Yanga.*
- *Research and monitoring to improve knowledge of the area's resources and to evaluate and adapt management programs.*

The SIMI also includes a list of initial establishment and protective works being undertaken including emergency stabilisation works, road upgrades, workshop and office fit-outs, services upgrades, creek maintenance and OH&S works. Many of these have been completed.

6.3.7 Internal Process of Approvals

The EP&A Act provisions require a Review of Environmental Factors for works. Whether assessment of the impact of any proposed work or activity on the heritage significance of the item is required depends on the scale of the impact and the level of significance of the item. The internal guide to approvals details requirements and whether approval is by the Regional Manager or by the Environment Protection and Regulation Group (EPRG) subject to the conditions of the MoU between these two groups. The guide is to assist the preparation of environmental assessments for all works and activities that 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.*

A Statement of Heritage Impact (SOHI) is required for any works that require a Review of Environmental Factors (REF). A Statement of Heritage Impact identifies if the proposed works are in accordance with the endorsed Conservation Management Plan. Statements then provide justification for aspects of the proposal that differ from the endorsed conservation policies and explain why modifications to the significant fabric are required. Modifications to the proposal can be requested prior to the issuing of consent.

If Yanga was listed on the State Heritage Register the determining authority for REFs would be EPRG. As the site is not currently listed on the State Heritage Register the Manager Hay Region will have delegation to approve works identified in this CMP.

The tables in the guide indicate that works which have minor or major impact or which are contentious require an REF and thus a SOHI. For works with little or no impact (listed below), a SOHI is required only if an REF is also required. If no REF is required then no SOHI is required. If work in the list below does have a minor impact then the process is as for "minor impacts".

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.

In addition to this, if the works require excavation to be undertaken a Section 140 excavation permit, under the Heritage Act (1977), or a Section 139 Exception will be required. Approvals for these permits are delegated to the executive Director of the Culture and Heritage Division of the department. Any works that require a Section 140 excavation permit will require an Archaeological Assessment and Research Design and Methodology that details the proposed archaeological work. A Section 90 National Parks and Wildlife Act (1974) permit may also be required if a known Aboriginal object will be disturbed, destroyed or removed as part of the proposed works program.

6.4 Site Issues

6.4.1 Environmental Issues

The key factor affecting the natural heritage value of the Yanga reserves is the use and availability of water, the flooding regime along the Murrumbidgee River and whether flooding regimes can be maintained in the face of intensification of agriculture in the catchment and of climate change. Wetlands have been maintained by artificial regulation of water from before 1900, increasing after the construction of regulators and weirs from 1910 to 1940 and continuing to the present.

Predicted climate change would indicate that water availability will be a critical issue, with predicted decreases across the southern part of the Murray-Darling Basin, including the Murrumbidgee catchment. Other predicted changes involve increasing temperatures, decreased winter and spring rainfall and increased evaporation, meaning less effective rainfall in the Riverina region and a trend towards increasing aridity. Under this scenario dust storms are likely to become more frequent, there will be more bare soils and an increased propensity for soil erosion and significant soil loss.

Scientific projects which monitor changes in biodiversity of Yanga and their response to changed climate will need to be continued and management will need to be responsive to scientific findings to provide opportunities for biodiversity to be protected from and adapt to climate change.

A desirable objective should be to maintain the present biodiversity of Yanga National Park. Options for re-introduction of fauna species lost from the area over the past 200 years could be considered.

One of the scientific projects completed for Yanga characterised ecosystem benefits and services and ecological processes, together with limits of acceptable change under current conditions. These processes and limits should inform management and guide responses to future conditions.

Control of pest species including rabbits, foxes and cats needs to be undertaken and to be carefully coordinated to avoid unforeseen consequences.

Some formerly cleared areas are significant as such and should remain cleared. These include the areas around Yanga Homestead and Woolshed and other buildings and stock yards and around the former Kietu and Old Station (Yanga Creek) homestead sites. Others have been cleared and cultivated but the clearing or farming is not culturally significant. Many of these areas can be allowed to return to a more natural state. These include areas between the road and the Woolshed group, areas north of the Waugorah road between Uara Creek and Kia Lake and areas southeast of Yanga Lake.

The vast size of Yanga and the altered nature of the vegetation means that it should be possible to develop relatively small parts of the landscape for say recreation and to retain culturally significant cleared areas without significant impact on natural heritage values.

Native Vegetation

Creation of the Park and reduction of grazing pressure ought lead to a recovery in condition of natural plant communities at Yanga. The extent to which riverine communities including Red Gum Forest and Black Box Woodland can recover is constrained by water and catchment management. These communities have a relatively high proportion of exotic understorey species and intervention to remediate this problem is not practical given the scale of Yanga and the extent and causes.

Grazing has been reduced with the removal of sheep and cattle but other exotic animals and native animals remain. Grazing pressure can be controlled through programs to reduce numbers of rabbits and other feral grazing animals. Feral predator control can have an unwanted side effect of promoting recovery of feral grazer populations.

Proliferation of kangaroos can add to grazing pressure and steps may need to be taken in the future to prevent over-population and over-grazing by kangaroos. The nature of Yanga means that removal of watering points will not be an effective tool to reduce kangaroo numbers, other than in areas remote from the River.

Fauna

Management to protect fauna of the Park needs to be focused on threatening processes, notably altered water management regimes and predation by feral animals.

The current scientific program is providing much useful information relating to the relationships between water, fauna species and their feed sources dependent on water availability and the ecological processes which are driving the system. Future management needs to respond to outcomes of this program and future monitoring, as well as any changed circumstances.

Maintaining Scenic Amenity

In Queensland considerable work has been done regarding the concept of scenic amenity and a guideline was produced in 2007 entitled *Identifying and Protecting Scenic Values* by the Office of Urban Management (now the Department of Infrastructure and Planning). There does not appear to be a similar guideline for NSW however there is now consideration of scenic/visual issues in the planning of coastal developments and also roads. The scenic amenity methodology

uses sets of photographs and random survey groups to establish community preference for landscape types. The community preferences are mapped based on landscape types and ground cover data, producing a scenic preference map.

The scenic preference data (what people like to see) is weighted by the visual exposure data (what people can see) to produce a scenic amenity map. The methodology usually gives rise to on-going community groups interested in management of scenic amenity.¹²

The concept of the protection of scenic amenity can be found in the Plans of Management for Sydney Harbour National Park and Brisbane Water National Park and in the regional strategy for the far North Coast. The protection of the scenic views was one of the underlying the formation of the Ku-rin-gai Chase and it was the desire for access to the view that resulted in the opening the heads of Sydney Harbour to the public.

Many of National Parks in NSW are specifically visited for their scenic qualities including Sydney Harbour, Ku-rin-gai National Park, the Blue Mountains and the Snowy Mountains. The National Parks in the west of the state are becoming well known for their scenery (including the vernacular buildings and the Aboriginal rock art. Likewise the mountain huts in the Snowy Mountains are highly regarded for their scenic qualities.

Scenic amenity should be considered when assessing the impact of development proposals and infrastructure upgrades. Particular views and vistas that people have a strong attachment to should be identified and not impacted upon. Historic photographs and sketches are an indicator of scenic value and in Yanga often feature water.

Pastoral Uses

The cessation of the pastoral use of the property (which is a significant aspect of the use of the place since the mid 1840s) has resulted in all of the infrastructure associated with the day to day operation of the place suddenly becoming redundant. There is no longer any stock on the property. The ongoing pastoral use of the property was one of the significant cultural heritage values of Yanga. The integrity of this value is reduced by the cessation of this use. Continuing significant use for some aspects of the place is possible such as residential use of quarters and cottages and should be considered. However the large scale pastoral operation and the large permanent and seasonal staff are no longer ongoing uses. Where aspects of significant uses can continue or can be occasionally recreated for interpretation this is desirable. Other options are providing interpretive links to other sites where such use continues to enable a better understanding of Yanga's pastoral use.

In England and in Europe a number of large national parks include villages and operating farms within their boundaries. The character of the area is carefully controlled via a range of planning controls. In the Peak District in England the land use varies considerably, over 90% of the park is privately owned (of which 12.5% is owned and conserved by the National Trust. The model of National Park adopted in Australia in the late nineteenth century, which is similar to the model established in America, was to create a separate land holding that comprised the park.

In a number of areas of NSW cessation of pastoral uses, the demolition of homesteads, agricultural buildings and dams and the limiting of access to travelling stock routes has upset the local community who view the

¹² Toolkit Sheet 1 - Terrestrial Biodiversity Assessment derm.qld.gov.au

pastoral use as their heritage. In some cases aspects of pastoral use have been maintained for environmental reasons such as the continued grazing of sheep at Oolambeyan National Park to preserve the habitat of the Plains Wanderer (a bird).

6.4.2 Potential Threats

There are a number of threats to the natural and cultural values of the place including:

Vandalism	Potential to damage or destroy buildings or other features. Potentially vulnerable to arson, to removal of fabric and moveable items and theft. The provision of some warning, security and or camera system with off-site monitoring should be considered. Access and response arrangements for NPWS and any security or law enforcement agencies should be considered. Active use and maintenance of the site will discourage vandals but enforcement in conjunction with police may be necessary as well as community and public education.
Occasional crime	Historically there has been a problem with arson and this is a common problem in National Parks across the state. The unsupervised and remote sites are also vulnerable to theft, for example of machines, historical items and structural material. Other illegal activities that may pose a threat to values such as woodcutting, kangaroo shooting, vandalism of signs, gates etc. (see also park neighbours). Remote areas are also vulnerable to theft of machinery, petrol etc. Apart from the works depot, security at Yanga is low by comparison with many private properties in the area.
Fire	The management of wildfire is detailed in the Fire Strategy for the Yanga Reserves. To limit risk, vegetation should be managed and annually maintained to provide heritage asset protection zones and user behaviour limited and managed. For building fires see detailed later discussion, The provision of some fire warning system with off-site monitoring should be considered along with either fire detection and suppression systems.
Overuse	Erosion of areas that have not been hardened and undesirable track formation. The use of these areas may also negatively impact on the Aboriginal sites.
Erodable soils	Climate change has the potential to increase this problem. The eroding lakeshore near the homestead is directly affecting heritage items.
Maintenance	There is a deferred maintenance liability at most of the historic structures. The lack of stabilisation and timely maintenance has the potential to cause serious loss of significant fabric and heritage vales.
Short term use	The short term leasing of heritage properties can negatively impact on the fabric of these sites unless the process is carefully managed to limit incremental change.
Extreme Temperatures	This leads to an increased rate of deterioration of the significance fabric and the landscape generally. Potential impact of climate change.
User conflicts	Desire to undertake activities not permitted within the park (particularly activities that occurred in the past).
Conflict with park neighbours	Due to change in land use, traditional access may no longer be available. This has caused a problem in some of the other parks; gates and interpretive signage have been vandalised &c
Hazardous Materials	Some buildings have been demolished and the materials buried. Agricultural chemicals and fuel are present in the environment, e.g. at sheep dip sites. Hazardous materials assessment has been done at sheep dip sites but not throughout the park generally.

6.4.3 Risk Management

The PWG has a corporate risk management strategic plan, the NPWS Risk Management Strategic Plan. It sets out a risk management methodology that compares the likelihood of something happening with the consequences if it happens. Likelihood is rated from A – almost certain, to E – rare. Consequence is rated from 5 – catastrophic, to 1 – insignificant. Consequences are considered in the areas of natural and cultural heritage conservation, health and safety, community and government, administration and finance and regulatory and statutory compliance. A risk level matrix is then used to determine the action required. A general risk assessment is shown below with examples of the type of issues that could be considered. Detailed risk assessment can be carried out for individual projects, issues or areas. The risk assessment should include heritage matters.

NPWS Risk Level Matrix	LIKELIHOOD					
	A – Certain 1mnth	H	H	E	E	E
	B – Likely 1yrs	M	H	H	E	E
	C – Possible 10yrs	L	M	H	E	E
	D – Unlikely 100yrs	L	L	M	H	E
	E – Rare 1000yrs	L	L	M	H	H
	CONSEQUENCE	1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic

Level of Risk	Action Required
E – Extreme	Immediate action required
H – High	Senior management attention required
M - Moderate	Risk management responsibility must be specified
L - Low	Manage by routine procedures

RISK ASSESSMENT (Y – Yanga Precinct, YH – Yanga Homestead, YW – Yanga Woolshed, Willows, OH – Oakhampton, Uara, Tala, WAU - Waugorah)

HAZARD	PROBABILITY	POTENTIAL IMPACT	SUGGESTED MANAGEMENT
Storms	B3 Occur at least annually at any time of the year in all areas, senescent trees near structures or facilities increase risk.	H Damage to roofs, water damage, trees falling on structures, paths, people	Inspect roof condition annually & after extreme weather events. Secure loose roof and wall sheets. Repair roofing and roof structures or decrease time until next replacement. Remove senescent trees near assets & areas of high visitor use.
Bushfire	C3 Bushfires are infrequent but recorded and may increase with increased accessibility, arson can be a problem. Remoteness and track conditions limit accessibility and increase response times. Increased risk in summer after wet winters or in drought conditions when water supply is limited.	H Loss of regenerating ecosystems and damage to mature communities. Loss of biodiversity. Loss of Aboriginal scar and ring trees. Damage or loss of heritage buildings generally and esp. remote timber structures such as at Tala (Peacocks) & WAU (Tarwillie yards).	Manage vegetation at high risk areas according to the Fire Management Plan. Maintain asset protection zones.

RISK ASSESSMENT (Y – Yanga Precinct, YH – Yanga Homestead, YW – Yanga Woolshed, Willows, OH – Oakhampton, Uara, Tala, WAU - Waugorah)

HAZARD	PROBABILITY	POTENTIAL IMPACT	SUGGESTED MANAGEMENT
Building Fire	C3	Building fires possible and have occurred in past. Night time access limited to buildings in YH. Distance from town increases brigade response time. Increased risk of accidental fires with increased public access. Arson can be a problem. Increased risk of slow detection with no residents at YH or YW.	H Loss of life or injury to people in occupied buildings. Damage or loss of heritage buildings, esp. timber buildings at YH & YW. Continue to install and maintain smoke alarms in occupied buildings. Install and maintain fire detection & suppression systems. Restrict smoking, open fires and other fire sources. Remove hazards such as built up flammable material under floors. Make plans for action in case of fire including after hours arrangements. Consider having resident staff at YH & YW. Provide water supply for fire fighting (maintain hydrant system at YH and assess adequacy) and extinguishers.
Flooding	B3	Likely and desirable in some areas.	H Wash away, increase rot, rising damp & deterioration of heritage items. Maintain embankments (protective levees) at YW and elsewhere. Repair and maintain water flow regulator system and drains. Inspect items after flood and heavy rain and repair as needed.
Earthquake	E3	Rare in locality	M Damage to masonry. Repair damaged masonry and repoint open joints in brickwork with lime mortar
Falls off banks or structures. Drowning	C4	Low probability except for boating on river or lake.	E Deaths or serious injury to people. Follow the Yanga Lake boating plan and consider warning signs, at high visitation areas such as river at YW. Workers on roofs to observe OH&S requirements.
Weeds	A2	Certain, + reintroduction along roads and tracks.	H Poor visitor experience, reduced biodiversity Remove weeds in key areas according to weed management plan. Remove or replace invasive cultural plantings. Bush regeneration.
Feral animals	A2	Certain, + reintroduction possible.	H Reduced biodiversity, rabbits undermining heritage structures. Remove according to feral animal management plan. Remove at heritage structures and where infestation recurs limit access to subfloors with mesh or similar.
Unstable structures	B4 C4	Collapse likely at Tala (Peacocks) and YW (washhouse roof), possible at YH (stable and coach house).	E Injury or death of park visitors. Damage to heritage assets. Limit access to unstable structure. Stabilise.
Vandalism	B3	Destructive vandalism not common.	H Graffiti, damage to heritage items, public safety risk, minor or major injury. Damage to infrastructure. Monitor level of vandalism. If problem increases consider improved physical security, limiting after hours access, caretakers living on site, security patrols at peak periods, liaison with police.

RISK ASSESSMENT (Y – Yanga Precinct, YH – Yanga Homestead, YW – Yanga Woolshed, Willows, OH – Oakhampton, Uara, Tala, WAU - Waugorah)

HAZARD	PROBABILITY	POTENTIAL IMPACT	SUGGESTED MANAGEMENT	
Civil disturbance	B1	Occasional loud parties at camping areas.	M Disturb other visitors	Monitor. Regulate, enforcement.
Vehicle impact	C1	Possible joy riders / hoons, esp weekends. "Circle work" evident at YW carpark.	L Damage to dirt roads, parking areas, disturb visitors. Unlikely to damage structures. May disturb Aboriginal sites.	Maintain locked gate at night at YH. Manage vehicle access near heritage structures. Reroute tracks away from Aboriginal sites. Liaise with police. On site caretakers report incidents.
Crime, anti social behaviour	C2	Occasional crime, anti social behaviour but uncommon. Some risk at park entries to signs and gates.	M Locks or gates damaged, minor or major injury & damage to heritage items. Attacks or harassment of staff.	Increased physical measures to secure access etc, caretakers live on site, maintain or increase night time closures, security patrols at peak periods, liaise police.
Overuse	C3	May happen at river and lake edges, camping areas, accessible heritage items, unhardened access paths and roads.	H Erosion, track formation, braided roads, wear to heritage items, damage to Aboriginal sites.	Monitor, limit or close if overuse found, advise keep to paths, etc. at vulnerable sites. Fence to limit access, regulatory patrols.
Poor visitor experience	C2	Items, facilities, tracks in poor condition, interpretation missing or poor condition or inadequate.	M Poor publicity, less return visits or recommendations	Enhance and maintain visitor facilities and interpretation and activities.
Decline in heritage assets	C3	Likely in Tala (Peacocks), possible in other sites.	H Damage to heritage values, collapse of features.	Stabilisation & maintenance program.
Boardwalk, fence, etc failure	C2	Possible at YH & YW	M Minor or major injury to park users.	Maintain visitor infrastructure.
Financial loss	D2	Unlikely / possible re future commercial activities	L Reduced funds for works etc.	Monitor and plan financial risk of activities and leases and licences. Promote as necessary.
Under funding / staffing	C3	Possible especially re large extent of heritage assets & infrastructure.	H Reduced ability to achieve conservation & meet requirements of Acts.	Seek resourcing through asset maintenance planning & other sources, generate funds from on site activities, seek volunteer input
OH&S	C2	Staff working & in residences isolated & with limited access.	M Poor morale, reduced efficiency.	Liaise to improve general access and conditions. Improve amenity of houses inc. services.

6.4.4 Fire Protection & Egress

Currently there are limited fire detection or suppression systems in buildings and limited hydrants. Extinguishers have been placed in key buildings and smoke alarms in occupied buildings. There is an old fire hydrant system in the Yanga Homestead yard with a pump beside the Store buildings (under the water towers). This was tested and operational in 2007/8 and should be maintained operational while its reliability and adequacy as part of an overall system is considered. There is an external agricultural sprinkler system at the Woolshed designed for keeping sheep cool. It could also function in case of fire to wet the surroundings to limit spread of fire and could be maintained operational. Staff may need training in the operation of these systems.

Fire protection to structures should consider the protection of people, the building or structure and the contents. In the case of the Homestead the contents include paper archives that are vulnerable to fire damage but also vulnerable to damage from water used to extinguish fire.

In the short term simple measures should be taken to address the risk of fire. This includes:

- the removal of hazards
- restricting smoking and lighting of fires around heritage items
- provision of water supply and basic equipment for fire fighting (buckets, water in tanks or pipes, long hoses, etc)
- continued provision and maintenance of fire extinguishers
- maintenance of existing hydrants at the Homestead and sprinklers at the Woolshed
- development of management arrangements and protocols in case of fire, particularly at events or peak visitation periods
- development of after hours arrangements
- checking the function of chimneys before any fire is lit in fireplaces.

Examples of hazards that should be removed regularly are the built up flammable material over the chicken wire under the Homestead verandah roofs and flammable material under floors. The purpose of this chicken wire is not clear, possibly to prevent birds and wasps nesting, but it has collected slivers of timber and is a risk to the timber shingles above it. Investigation of the purpose may indicate whether the wire can be removed. Flammable material should also be removed from concealed spaces such as under floors. There is dry grass and leaves under some floors and sheep dung under the Woolshed. This should be partly cleared out as it is a fire risk if cigarette butts fall through the gaps in the slatted floor.

In the longer term fire detection and suppression systems should be developed. Fire suppression systems are important especially for the timber heritage buildings. Expert fire engineering advice should be sought on fire detection and suppression. Options could include:

- warning systems eg smoke alarms
- fire fighting infrastructure systems such as hydrants or other water
- suppression systems such as wet sprinklers or for archives, gaseous agents
- measures to prevent spread of fire such as compartmentation or fire separation, use of intumescent paint, removal of fire sources

Warning systems have some inherent problems at remote locations. These resolve around who hears or is otherwise alerted to an alarm and how they can respond if they are remote from the place of any fire.

Suitable water pressure and supply should be investigated for fire fighting purposes. Water is being pumped from the lake and is obtained by water licence from the Murrumbidgee. New large tanks have been installed at the Woolshed and at the workshops in the homestead precinct and there are smaller tanks at many buildings. At the Homestead water is reticulated as part of the domestic system and there is the old hydrant system. There may be potential to develop a specific system of sprinklers / drenchers to protect fire sources such as the timber shingles to the verandah lining, that is, a system that sprays from below to wet the underside of the verandah roof rather than the typical building system that is mounted below ceilings.

The woolshed currently does not have fire protection other than some extinguishers and the agricultural sprinklers in the sheepyards outside. When the place is used for special events planning for the event should include consideration of action in the case of an outbreak of fire.

Gaseous systems for protection of archives are inherently complex and may require specific maintenance not readily available. Any system proposed must take into account the practicalities of the location and resources available. Systems such as fire and / or waterproof storage may be more practical.

In any fire protection and suppression system maintaining records and servicing and maintenance of any system generally is important as well as training to ensure staff understand the operation of systems.

At Yanga building egress in case of fire is generally well catered for as buildings have many ground level entrances and exits. In buildings occupied as residences smoke detectors should be fitted near bedrooms as is required in all dwellings.

6.4.5 Accessing The Reserves

The Yanga Reserves are accessed from a network of public roads through and adjoining the place and via management tracks. Yanga Homestead is accessed from a rest area off the Sturt Highway and is close to the main road and to Balranald. The woolshed precinct is accessed off the Windomal Road. Access to the Mamanga Campsites is also off this road but is accessible in dry weather only. The Willows picnic and camping areas are accessed off the Sturt Highway via the Impimi Road and is also dry weather access only. Others areas of the park have limited public access though Waugorah Road (running north south and east of the Tala precinct) is an all weather road.

Formal parking areas are provided at several locations including:

- Yanga Homestead
- Yanga Woolshed
- The Willows

Parking is also provided at the Mamanga day use are and campground for users of these facilities. Informal public car parking is available throughout the park subject to road access being available.

Many of the internal roads in the park are indistinct tracks generally inaccessible in wet conditions. This restricts vehicular access to other areas and limits management and use of the sites.

There is no rail access available to the site however there are Countrylink coach services between Cootamundra and Mildura daily, stopping at Balranald, as well as less frequent bus routes. There is no public transport from Balranald to Yanga and no vehicle hire facilities in Balranald. There are no longer any wharves or formal boat access on the Murrumbidgee but there are informal small boat launching opportunities generally and Yanga Lake is accessible to small boats for recreation at the Yacht club site and from an area to the east of the lake.

6.5 Visitation and Use

National Parks are dedicated for conservation and recreation. The NPW Act refers to opportunities for public appreciation and inspiration and sustainable visitor use and enjoyment. Principles include promoting public appreciation and understanding of natural and cultural values, and providing for compatible sustainable visitor use, including adaptive reuse.

6.5.1 Interpretation and Education

Site interpretation has been installed on site at the Cooks Cottage adjacent the Yanga Homestead, Yanga Woolshed and The Willows. It covers aspects of the cultural significance including Aboriginal occupation and pastoral history. The park was opened in May 2009 and little is yet known about visitor profiles other than what has been predicted in the Tourism Report for the site. A portion of visitors will come specifically to see the historic sites and a portion to see specific natural aspects such as waterbirds. Many will visit for recreational activities, especially on the river, as well as to camp. There is also likely to be local repeat visitation for recreation and events.

Interpretation should provide graded levels of information to accommodate the range of users but all should be accurate, consistent and well designed. Interpretation can also explain missing elements and partial structures and the operation of the pastoral station. It is desirable that interpretation is based on documentary evidence as well as the information provided by the surviving physical fabric.

There is potential to cooperate with other organisations to develop new cultural tourist activities and events as part of interpretation. It is preferable that cultural tourism be focused on understanding the natural and cultural heritage values of Yanga. There is potential to work with other related pastoral sites in the Riverina and Western Division for linked interpretation e.g. Mungo National Park, Shear Outback at Hay and the Darling River Run. This could be developed by the agency and also by commercial operators or by the local community. Colloquial comments indicate that many visitors to Mungo now include Yanga on their round trip and prefer to stay in a pastoral setting such as at Turlee (West of Balranald).

The social significance of the site is important and there is an opportunity to enhance peoples associations with the site by events such as Back to Days or other social occasions where they can share stories with others and interpret the social values.

Interpretation should cover the range of Yanga natural and cultural values and particularly those not evident, or no longer evident. As noted in the table below there are number of phases of development of Yanga that need to be interpreted and displayed for the benefit of visitors to the site.

Period	Key Message
Pre History	Rivers, geology, vegetation, wetlands
Pre Contact	Aboriginal people living on the land, Aboriginal creation stories
1820 - 1845	Exploration
1845 - early 1850s	Squatting
1845 - to today	Aboriginal life and work on the pastoral station, and in heritage conservation
Early 1850s - 1900	Selection and Pastoral Runs, River Steamers, developing Yanga
1900 - 1920s	Closer Settlement, Rail transport, water and irrigation
1919 - 2005	Yanga Pty Ltd / Sims Cooper and the Black family. Managing a pastoral station. Holidaying in the country.
2005 to today	Conservation, biodiversity

Some of the interpretive work undertaken to date demonstrates careful consideration and design. The existing display in the Cooks Cottage provides a good example of the level of detail and accuracy that is needed to present interpretive information. Excellent interpretive background documents have already been prepared and should guide works, media and activities. The Yanga archive and collection is a valuable resource for interpretation and education. See also the Implementation section of this report.

There is little information yet on the NPWS website or in the form of brochures, guides, maps or interpretive information that could be provided to visitors or to educators. Currently basic brochures are available in the Yanga Homestead visitor centre. It would be desirable to make a broader range of interpretive and educational material available electronically and on site including research material such as the collection, historical images and maps. The scale and variety of the reserves and the cultural heritage

means that there is potential for a wide range of activities and events associated with interpretation and education.

6.5.2 Volunteer Projects And Community Involvement

The community, including visitors and local residents who use the site for a range of recreational and other activities, are an audience for information about the activities and aims of conservation on the site. There is potential for community involvement in NPWS activities at the site which has been realised in several events and educational activities. Some users are occasional or once in a lifetime visitors but there will also be regular local users who fish, picnic, walk and camp within the park.

The Yanga Working Group is a forum for regular direct community liaison. It enhances the active involvement of the local community, especially Aboriginal communities, adjoining property owners, special interest groups and local government bodies.

Conservation, management and interpretation, particularly of Aboriginal sites, should be carried out in consultation with the local Aboriginal communities. There has already been extensive involvement on the site.

A Friends of Yanga Group has been established during the course of the preparation of this report. They have been involved in particular with maintaining the Yanga Homestead garden and orchard and include individuals with long associations with the site and knowledge of the site and some with specific skills.

There is potential for further volunteer groups with specific interests and for some buildings to be stabilised or have basic maintenance performed by volunteer programs. One of the possible uses for unoccupied buildings could be as a residence associated with volunteer work such as maintenance, research or recording and this could be a way of encouraging volunteer projects in the park. This approach is being undertaken at Milparinka and there is currently a waiting list to be the resident volunteer. See the website for more details.¹³ The activities of the Kosciuszko Huts Association in Kosciuszko National Park is another model for volunteer programs.

Many Yanga structures are 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 significance. 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. The determination of whether works are appropriate rests with the PWG / NPWS (in the case of works with little or no heritage impact) or the NSW Heritage Branch, as set out in the PWG / NPWS Guide to Approvals.

6.5.3 Stakeholders

At present The Yanga Working Group is a regular forum for direct community liaison and there is also extensive informal contact. It is important for links to be maintained to the local community, in particular because of the social values of the site. Those who have strong or special associations with the place can be considered stakeholders and include the Aboriginal community, local residents, former owners and workers and their families and descendents. Conserving social value involves maintaining and respecting associations and interpreting them where appropriate.

In the past there has been limited community use of the place because it has not been available though many worked on the site or used the river and lake for recreation. Such recreation use can continue and there has been some new community uses such as school groups for NAIDOC Week and other events. Further education opportunities could be including the history of the site in the local school curriculum with the possibility of a site visit.

Some community stakeholders also have information about Yanga. During this CMP several previously unknown features have been found or pointed out to the project team by former workers and there are likely to be many more unidentified features. Community liaison could also provide input into volunteering activities and caretaking issues (discussed earlier) and could involve development of partnerships and education about inappropriate use, vandalism and other issues.

¹³ <http://www.outbacknsw.com.au/Volunteering%20at%20Milparinka.htm>

There are a number of stakeholders who are involved in management including local councils, catchment management and irrigation authorities. Users and neighbours are also stakeholders some of whom are represented on the Working Group. Other groups, with a broader focus, but with an interest in the place include environment groups and local, state and federal government agencies and authorities. NSW Tourism and Events NSW have an interest in tourism opportunities generally and in special events, venue availability and cross promotion.

Various community organisations have an interest in the history of the site and associated sites and their conservation and interpretation and include the National Trust, the Royal Australian Historical Society, the National Parks Association and their Red Gum Icons Project, the Wilderness Society, Lowbidgee water users and many others.

6.5.4 Adaptive Reuse and Leasing

Historically Yanga was a pastoral station and this use has now ceased. Continuing culturally significant uses include residences, gardens and recreational activities. Some residences are used as staff accommodation. This is appropriate continuing the use and ensures their continued maintenance and the surveillance of parts of the site that may otherwise be vulnerable to vandalism. Some buildings are too fragile or significant for intense use but may be suitable for occasional use or events. Other buildings are robust or of lesser significance and are suitable for a range of new uses.

The NPW Act notes that:

Adaptive reuse of buildings and structures will be permitted provided any proposed modification and use is carried out in a sustainable manner, is consistent with the conservation of the natural and cultural values of the land, and is compatible with the retention of the cultural significance of the buildings and structures. A range of uses for historic buildings and structures is considered appropriate in providing greater diversity and flexibility of use, improved public access and to ensure conservation outcomes for buildings and structures.

The range of uses that may be compatible include educational and research facilities, retail outlets, restaurants, cafes, kiosk and food outlets, cultural institutions, visitor and tourist accommodation, conference and function facilities, sporting facilities, tourist information and booking centres and Aboriginal cultural activities and related facilities. Short-term consents or licences may be granted for community, cultural and sporting events, filming, military and commercial activities events, group picnics and private functions. These lists of uses are not exhaustive and unforeseen uses may also be compatible. The compatibility of such uses needs to be considered in detail for individual buildings.

The continuing use of buildings is an appropriate conservation measure as it encourages the improved maintenance and care of these structures and allows the general public to experience these places. Any building work for adaptive reuse needs to be very carefully thought out and should not compromise heritage values. Adaptive reuse requires impact assessments and approvals by appropriately delegated staff in NPW or by the NSW Heritage Council.

The Homestead and its collection are too significant to be used for commercial accommodation or as a reception centre on a continuing basis. The collection is vulnerable and adaptations for commercial cooking and modern amenities are intrusive. Other approaches are to build new adjoining structures to house intrusive facilities. However it would be desirable to use part, for example the flat or parts of the kitchen wing, for staff or caretaker accommodation for conservation and security reasons. The house may also be suitable, for example, for occasional themed events such dinners or recreations of Homestead and office life. For example the bedrooms and living room are not fragile and their contents are robust.

The Singlemens Quarters have been compatibly reused as the park office, the Cooks House as an exhibition and the modern managers residence is used for staff or visiting researcher accommodation and the Machinery Shed and part of the Refrigeration Shed are appropriately used for storage. Other buildings could be similarly used subject to assessment of impact and conservation of structures. For example, the Cook's House could alternatively be used for accommodation and the Stable for group shelter or interpretation and education. Other structures may be suitable as a base for volunteers.

In order to ensure the sustainability of the existing residences on the Park it may be possible to use them for short-term tourist accommodation or for medium term researcher accommodation. Some houses now occupied by staff would also be suitable for visitors such as those on the lake. Cottages in remoter areas would also be suitable. The Redbank Group being close to the wetlands may suit bird watchers or could be used for visiting researchers or for programs such as artists-in-residence (or scientists-in-residence) or volunteer programs.

At the Woolshed the New Shearers Quarters are immediately useable for accommodation but other buildings require stabilisation before use. Most of the buildings at the Woolshed precinct, once conserved, could be adaptively reused for example to house school groups or specific interest tour groups. The Woolshed could also be used for shearing demonstrations and subject to safety and fire risk considerations for Woolshed dances etc. At Willandra National Park the woolshed is sometimes used by a local grazier for shearing. In the case of the Old Shearers Quarters measures such as adding an adjacent protective verandah may be a conservation measure and provide additional shelter to enable accommodation use. Any such proposal would require detailed feasibility and impact assessment.

Brief Users About Heritage

Users of the adapted buildings should be briefed about the heritage values of the structures and Yanga. Information needs to be disseminated so that people are aware of the need for them to care for the heritage values of these sites. Such information needs to be simple and readily available and appropriate to the use. It may be a briefing note, a discussion, etc, or other briefing information and should be in all leases and licences and where appropriate displayed in the adapted structure. Such information should also be included in tender documents written for works at the place, including activities ranging from cleaning up to major construction for adaptive reuse.

A brief guiding document or pamphlet needs to be prepared to explain the conservation aims, the process for approvals, and list other current documents, such as individual CMPs or CMSs, which will apply when any proposal is being considered. In particular this should indicate the conservation approach and contacts for relevant NPWS staff or offices.

Commercial Uses

Some of the uses mentioned above could be commercial activities such as the leasing out of some of the residences for tourist accommodation. Other possible activities may include occasional use for filming, events and tour operations. The area is generally too remote for commercial activities such as retail outlets, restaurants, cafes, kiosks and food outlets unless they are in association with events or other uses such as accommodation. For example markets or food stalls associated with a shearing demonstration or a Back to Yanga event. Commercial activities on the site need to be managed to conserve heritage values and need to have regard for the practicalities of the site and impact on the adjoining township.

6.5.5 Visitation and Cultural Tourism

The Yanga Reserves provides many opportunities to increase visitor activity on the site, conserve significant fabric and interpret the history of the site.

Outdoor Museum

From 1850 to 2004 access to most of Yanga was restricted as it was a private property. Local people used parts of the site for recreation by agreement. This included the yacht club and lake and the river bank. Since the site became a National Park and was opened to the public in 2009 public visitation has commenced to previously limited areas. Yanga will be in effect an *Outdoor Museum* where the whole of a site forms the museum and visitors can freely move around at their own pace. The management of the place as an outdoor museum provides for the movable heritage collection and the buildings to be progressively conserved and interpreted (as necessary). It also allows for some of the buildings to be used for operational purposes whilst maintaining their external appearance. It however also exposes previously protected aspects of the site to damage or to theft.

Visitor Use and Activities

The site was not generally publicly accessible in the past but many local people worked there. Since it became open to public access there has been little time to assess the type and extent of use. It is assumed that there will be a demand for uses and activities such as:

- Experiencing pastoral history, Yanga history, Aboriginal history, vernacular architecture.
- Nature study and experience i.e. those interested in observing and experiencing natural areas,
- Bird watching,
- Boating, canoeing,
- Bush walking,
- Running,
- Cycling,

- Horse riding (if allowed)
- Camping,
- Fishing,
- Picnicing,
- Photography and Art.

Visitors will include some overseas, interstate and out of town visitors but there are likely to be many from the local community. Local visitors are likely to be for recreation and events but there is also a strong interest in activities such as gardening by the Friends of Yanga local group. It should also be noted that Yanga is very close to Victoria and there are likely to be substantial numbers of Victorian visitors.

Tourism is likely to be centred in part on the recreational opportunities but also on the heritage values. The location enroute to other attractions and on the Sydney-Adelaide road means that many tourists are also likely to undertake short stay activities rather than the place being an end destination.

Recreational activities include short stays in camp grounds, water sports, swimming, walking, jogging, bird watching, bike riding. A boating plan has been prepared for Yanga Lake with two main access points at the former yacht club and at the north east of the lake. Cultural tourist activities could include tourist drives, walking, visiting buildings, painting, photography, guided river tours and tours of historic buildings and sites, watching activities such as shearing events and viewing river generally. While most of these activities are appropriate integrating them with a more holistic understanding and representation of the heritage values of Yanga will improve the experience for many visitors and tourists.

There are opportunities to further develop the tourism potential of the site through mutually beneficial partnerships with tourism operators, managers of adjoining and related sites and communities. There is potential for guided tours and encouragement of appropriately licenced and trained commercial tour operators. The scale and variety of the reserves and the cultural heritage means that there is potential for a wide range of activities and events associated with interpretation.

Special Events

Recent special events arrange or facilitated by staff demonstrate the potential for Yanga. The opening, in April 2009, attracted 2000 visitors and the last shearing at Yanga in 2005 was also a popular event. In June 2010 an event titled 'Yanga Alive' took place with live music, market stalls, children's activities, food, fireworks and tours of Yanga Homestead and in October 2010 a bush dance was held in the woolshed. There have also been educational and camping activities with local school groups.

Special events are organised as Discovery Tours or guided events, such as tours of the Homestead. Tours. The Homestead Tour is listed on the NPW Regions Discovery Tour Calender. Occasional special interest tours could also be conducted in a similar manner to the Historic Houses Trust open day at Throsby Park which includes talks by curator and the head gardener. Special interest tours or events might range from natural science to vernacular architecture and gardening, cooking and dining at the homestead to riding on droving routes or shearing demonstrations. For example, gourmet chef Stefano de Pieri, of Mildura, also patron of the Red Gum Icons project, expressed an interest in the possibility of creating a dinner at Yanga centred on the local produce. There is potential for development of more special events at the sites and more regular tours including Aboriginal tours by members of the local Indigenous community.

Roads and Trails

There is an opportunity to improve the existing road network and to have drives that link visitor destinations within the park. For example in Kinchega National Park there is a series of roads that provide access to the historic sites as well as vistas across the lakes (whether wet or dry) and a route that follows the river. It is desirable that such drives follow historic routes used for vehicles or stock and be interpreted as such. For example the Waugorah road is a very early route and gives access to the north of the reserve but is largely outside the reserve.

The new tourist routes/drives could be promoted in conjunction with the local Council and a pamphlet could provide information on sites in the different precincts and their connection to the development of the area.

There is an opportunity to link the site with other tourist destinations in the area. Balranald Council's website links to a brochure for a self drive touring route to Mungo and Yanga National Parks as part of a drive including Swan Hill in Victoria and to a Mungo Loop driving brochure produced in conjunction with a local

Landcare group. Other possible links for vehicle touring include to Shear Outback at Hay or to Mildura to the west with its attractions including paddleboats and gourmet food.

6.5.6 Yanga Visitation Establishment Plan 2008

In October 2008 PWG Western Branch prepared a Visitation Establishment Plan for Yanga. This was prepared to set directions for establishing visitor facilities and guiding visitor management during the early stages of the park's development.

The vision for visitation for Yanga contained in the report was that it represents:

- *a place where rivers and wetlands thread a connection between people and a changing environment, culture and land use;*
- *a moment in time to contemplate how learning from our past might guide us into the future; and*
- *a 'must do' experience for visitors travelling to and through the Region.*

Goals:

- *To present and provide a range of nature-based opportunities for access to and enjoyment of an important part of the Lowbidgee and its associated majestic river red gum forests and accompanying wetlands.*
- *To provide a place where people can explore Aboriginal connections to country.*
- *To provide a place where grand old homesteads, woolsheds and associated infrastructure form the centrepiece of a journey through highs and lows of pastoral enterprise in south-western NSW from the 1830's through to the 21st Century.*
- *To show how the environment and our relationship with the environment is changing in response to the availability of water over time.*
- *To highlight the role of the park and park management in protecting diverse vegetation communities and animals, as well as the history and significance of the land in terms of Aboriginal and agricultural occupation*

The Potential Visitor Market was analysed as follows:

The predominant visitor expected at Yanga is the tourist. Yanga is located in proximity to several tourism-defined regions including the Riverina, NSW Outback and both the NSW and Victorian Murray regions.

The estimated size of the total regional tourist market for Yanga is 470 000. This estimate is based on current visitation within the catchment area for visitors engaged in a holiday or leisure pursuit. The catchment area was considered to be those towns located within a 1–2 hour drive from Yanga, with the addition of Griffith located just over 3 hours away.

The location of Yanga on the Sturt Highway, the main road corridor between Sydney and Adelaide, will also attract visitors. As such, the size of the potential market for Yanga is further informed from an evaluation of local traffic volumes. The 2003 light vehicle traffic count for the Sturt Highway near Yanga was 520 passenger vehicles per day (estimated 379 000 people/year) although not all of these would have been tourists.

NSW Tourism Holiday Mindset segmentation was applied to identify the existing tourist market. Wanderers represent the largest market segment in the catchment followed by Compatriots and True Travellers.

The residents of towns located within the catchment area are, by definition, potential tourists when travelling greater than 50 kilometres on a trip. Latent demand levels of residents in these towns are unknown. Local residents (within 50 kilometres) are assumed to use nearby parks for recreation on a short stay, repeat basis. Neighbouring Balranald (township population 1500 and shire population 2000) is the only town in the immediate vicinity.

NSW Tourism have identified the various 'holiday mindsets' of the existing tourist market including the Pampadours, the Wanderers, the Compatriots and the True Travellers. The CMP authors consider that these segment divisions are not particularly useful for Yanga.

Potential visitor opportunities were assessed at a workshop held in August 2008 attended by Key Branch staff (DECCW). These opportunities were prioritised based on the feasibility of providing the opportunity in terms of attractiveness/demand, relative to capacity to provide and manage the opportunity over time, and where:

- *Attractiveness/demand is assessed by the degree to which the opportunity matches preferences/motivations of key markets; size of the potential markets, access and level of awareness; synergy with other attractions/experience in the region; competitive advantage; experience in similar parks, and*
- *Capacity to provide and manage over time is assessed by how soon the opportunity can be provided; resources required to establish and maintain the opportunity to the required quality; ability to manage sustainability and safety issues; ability to avoid or minimise conflicts between users and usage.*

The results of this exercise informed the preliminary planning for the park and have been used to guide the development and management of visitor opportunities to date. It has also identified possible visitor opportunities for future consideration.

Following on from this, a Visitor Planning Framework was established for Yanga. The experiences of Yanga identified as being appealing to visitors were the:

- *Murrumbidgee River*
- *red gum forests*
- *wetlands (seasonal/flood-dependent)*
- *wildlife*
- *“remote” natural areas*
- *historic heritage associated with the functioning of Yanga Station over the years*
- *Aboriginal history and heritage – including Dreaming stories and artefacts*
- *Yanga Lake (flood-dependant).*

Three themes were also identified for Yanga to assist in defining and communicating the experience each attraction offered as follows:

1. *‘Life on Yanga’:* *how people lived on the land, at the homestead and the surrounding ancillary buildings during a particular era, the staff, the guests and the interactions with the working property. The on-going connection of Aboriginal people with the lands and water associated with Yanga also falls within this theme.*
2. *‘Work on Yanga’:* *how people worked on the station in the past, focusing on the importance of the agricultural industry and the property in a local and regional context, and the changes over time.*
3. *‘Nature on Yanga’:* *focusing on the property in the present, the role of NPWS/DECC in protecting its values and in providing opportunities for the community to appreciate and connect with the natural and cultural heritage of the past, present and future.*

The following map was prepared for the Visitation Establishment Plan and indicates the sites and precincts discussed in the plan. The following more detailed plans show the Mamanga and Waugorah areas and sites addressed in the VEP.

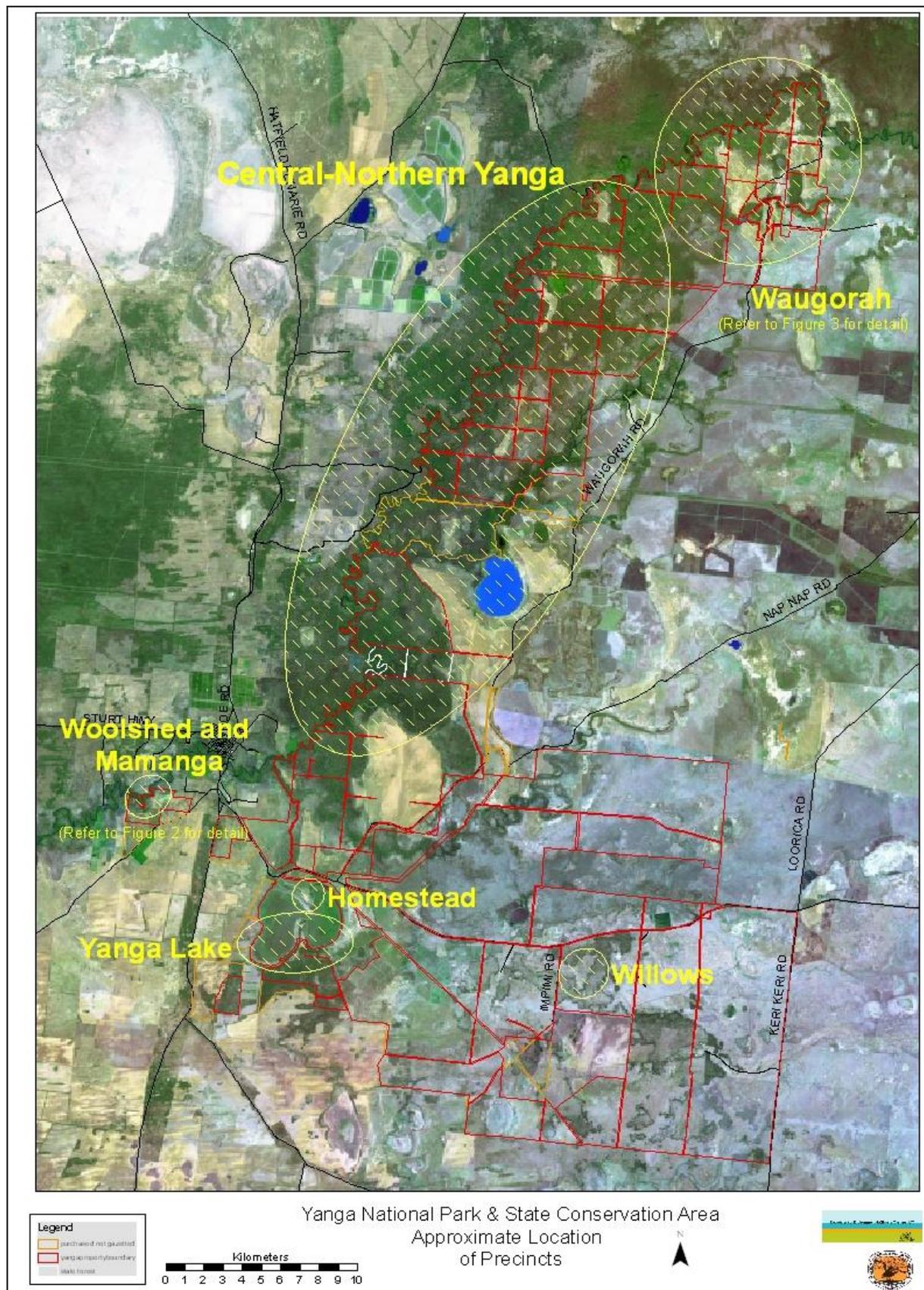


Figure 6.5.1 Approximate location of precincts in Yanga as identified in Visitation Establishment Plan 2008.

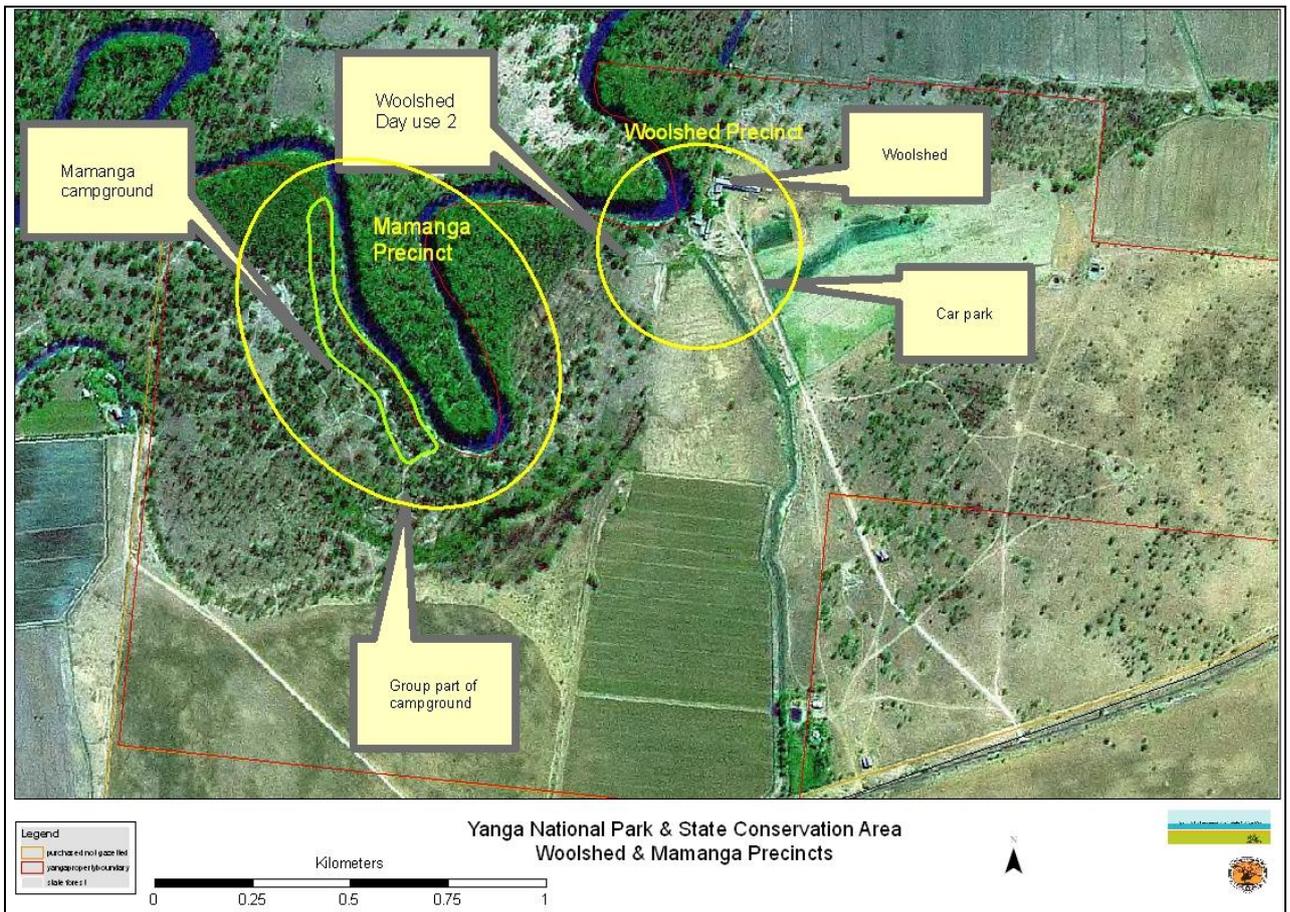


Figure 6.5.2 Woolshed and Mamanga precincts detail, contained in Visitation Establishment Plan, 2008. The final Camp Ground location differs from this plan but is in the vicinity.

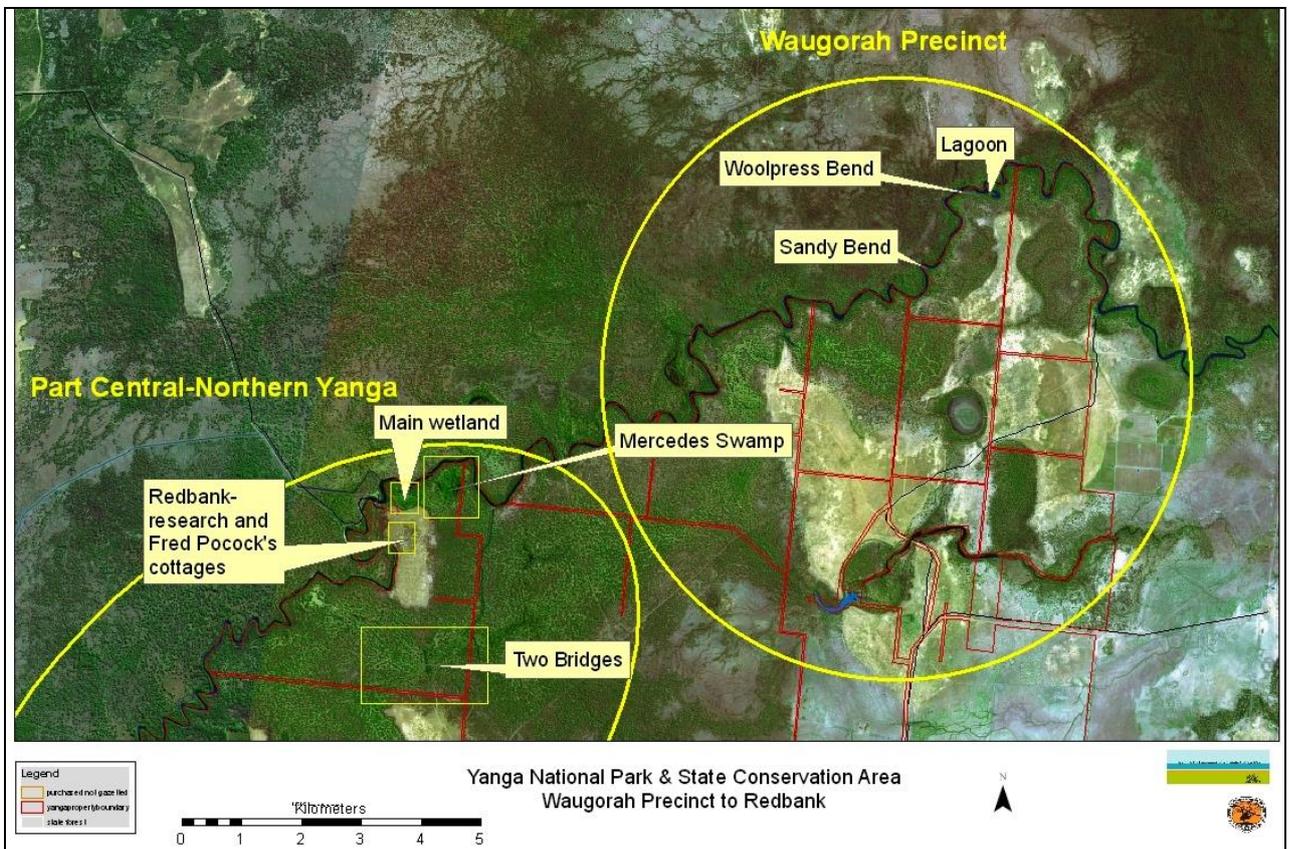


Figure 6.5.3 Waugorah Precinct to Redbank detail, from Visitation Establishment Plan 2008.

The following table, extracted from the Yanga Visitation Establishment Plan, 2008, details the initial planning framework for Yanga visitation.

Precinct	Theme(s)	Purpose	Opportunities
* Pending further assessment / evaluation		** Dependant on prevailing weather and flooding conditions	
Woolshed	Nature on Yanga	Major entry to Yanga with a range of orientation and information options.	<ul style="list-style-type: none"> • Visitor induction • Orientation • Interpretation • Tourism & Accommodation Bookings
Woolshed	Work on Yanga	Opportunities to experience historic heritage of work on Yanga Station and the Murrumbidgee River environment	<ul style="list-style-type: none"> • Interpretation • Self-guided or guided tour experience of Woolshed and outbuildings • Day use • Short walks • River-based experiences - boat, canoe, kayak, fishing
Homestead	Life on Yanga	Opportunity to appreciate history and heritage of life on Yanga Station	<ul style="list-style-type: none"> • Orientation • Interpretation • Guided tours – homestead • Self-guided tours • Accommodation* • Hospitality*
Mamanga	Nature on Yanga	Facilitated Murrumbidgee River & Red Gum Forest experience	<ul style="list-style-type: none"> • Accommodation – camping and caravan • River based experiences – boat, canoe, kayak, fishing • Short-medium walks
Waugorah	Nature on Yanga	“Remote” river and or lagoon experience	<ul style="list-style-type: none"> • Bush camping • River based experiences – boat etc. fishing • Nature appreciation • Walking
Willows	Work on Yanga Nature on Yanga	Semi-arid ecosystem, and cultural heritage of Yanga	<ul style="list-style-type: none"> • Self-guided cultural and natural heritage experiences • Short – medium walks • Accommodation – car and caravan parking • Day use
Yanga Wetlands – north and central area of park	Nature on Yanga	Peaceful easy access to wetland habitat	<ul style="list-style-type: none"> • Interpretation • Day use • Short walk • Nature appreciation • Viewing platform/bird hide* • Accommodation* • Aboriginal cultural experiences
Yanga Lake	Nature on Yanga Life on Yanga	Experience history, scenery and recreation opportunities associated with Yanga Lake	<ul style="list-style-type: none"> • Interpretation • Day use • Self- & guided drive/cycle tours • Historic and Aboriginal heritage • Nature Appreciation • Water based experiences (when full) – boat, canoe, fishing • Short-medium walks
Roads & trails To take in river, lake, wetland**, isolated heritage locations e.g. Breer Hut, Kieeta and Woolshed Creeks, Aboriginal sites	Life on Yanga Work on Yanga Nature on Yanga	Experience connection with Aboriginal culture through time. Experience history of Yanga station and changes through time Experience nature and landscapes.	<ul style="list-style-type: none"> • Short walks • Nature appreciation • Cultural heritage appreciation • Self- and guided tours – drive, cycle, horse-riding*

Launch of Yanga Reserves 2009

The Visitation Plan developed a range of initiatives for the launch of the Yanga Reserves held in April 2009. These included risk assessments for publicly accessible areas and make safe to buildings to relevant standards. Directional signage was installed, parking areas created and brochures and maps produced for orientation within the park.

Visitors were directed to the Woolshed for Park Orientation. Self guided tours were promoted with interpretive material in the Woolshed focusing on the 'work' theme. Shelters, tables and BBQs were installed and toilets built for day visitor use. The DECCW website promotes visitation:

Visit the century old Yanga Woolshed, built to house 3 000 sheep and provide work for up to 40 shearers. After Yanga Woolshed was constructed it was often described as the largest and most modern in the district. Now the Yanga Woolshed houses an interpretive display describing historical aspects of Yanga Station. Another great feature is the river and the recently constructed deck and viewing platform provide a magnificent view over the tranquil and fish filled waters of the river. If you close your eyes you can almost hear the idling steam engines of the docked paddle boats of a bygone pastoral era, waiting to collect their cargo of golden fleece for the trip down the river highway. Interpretive displays are also provided here for your appreciation.¹⁴

A picnic area was created adjacent the Woolshed for day use:

The picnic and day use area is a great spot to try your luck fishing the picturesque Murrumbidgee River. Alternatively drive right up to one of the many picnic tables dotted around this serene riverside spot. Enjoy the tranquil river red gums as you cook a meal under the large covered barbecue area.

At the Homestead the Cooks Cottage was converted to an interpretation exhibition and gallery prior to the opening in order to provide the opportunity for visitors to view historic and artistic viewpoints of 'life' and 'work' on Yanga Station. Self-guided inspection of the homestead exterior, adjoining gardens, laundry, outhouse, cool room and station store were promoted. The DECCW website states:

Take a walk around the historic Yanga Homestead and decorative garden situated on a headland overlooking Yanga Lake (currently dry). The homestead was built mainly of Murray pine using 'drop log' construction around the 1870s when Yanga was in full bloom as a pastoral station. Discover the history behind a myriad of station outbuildings including stables, yards, gardener's shed and station store. Visit the current Cook's Cottage exhibition and discover how the people of the flooded country lived, worked and played at the 'homestead on the lake' in this state of the art display. The Yanga People-Lake-Country Exhibition is located in the old cook's cottage next to the homestead tennis court.

A basic medium campground was created adjacent the Murrumbidgee River at Mamanga, with 13 individual sites each with a wood fired BBQ and picnic table and 1 group site with 2 BBQs, a toilet and a water tank. The campground is in two sections, one for tent based camping, and another for caravan and motor home campers. Mamanga campground lies along the bank of the Murrumbidgee River, nestled amongst river red gum and black box woodland. It offers visitors the opportunity to observe woodland birds and animals, go fishing, bushwalking, and gain an appreciation for Aboriginal heritage sites. The camping area was flooded in the late 2010 flood but the facilities, on higher ground, were not.

Facilitated camping and caravanning in a semi-arid grassland environment with easy access and facilities consistent with a basic medium campground was created at the Willows. 11 sites complete with picnic tables and gas/electric BBQs, a toilet and a water tank were created. Day use is also encouraged here providing an opportunity to enjoy a natural and cultural setting, and provide a base for other activities. The Willows offers opportunities for the traveller to stop for a break in a quiet location, wander around the old Wilga Woolshed, or become acquainted with some of the local woodland birds, enjoy a lunchtime barbecue or stay for sunset and camp overnight.

Bush camping was suggested, but not implemented, at four campsites, one each at Woolpress Bend, Sandy Bend, Wetland and at an additional site in the Waugorah Area catering to maximum of 6-8 people per site. Access to this part of Yanga is weather dependant.

¹⁴ <http://www.environment.nsw.gov.au/NationalParks/parkHome.aspx?id=N1119>

The launch in April 2009 provided opportunities to promote Yanga. A promotions plan was developed identifying regional tourism collaboration and identify the most effective means of communicating to target markets. Directional signage from the Sturt Highway to the Woolshed for on-park orientation was installed at this time.

The VEP states:

Each visitor opportunity developed on Yanga National Park must consider the Naturalness Classification System (NCS) for visitor management in order to optimise location, design and management of the opportunity and sites. This system guides the management of the setting for an activity, taking account of physical, social and management attributes of the area.

Camping area classification or tier level is generally correlated with the level of facilities and services provided and management objectives. No visitor fees are charged at this time.

Sustainability and Monitoring

Systems to monitor visitor use and impacts, as well as demand for and satisfaction with different opportunities and activities in the park have been established [under the VEP]. These systems continue to consider NCS settings and the Recreation Activity Assessment Guide to monitor the sustainability of opportunities provided and guide the development of opportunities to be developed in the future.

Matters identified in the VEP that require monitoring include:

- *Impacts of fishing or other access down the bank at the Woolshed day use area to determine need for constructed access.*
- *Impacts of boat launching at sites near Mamanga determine need for low-key constructed boat ramps.*
- *Impacts of access to river at fishing or other sites adjacent to Mamanga to determine need for low-key constructed steps or platform.*
- *Need for toilets at group camp grounds in the Waugorah area*
- *Need for low-key boat launching facilities at group camp grounds in the Waugorah area.*
- *Monitor use of caravan camping at the new site near Mamanga and at the Willows, to determine demand for additional facilities and services.*

Future Visitor Opportunities – Short Term 1-3 Years (as identified in VEP)

The VEP says that following the opening of Yanga National Park in April 2009 a number of existing visitor opportunities may be further developed. This is partly dependent on demand for the opportunity or on the impacts of use, hence the need to monitor use and demand. New opportunities also show potential for development. The opportunities and associated actions contained in the Visitation Establishment Plan build on those provided for the initial launch and were recommended to be pursued in the first 1-3 years of operation as demand increases and resources to provide and manage the opportunities appropriately become available. Priorities are addressed as medium (M) or low (L) in the following tables from the VEP (table 4). Note that numbers in the table follow on from numbers in other tables in the VEP (table 2) which covers aspects already undertaken and summarised above.

Comment by CMP authors

The proposals in the following VEP charts are generally compatible with heritage values except as noted below. There are also additional opportunities such as events, research and education related to the heritage values of the place and additional interpretive opportunities not explored in these tables. Some of proposals contained in this chart are contrary to current conservation methodology and best practice, i.e. restoration of part of the homestead to a particular era. This CMP has found a history of change and it is difficult to determine details in particular eras, as there are no plans or interior views. It is significant that the building was continually adapted by successive owners and managers; some of whom also maintained elaborate gardens. The transition from squatting to selection then ownership, vernacular construction techniques and activities of a pastoral station should also be presented through the building.

AAA Tourism star standards are also mentioned. These are appropriate for new structures but not for heritage sites. The higher ratings often require unacceptable change such as introduction of ensembles and do not have regard for the special features that will draw tourists to heritage sites. This approach should not be applied to heritage structures. Any upgrading of heritage buildings for use should not provide too much comfort, ie do not upgrade beyond the standard that was there. Part of the visitor experience should be to understand living conditions on a pastoral station rather than to experience the comfort of a city destination. Star rating may for example, required installation of curtains when a heritage building has superior timber shutters.

Note: the following table is from the Visitation Establishment Plan and not written by the CMP authors.

Opportunity & Description by Precinct	Action Required	Priority
Wo WOOLSHED		
<p>Wo2 Heritage Appreciation</p> <p><u>Guided</u> Internal inspection of western end of woolshed, external inspection of yards, killing shed, shearers quarters, river boat loading site. Audio-visual interpretation of history of Yanga</p>	<p>Wo2.7 Select and present movable heritage items, to support interpretation of publicly viewed areas</p> <p>Wo2.8 Develop interpretive material for hosted tours – focusing on the ‘work’ theme</p> <p>Wo2.9 Resolve availability of hosted tours, set hours/days/holiday periods to enable communication</p> <p>Wo2.10 Determine fees for guided tours (see Chapter 9.4)</p> <p>Wo2.11 Update promotional material</p>	<p>M</p> <p>L</p> <p>L</p> <p>L</p> <p>L</p>
<p>Wo3 Day use</p> <p>Relax in natural and cultural setting with appropriate facilities, provide a base for other activities on day trip.</p>	<p>Wo3.5 Provide suitable pedestrian river access to an easy walking track standard</p> <p>Wo3.6 Develop and install directional or relevant interpretation signage for the river walk (Wo4)</p> <p>Wo3.7 Consider bench type seats close to river</p>	<p>M</p> <p>M</p> <p>L</p>
<p>Wo4 Walking</p> <p>Short, easy walk to appreciate Murrumbidgee River setting</p>	<p>Wo4.1 Provide an easy river walk</p> <p>Wo4.2 Consider interpretive signs and provide if appropriate</p> <p>Wo4.3 Include in park information</p>	<p>M</p> <p>M</p> <p>M</p>
<p>Wo5 Fishing</p> <p>From the river bank</p>	<p>Wo5.1 Identify suitable areas for bank fishing, with easy access, preferably not requiring construction works, located in the vicinity of day use area.</p> <p>Wo5.2 Provide directional signage to fishing locations.</p> <p>Wo5.3 Include details of the location of appropriate fishing areas in park information</p> <p>Wo5.4 If construction of small, low-key access steps or ramp is required, install.</p>	<p>L</p> <p>L</p> <p>L</p> <p>L</p>
Ho. HOMESTEAD		
<p>Ho2 Heritage Appreciation</p> <p>Guided inspection of homestead, adjoining gardens, laundry, outhouse, cool room and station store.</p>	<p>Ho2.9 Select and present movable heritage items for specified public inspection areas (as in Ho2.1) to support interpretation</p> <p>Ho2.10 Partial exterior and interior building restoration as required based on nominated era for interpretation</p> <p>Ho2.11 Determine fees (see Chapter 9.4) for guided tours</p> <p>Ho2.12 Resolve availability of hosted tours, set hours/days/holiday periods to enable inclusion in promotion plan</p> <p>Ho2.13 Develop interpretive material for hosted tours – focusing on the ‘life’ theme</p> <p>Ho2.14 Update promotional material</p>	<p>M</p> <p>L</p> <p>L</p> <p>L</p> <p>L</p>

Note: the following table is from the Visitation Establishment Plan and not written by the CMP authors.

Opportunity & Description by Precinct	Action Required	Priority
M. MAMANGA		
<p>M1 Facilitated camping adjacent to the Murrumbidgee River</p> <p>Overnight experience of the Murrumbidgee River environments. Easy access, with facilities consistent with a basic-medium campground</p>	M1.6 Develop and install directional or relevant interpretation signage for the river walk (Wo4)	M
	M1.7 Identify suitable river access points for launching small recreational boats near Mamanga, preferably not requiring construction works.	M
	M1.8 Provide directional signage to preferred boat launching areas	M
	M1.9 Include details of boat launching areas in park information	M
	M1.8 Monitor impacts of boat launching at sites and need for low-key constructed ramps.	L
	M1.9 If construction of small, low-key boat ramp suitable for launching of small recreational vessels is required to protect the riverbank, install.	L
<p>M2 Facilitated caravan motor home and campervan accommodation adjacent to Murrumbidgee River *</p> <p>Overnight experience of the Murrumbidgee River environments. Easy access, with facilities consistent with a basic-medium campground</p> <p>* siting to be confirmed subject to feasibility assessment</p>	M2.1 Identify suitable site in the area to accommodate 6 to 12 vans, preferably as drive-through	M
	M2.2 Resolve management of caravan camp (internal or external)	M
	M2.3 If appropriate, speak with Council regarding interest in co-management of caravan camp and determine viable number of sites	M
	M2.4 Decide on facilities to provide consistent with providing a low-key caravan camping experience.	M
	M2.5 Update promotional material	M
	M2.6 Monitor use of caravan camping to determine demand for additional facilities and services	L
<p>M3 Walking</p> <p>Short, easy walk to appreciate Murrumbidgee River setting</p>	M3.1 Provide an short, easy river walk	M
	M3.2 Consider interpretive material and signs and develop and install if appropriate	M
	M3.2 Promote in park information	M
<p>M4 Fishing</p> <p>From the river bank</p>	M4.1 Identify suitable areas for bank fishing, with easy access, preferably not requiring construction works, located in the vicinity of the overnight stay area.	L
	M4.2 Provide directional signage to fishing locations.	L
	M4.3 Include details of the location of appropriate fishing areas in park information	L
	M4.4 Monitor impacts of access to river at fishing or other sites adjacent to Mamanga and determine any need for low-key constructed access.	L
	M4.5 If construction of low-key access steps or platform is required, install.	L

Note: the following table is from the Visitation Establishment Plan and not written by the CMP authors.

Opportunity & Description by Precinct	Action Required	Priority
Wa. WAUGORAH		
<p>Wa1 Bush camping</p> <p>Overnight experience of low-use parts of the park, having little or no contact with other visitors. Identified sites with limited access, with no or limited facilities.</p>	<p>Wa1.5 Develop and install simple directional signage from Waugorah Road</p>	M
Wi. WILLOWS		
<p>Wi2 Day use</p> <p>Opportunity to enjoy a natural and cultural setting, and provide a base for other activities</p>	<p>Wi2.5 Provide relevant interpretation</p>	M
We. WETLANDS – CENTRAL & NORTH YANGA		
<p>We1 Wetland walk(s)</p> <p>Experience the wildlife, Aboriginal heritage and scenery of the wetlands. Gain an understanding of the impact of past and present water management</p>	<p>6.1.1 Consider and determine location for and number of short-medium walks considering distance, access, regularity of inundation, appeal. Suggestions include “the main Wetland”, Mercedes Swamp, the two bridges near Redbank, and the Lagoon at Waugorah</p> <p>6.1.2 Determine walking track standard and formalise trails</p> <p>6.1.3 Include in park information and maps</p> <p>6.1.4 Develop and install signage and any facilities (if required)</p> <p>6.1.6 Utilise interpretation available on walks to communicate natural and cultural heritage management including the past through to the present</p>	<p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>L</p>
<p>We2 Wetland and Riverine Drive(s)</p> <p>Scenic self-driving/cycling through red gum forests in lower northern and central section of park with access points to river corridor</p>	<p>We2.1 Consider and determine self-drive and cycle routes</p> <p>We2.2 Consider separation from bush camping in Waugorah and wetland areas to avoid user conflicts</p> <p>We2.3 Resolve access issues to ensure provision of safe road and bridge access and key availability for locked gates</p> <p>We2.4 Develop and install directional signage from appropriate locations</p> <p>We2.5 Include in park mapping and information</p> <p>We2.6 Connect with short-medium walks through areas of interest or that provide access to the river/wetland</p> <p>We2.7 Interpretation to promote park management goals and nature theme</p>	<p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>L</p>
<p>We3 Guided/tag-a-long tours</p> <p>Guided and commentated enjoyment of the park’s scenic, natural and cultural features</p> <p>To be based around existing wetland drive routes</p>	<p>We3.1 Determine staff availability for Discovery holiday program</p> <p>We3.2 Resolve availability of guide for hosted tours, set hours/days/ holiday periods to enable communication</p> <p>We3.3 Investigate opportunities to run Aboriginal-guided tours</p> <p>We3.4 Seek CTO if appropriate</p>	<p>M</p> <p>M</p> <p>L</p> <p>L</p>

Note: the following table is from the Visitation Establishment Plan and not written by the CMP authors.

Opportunity & Description by Precinct	Action Required	Priority
L. YANGA LAKE		
L1 Aboriginal Heritage & Culture Appreciation Initial broad landscape interpretation of Aboriginal values of park and Dreaming story from peninsula at Homestead precinct over lake towards Pelican Point.	L1.1 Involve relevant Aboriginal people in identifying suitable sites and stories	M
	L1.2 Liaise with Manager, Far West Region (C&HD) regarding archival, oral history, association with wetlands projects	M M
	L1.3 Initial broad landscape interpretation of Aboriginal values of park and Dreaming story from peninsula at Homestead over lake towards Pelican Point	M L
	L1.4 Develop & install appropriate interpretive information	
	L1.5 Develop Aboriginal-guided tours	
L2 Day use in a natural and cultural setting, provide a base for other activities on day trip	L2.1 Consider need for basic day use area for when lake full	M
	L2.2 Consider location (e.g. old yachting club area Western side)	M M
	L2.3 Consider need for watercraft access	
L3 Walking/cycling Short, easy walk and cycle to appreciate the setting, values and history of Yanga Lake	L3.1 Provide a short, easy lake walk and cycle track from the Yanga Lake day use area that includes cultural and/or natural features of interest	L
	L3.2 Promote in park information	L
	L3.3 Consider interpretive signs and provide if appropriate	L

Future Visitor Opportunities – Medium to Long Term >3 Years (from VEP)

A range of opportunities were identified for various precincts that had potential market demand but require further feasibility analyses prior to development. Note: the following table is from the Visitation Establishment Plan and not written by the CMP authors, and the application of the AAAT star rating to heritage structures is not supported by the CMP authors.

HOMESTEAD	
Bed & Breakfast	Adaptive re-use of existing buildings for fully catered overnight stays to a minimum AAAT 4 star standard
Coffee shop/café	Ancillary to other/future uses of Yanga Homestead
MAMANGA	
Eco-cabins	Hard-roofed accommodation to AAAT 3 star standard provided in proximity to the caravan campground
WETLANDS – CENTRAL & NORTH YANGA	
Self-contained cottages	Adaptive re-use of existing cottages to a minimum AAAT 3.5 star standard
Eco-tents	Moveable soft/tent top accommodation to AAAT 3 star standard
YANGA LAKE	
Power boating and sailing	Demand may be expressed if and when the lake fills with water. Potential conflicts with other users and desired settings will need consideration, as will facilities required
ROADS & TRAILS	
Heritage appreciation	Opportunities to appreciate both the Aboriginal and post-settlement history of Yanga the park by self- or guided drive and cycle tours to points of interest in various locations
Extended cycling tours	Opportunities to cycle and stay overnight in camping or roofed accommodation. While part of the route may be shared with vehicles, ideally cycling and vehicles would be separated as much as possible
Horse riding – day and overnight	Potential to share sites and facilities with cyclists. The traditional north-south stock route may be an appropriate location for these activities

Potential Partnerships

Potential partnership opportunities were identified in the Visitation Plan 2008 as follows:

<i>Opportunity Years 1–3</i>	<i>Potential partner</i>
<i>Caravan Camp *</i>	<i>Balranald Council</i>
<i>Guided/tag-a-long tours *</i>	<i>CTO or Aboriginal community</i>
<i>Opportunity - for further evaluation</i>	<i>Potential partner</i>
<i>Homestead Guest House/B&B</i>	<i>Commercial provider</i>
<i>Homestead Coffee Shop</i>	<i>Commercial provider</i>
<i>Self-contained cottages *</i>	<i>Commercial provider</i>
<i>Eco-cabins *</i>	<i>Commercial provider</i>
<i>Eco-tents</i>	<i>Commercial provider</i>

While some of these () could be operated internally by NPWS, availability of staff and appropriate administrative systems must be considered, with a decision made prior to pursuing the opportunity.*

Other considerations relating to partnerships in the first instance should include the understanding that the viability of some opportunities is directly related to others (such as B&B, Coffee Shop), while some may enhance the viability of others. It is also important not to close off other opportunities that may arise later by decisions made at this stage.

6.6 Management

6.6.1 Client / User Requirements

There is an overall user requirement to manage the sites as a National Park in accordance with the NPW Act and this is discussed section 6.3.3.

Visitor facilities and information have been provided in key locations for the opening of Yanga including signage, road access, information, interpretation, parking areas, picnic areas, camping areas and toilet facilities. Some key facilities are required such as toilet facilities at the Homestead. The existing infrastructure has been repaired and is used. This is appropriate but not adequate for large numbers. Additional visitor toilets are needs and could be in a new building carefully sited in the Homestead group. Signage from the Sturt Highway to the Homestead was being arranged at the time of writing but had not been installed. In the dispersed areas of the reserves facilities are few and the level of servicing needed not certain.

Some key requirements for both visitors and management are repair and upgrading to roads, culverts, bridges and signage to facilitate vehicle access. It is not suggested that all roads for example are upgraded but that roads to access staff residences and heritage sites for maintenance are an appropriate standard. Where public access is advertised to sites roads and bridges need to be an appropriate standard but may be closed seasonally. Formal parking areas are installed at key sites as mentioned earlier in this section. There is existing parking, open and under cover, at some sites and generally informal parking is readily available.

Management operations require a park office for visitor services, general staff offices and facilities, works sheds and compounds as well as residential accommodation. Current infrastructure is discussed below under the heading Staff and Management of the Site. Throughout the reserves and particularly in remote areas power and water supplies and other services are limited and may need upgrading (especially at Waugorah). Such services also require continuing regular maintenance. Electronic communication standards are low limiting office staffs access to centralised electronic records. Staff presence provides a level of security to isolated sites after hours and services need to be at a level to support this.

Heritage structures occupied for management or visitors may require upgrading of services, toilets and bathrooms and kitchen facilities. This is may be appropriate but needs to be carried out with regard to the heritage significance in each case and remembering that this was a remote pastoral station not a city estate.

6.6.2 Funding

The NSW Government and business activities conducted within the park provide basic recurrent funding for the conservation and ongoing maintenance. The annual funds available are limited and stretched across a number of competing demands such as public safety, access, threatened species and conservation of heritage sites. This often results in a lack of funds needed for the stabilisation and basic maintenance of heritage sites.

Funding for specific conservation works has been obtained in the past through the Departments Heritage Assets Maintenance Program (HAMP) that is allocated on an annual basis. The allocation of funds was based on a strict set of criteria identified within the HAMP Guidelines. Any proposed project must be a Branch priority demonstrated through the allocation of Branch funds. The program was changed during the course of preparation of this report and details of any new program are not known.

Funds were made available with the establishment of the Yanga Reserves for the essential initial works and infrastructure. This provided for the initial research, adaptation, stabilisation, establishment and interpretation works. Park use fees are not collected at Yanga. There is an overall requirement to obtain adequate levels of return from adaptive reuse to assist or fund conservation and maintenance. This income potential has not been assessed in this CMP. Any proposal to use residences for visitor rather than staff accommodation needs to balance the possible income against the benefit of having staff on site for management purposes particularly at remote at high heritage value sites.

6.6.3 Site Management and Staff

Staff based at the PWG office at Yanga Homestead precinct, in the former Singlemens Quarters near the Homestead, and the nearby works depot are responsible for the daily management of the park. Accommodation for some rangers and field staff is provided at other sites around the extensive park. The NPWS area office is at Hay and the Central NSW Regional Office is at Griffith. An Aboriginal Heritage Conservation Officer is based at Griffith. No specialist built heritage professional staff are based in the region. Staff at head office in Sydney provide advice on heritage matters throughout NSW. The Yanga Working Group (community working group), which provides a forum for the discussion of issues including management, is discussed in section 6.5.

Currently there is no one living within the homestead group and the entrance gate on the Highway is kept locked at night. Some of the Lakeside Cottages, near the park entrance, are occupied by staff. At the woolshed group the two residences are currently not in habitable condition. The Irrigation Cottage in the Woolshed precinct is occupied but is not in close proximity to the Woolshed. Staff are resident in the Waugorah and Oakhampton Homesteads. In addition there are various unoccupied houses in a variety of locations that were occupied when the property was in pastoral use. In other parks in Western NSW former station residences are occupied by staff (with some also available for tourist accommodation).

Appropriate Skills, Education and Training

Maintenance work is undertaken by PWG staff and contractors. Some staff have extensive experience on the site and an understanding of the property. There is a lesser but improving level of understanding of the NPWS conservation approach taken and the assessed heritage values. Though staff have good all round vernacular building skills they do not have specialist trades skills and specialist trades people will be needed when these skills are required. Assessment needs to be made of whether staff have the appropriate skills in each case. The skills base required will depend on the nature of the works in each case. External professional advice is sought as needed from hydrologists, scientists, archaeologists, heritage architects, conservators, landscape architects, engineers, researchers, horticulturalists, etc. It is important that professional advice continue to be sought as required from expert trades people including roofers, drainers, carpenters, joiners, fencers, mechanics, etc.

It is desirable that a body of practical vernacular conservation skills be developed and maintained locally, both within and outside the PWG. Specialised practical training should be considered in techniques such as in timber preservation and repair, and in methods of stabilisation. The type of specialist advice needed or of specialist training should be considered as part of each project and annual maintenance. The NPWS "Guide to Building Conservation Works" was developed by the then Cultural Heritage Services Division in 1998. It is available on the DECCW intranet and provides assistance to rangers and field staff in the care and conservation of historic places and can be referred to for guidance and information. Similarly conservation of the collection of archival material requires specialist skills as well as for the conservation and operation of machinery and other pastoral relics.

6.6.4 Research

There are extensive ongoing and numerous scientific research projects underway at Yanga. Preparation of this CMP has revealed some gaps in the knowledge, documentation and research available. Documents and files are stored at several offices and there does not seem to be cohesive filing and organisation. This is a common problem with heritage sites in NSW managed by government agencies. Theoretically materials should be stored in a centralised records management system but it is needed locally and the central system does not provide for large documents such as plans. Material held by one section is often not easily available to other sections. Ideally material should be digitised and stored logically so that it can be easily retrieved by those working on the site. In particular plans of the buildings and precincts and the overall conservation plan, as well as any more detailed studies should all be readily available to staff. Such material and legible copies of primary material should also be available on request for research purposes.

Research projects could be carried out as part of PWG programs for the site, or by volunteers or students under PWG supervision. There is potential for some of the buildings on the site to be occupied by researchers for occasional visits and field work. Researchers have previously used one of the buildings as a base.

Mapping and Drawing Yanga

There are very few detailed maps of the precincts and some maps in use are clearly inaccurate. There are historical maps, plans and aerial imagery in collections and exhibitions at Yanga and in digital form in the NPWS system. It is likely there are many more in the Sims Cooper archive, Sturt University, various government offices in Hay and in Commonwealth and other archives. Good copies of earlier maps could help locate sites of archaeological potential. Aerial photographs of the site are known to be available from a range of periods but only some were available for this study. A chronological collection of aerial photos would be useful to understand vegetation changes and fencing and analyse the development of the sites over time. Copies of source documents should be collected and used for planning and interpretation and research purposes. The understanding of how the place worked is limited and could be enhanced by further research on site and searching of archives.

No detailed land survey was available for use during the preparation of this CMP. It is likely that detailed maps or surveys from earlier periods exist and could reveal information about the site that is not understood at present. Mapping was carried out during this project using Arcview. These maps contain location information etc and should continue to be added to and maintained as an overall map available for management.

There is also the need for detailed measured drawings of the buildings and structures on site. Area plans have been prepared for the Woolshed and Homestead Groups and buildings in these groups have been generally measured and drawn as CAD drawings (Computer Aided Drafting) as part of this CMP. These drawings are based on site measurement and are adequate for planning and building purposes but are not full measured drawings as time was not available for this standard of measurement. No drawings have been prepared for other sites. Measured drawings of significant structures are important as they have the potential to reveal information about the place, such as construction phases over time. They should be used to guide and record works and added to with more detailed information or prepared for items not yet drawn.

Historic Documentary Research & Other Research Projects

Previous historical reports on Yanga have concentrated on oral and social history rather than historic documentary records. It was not intended that this report undertake historical documentary research rather it was to be based on previous reports. However some historical documentary research has been undertaken where information was conflicting or missing, particularly parish maps and newspaper articles available through Trove (<http://trove.nla.gov.au/>). Much of the documentation of the pastoral history of Yanga is held in the Sims Cooper archive and there is also material in a range of other archives in Canberra, Melbourne and Sydney. These archives have not been fully explored as part of this CMP or for previous research. Locating and obtaining good copies of historic documents is desirable to gain an understanding of the site, the design of structures and to guide conservation. Copies of historical documents found should be available to site managers, researchers and planners working at Yanga.

In particular a detailed land history should be done including the chain of title for the Homestead and obtaining portion plans for at least all portion indicated to have had structures in the historical records. Some portion plans were obtained for this CMP and provided key information on the Waugorah Woolshed and the old homestead site at Yanga Lake as well as vegetation descriptions.

There are opportunities for other research that should be undertaken including searches for the previously mentioned photos, maps, plans, drawings, searching archives, and cataloguing. There is also a need for further detailed conservation planning documentation particularly for major structures. Some sites known to exist or said to exist have not been inspected in detail or located on plans. Additional research could also be carried out for building group types such as the drop log rural structures and yards.

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7 Conservation Policy

7.1 Generally

This CMP aims to identify the heritage significance and develop conservation policy that provides for the long-term conservation of the heritage significance, along with the appropriate use of the place. Policies are aimed at ensuring future work will retain or enhance, and not result in a loss of, the cultural significance of the place.

The policies start with general policies covering the overall management and conservation approach. These are followed by detailed policies that relate to conservation of aspects of the values of items, or types of items. Then there are works and use policies and finally policies about conservation planning and records and research.

At the beginning of each group of policies is a main policy, which summarises the following detailed policies. The policies themselves are set out in italics and are accompanied by a short explanation of the reasoning behind the policy. Before the detailed policies the headings are set out as a list and following that is a one page summary of the main policies.

This document is intended to guide decisions that may affect the heritage values of the place. It should be used when there are proposals for the site and / or development in the vicinity. It should be used to guide conservation works, guide the preparation of REFs and briefs for studies by consultants planning or documenting future works.

7.2 Policy Formulation

The brief for this Conservation Management Plan established desired outcomes that have influenced the formulation of policies as follows:

- (a) *To support the long-term conservation of the study area within Yanga National Park;*
- (b) *To support the long-term management focus of Yanga as a potential cultural, educational and tourism destination;*
- (c) *To support and enhance the long-term association between former owners, occupants and workers;*
- (d) *To establish management policies that result in a sustainable landscape in terms of the conservation of both cultural heritage and bio-diversity and that takes into account the ongoing impacts of climate change;*
- (e) *To inform the preparation of the Plan of Management for Yanga National Park; and*
- (f) *To ensure best practice management of cultural heritage values, integrating both Aboriginal and European cultural heritage.*

The Yanga Reserves are part of the former pastoral station, Yanga, which ceased operation in 2005. The reserves comprise Yanga National Park, Yanga State Conservation Area and Yanga Nature Reserve. For the purposes of conservation management, this report has divided Yanga into a series of precincts. Some precincts are distinct and several precincts have similar and overlapping heritage values as well as different management and use issues. The long-term aim is to maintain identified culturally significant places and ecological communities. The natural systems now, however, rely on irrigation and water management and active land and water management is required.

Aspects of the heritage values are only partly represented within the Reserves and significant elements such as Tala Homestead and Tala Lake are on adjoining sites in other, mostly private, ownerships. The best conservation solution is to preserve related items across the landscape. This requires an integrated approach with other authorities, adjoining property owners and the local community. Water management is an issue across the Lowbidgee and the river basin as a whole that is integral to conservation and cannot be managed only within the Reserves.

In view of this, this document provides policies that should be seen as long-term over-riding aims that should be pursued step-by-step with liaison and discussion. Action on such policies will depend on others and some actions are unlikely to be achieved in the timeframe of this CMP. Such over-riding aspirations should be kept in mind during decision-making so the way is left open to achieve them in the future.

Some areas of the site have limited access that is restricted, particularly during flooding. Much of the site is inaccessible by public or maintenance vehicles for long periods. These factors influence how the place is used, conserved and interpreted. Limited road access and long distances means that though the whole river frontage, the swamps and residences, throughout the property have potential for visitation and use they are impractical for general public access or for school and large group activities. This does not preclude these areas being available for guided access or for self reliant visitors.

The Yanga Homestead, Yanga Woolshed and Willows precincts contain key aspects of the heritage values as well as being more easily accessible off the Sturt Highway and are thus more suitable for general public visitation. At the key building groups there are many buildings requiring stabilisation and/or adaptation to allow their use. These buildings are currently vulnerable to damage, particularly to fire. They are also distant from supervision and their occasional use needs to be managed to protect them.

The policies of this CMP accept these limitations and opportunities, and are formulated keeping these practicalities in mind, while suggesting actions to address such limitations in the long term.

7.3 Vision Statement

Conservation, interpretation, development and use of the Yanga Reserves will be based on a physical and historical understanding of the significant cultural landscape.

Yanga will be:

A part of a conserved historic and natural landscape managed cooperatively across tenures.

A place where the cultural landscape, encompassing the natural and cultural aspects, is conserved in accordance with best practice and the precautionary principle.

A place where stories of layers of development are told; its natural features, where Aboriginal people lived, the pastoral station and where the interdependence of man and the environment are demonstrated.

A place for experiencing the iconic River Red Gums and Murrumbidgee River and for self-reliant nature based recreation and guided activities.

A place for social and educational activities in a scenic natural and historical setting in the readily accessible precincts and where roads and walking tracks provide access to natural and heritage features.

A place that provides short term visitor accommodation, in camping areas and in conserved and adaptively reused residences and quarters or associated minor new structures, in conjunction with recreation and organised events and activities.

A place that provides accommodation in residences on site for staff.

Interpreted through access, displays and activities based on historical records, oral histories and memories of the people associated with the place. Displays at the Woolshed and Homestead will be occasionally upgraded and supplemented by printed and electronic resources.

A place for continuing research and adaptive management based on best practice and cooperation.

7.4 Conservation Policy Headings and Index

- 1.0 Management of Heritage Significance
 - 1.1 Conservation Philosophy & Methodology
 - 1.2 The Burra Charter
 - 1.3 Authenticity
 - 1.4 Range of Values
 - 1.5 Conservation Across Land Tenures - Related Sites
- 2.0 OEH Values and Policy
 - 2.1 Yanga Reserves
 - 2.2 Management Structures and Agreements
 - 2.3 Risk Management
 - 2.4 Funding & Prioritising
 - 2.5 Community Liaison & Involvement & Volunteering
 - 2.6 Works Approvals and Assessing Heritage Impact
 - 2.7 Briefing Users About Heritage
- 3.0 Environment and Cultural Landscape
 - 3.1 Natural Heritage
 - 3.2 Water Management Infrastructure and Wetlands
 - 3.3 Curtilage and Landscape Setting
 - 3.4 Historic Landscape Features
 - 3.5 Cultural Plantings
 - 3.6 The Yanga Precincts
- 4.0 Management of Built Heritage
 - 4.1 Treatment of the Building Fabric – Generally
 - 4.2 Standing Buildings/Items
 - 4.3 Structures Managed As Ruins
 - 4.4 Redundant or Partly Used Infrastructure
 - 4.5 Intrusive Items & Items of Little Significance
 - 4.6 Building Materials and Techniques
 - 4.7 Managing Incremental Change / Minor Works
 - 4.8 Documenting Conservation Works
 - 4.9 Appropriate Skills, Education & Training
- 5.0 Historic Archaeology
 - 5.1 Historic
 - 5.2 Artefacts
- 6.0 Moveable Heritage & Station Records
 - 6.1 Moveable Heritage
 - 6.2 Station Records
- 7.0 Aboriginal Heritage
- 8.0 Maintenance, Appropriate Change and New Works
 - 8.1 Maintenance
 - 8.2 New Buildings
 - 8.3 New Work in Heritage Buildings
 - 8.4 New Services
 - 8.5 New Landscaping & Park Amenities
 - 8.6 Fire Protection, Egress and Equitable Access
- 9.0 Use and Interpretation
 - 9.1 Compatible Use
 - 9.2 Change of Use, Owner or Occupier
 - 9.3 Residential Use
 - 9.4 Minimising Vandalism and Unauthorised Use
 - 9.5 Vehicular Access and Parking
 - 9.6 Tourist Activities and Visitation
 - 9.7 Interpretation
- 10.0 Plan Consultation and Review
 - 10.1 Adoption
 - 10.2 Accessing the CMP
 - 10.3 Periodic Review
- 11.0 Research, Listing Recording and Monitoring
 - 11.1 Keeping and Using Records
 - 11.2 Monitoring
 - 11.3 Mapping and Drawing
 - 11.4 Research Projects
 - 11.5 Heritage Listing

7.5 Summary of Conservation Policies

1.0 Management of Heritage Significance

Conserve the authentic values of Yanga, including social values, according to best conservation methodology and practice, as a place of local, state and possibly national heritage values.

2.0 OEH Values and Policy

Manage the site as an important Aboriginal place, a former pastoral station and significant ecological community and provide appropriate educational and recreational experiences to the public, subject to maintaining public safety and preserving heritage values. Seek planning approvals and make referrals after assessing heritage impact and provide information to assist others to do so.

3.0 Environment and Cultural Landscape

Protect and conserve significant vegetation communities, threatened and biogeographically significant plant and animal species, and geomorphological features. Conserve significant features including manmade elements that protect the environment and landscape features associated with past utilisation of the land for pastoralism, cropping, irrigation and other cultural activities. Actively manage water and land for conservation.

4.0 Management of Built Heritage

Conserve the significant physical fabric of the buildings in the Homestead and Woolshed Precincts, by stabilisation, repair, maintenance and adaptation. Conserve, retain or remove other items according to detailed policies. Manage other vernacular structures where possible by stabilisation as managed ruins or reconstruction for Peacocks Hut. Where structures cannot be stabilised, record them and manage access for public safety.

5.0 Historic Archaeology

Manage the archaeological resources, which may include aspects of the built heritage, in situ where possible, by identification, recording, preventing disturbance and stabilising the items and surrounds where necessary.

6.0 Moveable Heritage and Station Records

Manage moveable heritage in accordance with the Moveable Heritage Management Plan (MHMP). Preserve culturally significant moveable items. As detailed in the MHMP, remove items of no or little cultural significance. Retain multiple items that are part of an identified 'system' otherwise record and retain the best examples. Conserve and manage the pastoral station archive, make it available for research and display selected records.

7.0 Aboriginal Heritage

Acknowledge Aboriginal custodianship in interpretation and, where appropriate, activities. Protect Aboriginal archaeological and historic objects and sites by survey, investigation and recording, minimising disturbance and, where necessary, by active conservation and limiting access.

8.0 Maintenance, Appropriate Change and New Works

Maintain built features throughout the site and prioritise stabilisation works and works to slow deterioration. Allow new works and facilities, of appropriate limited scale, to accommodate use but ensure they do not detract from the character and setting or negatively impact on significant fabric.

9.0 Use and Interpretation

Manage the reserves for use associated with experiencing and managing natural and cultural values. Encourage and enhance nature based tourism centred on the riverine forests and cultural tourism centred on the Homestead and Woolshed Precincts. Interpret the history.

10.0 Plan Consultation and Review

Manage the Yanga Reserves according to the policies of this CMP and make the CMP readily available.

11.0 Research, Listing, Recording and Monitoring

Keep records of work and monitor the condition of the place and use this information when planning works. Develop and maintain an accessible collection of historic documents, research reports and encourage continuing historical and other research. Arrange heritage listing.

7.6 Conservation Policies

1.0 Management of Heritage Significance

Principal policy: Conserve the authentic values of Yanga, including social values, according to best conservation methodology and practice, as a place of local, state and possibly national heritage values.

1.1 Conservation Philosophy & Methodology

The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) has been widely accepted across Australia as the underlying methodology for undertaking works to heritage buildings. This CMP has been prepared using the revised Burra Charter (1999). The National Heritage Charter was also developed and adopted by the former AHC. It uses a similar approach to the Burra Charter for natural heritage, i.e. the assessment of significance and values and their conservation. This is relevant to the natural setting of the Yanga Reserves and the ecosystems over which the Aboriginal and pastoral history is overlaid.

Policy 1.1.1

Ensure conservation, maintenance and works have regard for:

- local, state and possibly national levels of significance;*
- the significance of the place as a cultural landscape;*
- the significance of the place to the Aboriginal community;*
- the historic patterns of use;*
- relevant international cultural heritage charters and practice;*
- relevant ICOMOS Charters and principles;*
- relevant legislation that protects the heritage values;*
- the policies of the SIMI and Plan of Management;*
- the aims and intentions of this CMP.*

1.2 The Burra Charter

The Burra Charter advocates maintenance and preservation in preference to the replacement of fabric. Article 3.0 states that “*Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible. Changes to a place should not distort the physical evidence or other evidence it provides, nor be based on conjecture.*”

Maintenance is a key conservation process prolonging the life of the original fabric. The Burra Charter states “*Maintenance is fundamental to conservation and should be undertaken when fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.*”

Policy 1.2.1

Ensure that the conservation of the remaining original fabric at the Yanga Reserves is undertaken in accordance with the preservation approach of the Australia ICOMOS Burra Charter.

Policy 1.2.2

Develop and resource the annual program of maintenance of the significant fabric at the Yanga Reserves as a fundamental conservation process.

Policy 1.2.3

Balance preservation of authentic fabric, practicality and public risk to conserve the overall heritage significance of the place.

Policy 1.2.4

Where traditional maintenance practice is to replace deteriorated elements of an assembly, continue to do so, e.g. Replacing deteriorated timbers in slab buildings or weirs.

1.3 Authenticity

The significance of places depends on their authenticity. The real thing has significance that a fake does not. The *Nara Document on Authenticity* guides the consideration of authenticity. The paragraphs below consider authenticity of the Yanga Reserves, under the headings of the Nara Document. They are generally oriented towards structures but the concepts can apply generally.

Form and Design – The natural form of the landscape has been altered by irrigation including the changing of watercourses with dams, etc.. Overall the form of the landscape is little changed with the extent of some vegetation communities increased, others decreased and composition altered by grazing in some places.

Fences still delineate paddock boundaries from the pastoral phase and reflect management practices.

The Homestead Group retains much evidence of the form of a head station with office and private areas and related structures. The main building maintains its overall 'L' shape, forming associated external spaces, and its deliberately rustic, picturesque character.

The Woolshed Group retains legibility as an assembly with the sequence of spaces of the linear shearing shed ending near the river and the associated facilities for workers.

Materials and Substance – The Homestead construction is largely original with local timber slabs and logs and corrugated metal roofing and the rustic external materials and refined joinery with Georgian references. The interior was altered by the Black family. Other buildings in the group vary with some intact bush structures and some manufactured and all with varying degrees of authenticity.

Peacocks Hut has its original slab structure, partly collapsed and with later contributory additions.

The timber and corrugated metal clad Woolshed, the concrete block Shearers Quarters, Cookhouse and Wash House and other timber framed and corrugated metal clad buildings retain their authentic materials.

There are undisturbed archaeological sites, both pre-contact Aboriginal and historical.

Use and Function – The place is no longer used as a pastoral station though some residences are still used and demonstrate the need for dispersed management over such a large area. The Yanga Reserves are now used by visitors and NPWS staff. Low impact camping is available on site. Some irrigation systems continue to be used to manage water. Much of the site is now inaccessible except by 4WD and was formerly only accessed on horseback.

The former functions are evident and interpretable at some places including the Homestead and Woolshed groups. There is potential to demonstrate missing aspects, such as shearing, at events. Aspects of the former use and function of the site are interpreted in both the Cooks House in the Homestead Group and in the Woolshed. Gardening of ornamentals and fruit trees at the Homestead continues with the Friends Group.

Traditions and Techniques – Locals and Melbourne based owners visited and holidayed on the lake and the river - fishing, boating and enjoying nature. Some of the techniques associated with managing a sheep station continue such as bush carpentry, fencing and reuse of materials. Others no longer practiced can be studied in the fabric of the place and its records. Aspects of land management by paddock and irrigation continue.

Location and Setting - The location and setting of the Homestead in relation to Yanga Lake is important and shows the aspirations of the owners to create a memorable and enjoyable place. The setting of the Woolshed retains the relationship to the River relates to practicalities of transporting the wool clip and receiving goods but is also picturesque.

Spirit and Feeling - The community holds the place in high regard as both an important place for Aboriginals and as a former pastoral station and has strong and continuing attachment to it. Many former workers on the site live nearby creating strong family and community ties to the site. River Red Gum forests with open ground under big trees on the river have a special feeling and beauty and to many people is a 'familiar and cherished scene'.

Policy 1.3.1

Conserve the authenticity of the place by:

- Conserving remnants of the form and design of structures;*
- Conserving significant fabric;*
- Interpret historic use of the place especially missing aspects;*
- Respecting the community regard for the place;*
- Conserving remaining natural systems and explain how they function, especially the flooded country, distinguishing them from irrigated / altered habitat. That is, not hiding evidence of past manipulation of the environment.*
- Explaining how Yanga was used and the resources exploited especially the manipulation of species range, such as the River Red Gums*

Policy 1.3.2

Interpret missing elements that are necessary to explain how the pastoral station operated.

Policy 1.3.3

Conserve the character and setting of the places and remaining significant fabric.

Policy 1.3.4

Where elements are collapsing aim to stabilise them or interpret the collapsed structures in a way that allows their former function to be explained.

1.4 Range of Values

Yanga Reserves are significant for a range of values including natural, historical and intangible. Its significance is a combination of all these aspects. The natural value is as part of the Lowbidgee system with lakes, wetlands and forests. The buildings and ruins are part of the historical value as a pastoral station and the community regard for the place are intangible social values. Evidence of the pattern of development of the pastoral station survives in the landscape and in the surviving built fabric.

The high natural values tend to be emphasised in an ownership centred on nature conservation but Yanga also has important cultural values. Aboriginal stories and archaeological sites express centuries of use and occupation. The River Red Gum forests, popularly believed to be the main natural value, are in part a cultural artefact - their extent increased and sustained by irrigation for the purpose of forestry. There is a management decision (at a higher level than this CMP) to be made about whether the natural or irrigated extent is to be conserved. This also depends on the availability of water. This decision should be informed by natural and cultural heritage expert views and to date there has been little interaction between such proponents.

Policy 1.4.1

Recognise all the values and consider them together in management of the place.

Policy 1.4.2

Retain evidence of the pattern of development of the Yanga Reserves as part of a pastoral station.

Policy 1.4.3

Recognise that the current social value is part of the heritage value and its retention is not dependent on the conservation of physical features but on continuing activities and associations.

Policy 1.4.4

Develop forums / methods for interchange between natural and cultural heritage management experts to develop complementary approaches.

Policy 1.4.5

Consider whether the place is going to be managed for the 'natural' or irrigated extent of Riverine forests and wetlands and the impact of this on cultural heritage items.

1.5 Conservation Across Land Tenures - Related Sites

Many of the significant values of Yanga continue across different land tenures. Achieving conservation across these boundaries will require good working relationships with neighbouring property owners. Many of the themes related to the development of the place and the corresponding aspects of cultural significance apply to other related sites. The boundaries of the Yanga Reserves are a range of cadastral boundaries and do not include some of the sites important to the historical operation of the place. Only part of the former pastoral station is reserved. Talpee and an area east of Yanga Lake were retained by the former owners and the station, in the past, extended south to the Edwards River. The rail line, for example, continues north and south of Yanga into adjoining properties. This CMP includes policies about the Yanga Lake Regulator, which is outside the reserve but in government ownership and is infrastructure related to the management of Yanga Lake. Other related sites, outside the Park boundary, that may contribute to the heritage values of the Yanga Reserves include:

- Yanga Lake regulator;
- The lunette East of Yanga Lake;
- The Island Aboriginal Reserve;
- Tala Lake;
- Sites of early structures around Tala Lake (including one of Wentworth's sheep station and woolshed sites and an old hut and yards site, all on Tala Lake).
- The railway line;
- Properties formerly part of Yanga station;
- The Murrumbidgee River;
- Irrigation structures, weirs and channels;
- Pastoral routes (traveling stock routes and reserves).

Aspects of the significance of The Yanga Reserves can be best interpreted or understood with reference to other sites. The historical transport of goods such as wool and timber to and from the site is best demonstrated via the river and rail line. Explorers' routes continue along rivers and across country. The Aboriginal community has links to Lake Boga and Cummeragunja.

The heritage values of Yanga are also linked with other pastoral stations in the Riverina. For example, features no longer extant at Yanga remain at other sites where they are more easily understood such as operating shearing sheds. Features no longer extant, or not publicly accessible, on other properties can be seen at Yanga. The Shear Outback centre at Hay interprets the history and practice of shearing in a public place.

Policy 1.5.1

Recognise that the cultural significance of the Yanga Reserves is interdependent with other places.

Policy 1.5.2

In the long term, and if they become available, seek to incorporate key features such as the lunette east of Yanga Lake into the Reserves.

Policy 1.5.3

Establish or continue links with former owners and workers, associated sites on adjoining properties and surrounding property owners and with local communities, especially the Balranald community.

Policy 1.5.4

Recognise the natural and historic interdependence of Yanga and neighbouring sites when implementing conservation policies.

Policy 1.5.5

Encourage appreciation of how the Yanga Reserves are related to neighbouring towns, including Balranald, and other pastoral stations. Consider developing tourism routes or interpretation linking sites, including explorers' routes.

Policy 1.5.6

Co-operate with conservation and research for the other related natural and cultural heritage sites.

2.0 OEH Values and Policy

Principal policy: Manage the site as an important Aboriginal place, a former pastoral station and significant ecological community and provide appropriate educational and recreational experiences to the public, subject to maintaining public safety and preserving heritage values. Seek planning approvals and make referrals after assessing heritage impact and provide information to assist others to do so.

This plan is prepared in accord with OEH (formerly DECCW) and PWG values and policies. The agency is committed to tackling priority environmental, climate change, natural resource and cultural heritage issues for NSW through:

- working towards a healthy environment cared for and enjoyed by the whole NSW community;
- managing the state's natural resources, including biodiversity, soils and natural vegetation;
- managing natural and cultural heritage across the state's land and waters;
- acting to minimise the impacts of climate change;
- promoting sustainable consumption, resource use and waste management;
- regulating activities to protect the environment;
- conducting biodiversity, plant, environmental and cultural heritage research to improve decision-making.

PWG has a range of policies detailed in the Park Management Policy Manual. It covers conserving park values, goals, objectives and management principles, natural and cultural heritage management, visitors and general management. To encourage people to visit national parks and experience the benefits PWG have adopted the *Healthy People Healthy Parks* initiative - a program of events and activities highlighting the benefits of a healthy park system and its contribution to the health of individuals and the community. The Living Parks visitation strategy is centred on visitors enjoying, experiencing and appreciating parks, while park values are conserved and protected and visitation plans are in preparation. PWG also has a range of specific cultural heritage policies with which this document is consistent. The Country Culture and Heritage Division (CC&HD) provides an overarching role in cultural heritage management as detailed later in these policies.

It is important to develop long term, forward-looking management policies within the context of legislative requirements, the agency management framework and stakeholder issues.

2.1 Yanga Reserves

Yanga National Park and Yanga State Conservation Area was gazetted in 2007 and a Plan of Management (PoM) is being developed. A former State Forest became Yanga Nature Reserve in 1972. The 2007 Statement of Interim Management Intent (SIMI) sets out the values of the reserves under the headings of reservation and conservation status of habitats, natural values, wildlife and cultural values. Cultural values include Aboriginal, historic and recreational values. It addresses key issues and proposes limited activities to address them. There is also regional weed management strategy and a pest management plan as well as water licenses. This CMP is written to apply to all three current reserves and to areas that may become part of the reserve in the future.

In terms of the NP&W Act the Yanga Reserves are heritage sites and modified natural areas. Permissible purposes for leases and licenses need to be identified in a PoM before they can be undertaken. Limited uses and activities are identified in the SIMI. The policies of this CMP are intended to guide the PoM. Such activities must be consistent with the Plan of Management. If it is proposed to depart from the Plan of Management in the future an amendment to the plan is necessary. The department maintains the HHIMS and AHIMS registers of heritage sites. As part of this CMP forms have been prepared for key sites. Some of the current listings are incorrect and duplicated and these should be replaced with the new information and duplicates removed. There are known sites for which forms have not been prepared and more are likely to be found in the future. Such finds should be recorded in the registers.

Policy 2.1.1

Manage the place holistically as a cultural landscape with inter-dependent cultural and natural values.

Policy 2.1.2

Develop Plan of Management strategies having regard for the policies of this CMP.

Policy 2.1.3

Conserve and adaptively reuse heritage assets in accord with this CMP and the National Parks Act and the future Plan of Management. Seek amendment of the CMP and the Plan of Management if future proposals contravene the plan.

Policy 2.1.4

Implement PoM use and recreational strategies having regard for the capacity of the heritage item to accommodate the use, site safety and availability of parking and access.

Policy 2.1.5

NPWS staff should upgrade AHIMS and HHIMS registers with the revised forms prepared as part of this CMP and continue to add to the registers when additional sites are identified.

2.2 Management Structures and Agreements

Daily management of the reserves is from the Yanga Homestead Precinct and staff are stationed in some remote locations throughout the site such as Waugorah. The local area office is at Hay, 120km east. Specialist advice and approvals for activities are through the PWG head office at Hurstville. Current staff members are well informed about heritage matters and have close relationships with communities and community groups but there should be provision for basic training for new staff about working on this historic site. In particular because of the high social value of the place it is important that relationships with the community and detailed knowledge about the place are not lost with staff changes.

There are formal and informal consultative arrangements undertaken at a local level, including the Yanga Community Working Group (YCWG). Liaison with relevant authorities and stakeholders is undertaken particularly on water and access issues.

Policy 2.2.1

Make staff aware of their responsibilities in implementing the CMP and PoM. Provide in-house training to new staff about heritage matters particularly maintaining community relationships and passing on detailed knowledge about the site.

Policy 2.2.2

Continue to manage the Yanga Reserves under management arrangements based on conserving the heritage significance of the place.

Policy 2.2.3

Continue to liaise with Council and other authorities and adjoining landowners for water management, conservation of heritage and access (including emergency access).

2.3 Risk Management

The NPWS Risk Management Strategic Plan is discussed in Section 6 and a matrix has been prepared analysing risks. Detailed risk assessment should be carried out for individual projects, issues or areas. The risk assessment should consider heritage matters and the risk to heritage items. Other policies throughout this plan address the management issues associated with risk management including stabilising structures, being prepared for flood or fire, resident staff / caretakers, locking gates to limit access and monitoring overuse.

Policy 2.3.1

Program and undertake risk management actions.

Policy 2.3.2

Undertake risk management assessments for detailed issues and projects.

Policy 2.3.3

Consider risks to heritage values when carrying out risk assessments.

2.4 Funding and Prioritising

General works on the site are covered by annual funds for the region. The annual funds available are limited and stretched across a number of reserves and across competing demands such as public safety, access, threatened species conservation and conservation of heritage fabric. This often results in a lack of funds needed for the stabilisation and basic maintenance of heritage fabric. Funding specifically for conservation works has been available in the past through an internal competitive grant scheme that is allocated to specific projects on an annual basis. There is a possibility that funds may be available from other sources for certain works at the site. Where funds are limited stabilisation and basic maintenance of heritage fabric should have priority over activities such as new work and interpretation. This includes site stabilisation and protection of fabric from deterioration.

Policy 2.4.1

Continue to seek funding annually from any NPWS program for conservation, stabilisation, maintenance and interpretation works.

Policy 2.4.2

Seek additional funding from other relevant specific programs or initiatives including detailed research projects.

Policy 2.4.3

Funds should be directed to works that minimise site instability or conserve significant fabric as a priority over other activities.

Policy 2.4.4

Review priorities in the light of conservation needs if there is unexpected deterioration or damage.

Policy 2.4.5

Program works a minimum of five years in advance, adjusting as necessary each year. See also Policy 8.1

2.5 Community Liaison & Involvement & Volunteering

The Yanga Community Working Group is a forum for direct formal community liaison and there is also extensive informal contact. NPWS staff have organised a range of activities and events promoting community involvement. It is important for links to be maintained to the local community. Community members also have knowledge of features of the site not yet formally identified. During this CMP several previously unknown features have been found or pointed out to the project team by former workers and there are likely to be many more unidentified features. There is also likely to be issues with unauthorised use and vandalism associated with the opening of the place to the public. Management should aim to work in partnership with the community to manage these issues.

The NPWS encourages volunteering and volunteers work on a range of projects in many parks across NSW and this is outlined in the OEH volunteering policy. Important conservation work has been carried out by volunteers. Often however the people carrying out works have not been skilled tradespeople or builders and some inappropriate works have resulted. Volunteers should be given the opportunity to participate in conservation projects but the works should follow conservation methodology and practices and use traditional and appropriate techniques.

Generally, works should be overseen by appropriately skilled tradespeople and training should be made available if necessary for staff. It is desirable that skilled tradespeople work along with NPWS staff and/or volunteers so skills can be developed. Some repair works may be used as training exercises. For most work there will still be requirements to prepare work proposals, REFs and assessments of heritage impact and to obtain approval to ensure that the proposed volunteer works do not impact on the significant fabric. There are some key tasks that could be readily undertaken by volunteers with minimal training and these include maintaining cleared areas around heritage items, removing plants growing in structures and cleaning as well as research.

A "Friends of Yanga" group has been established who are undertaking maintenance work on the Homestead garden. Some have extensive background knowledge of the site and are a valuable resource. This also provides on park activities for local people and gives them direct involvement.

Policy 2.5.1

Continue the Yanga Community Working Group (YCWG) and other avenues as needed to enhance communication between the community generally, local groups, NPWS and consultants and inform the community about management, works proposals and activities.

Policy 2.5.2

Encourage and respond positively to community concerns and input.

Policy 2.5.3

Continue to provide information to the community and to hold periodic events to showcase the site to local residents and visitors including inspection of construction projects, interpretative activities, open days and research.

Policy 2.5.4

Continue to seek information from the community about their historical and current attachment to the place and integrate such information into management of the place. Information should be recorded on file and used in future plan revisions and site interpretation.

Policy 2.5.5

Continue to seek information from people associated with Yanga, such as former workers, about features on the site and how the pastoral station operated and integrate such information into management of the place. New sites identified should be noted on files, HHIMS and added to the Arcview map. Refer to policies 11.4 re oral history.

Policy 2.5.6

Encourage and support volunteer activities such as the "Friends of Yanga".

Policy 2.5.7

Ensure volunteer activities are consistent with this CMP, support with provision of skilled assistance when necessary and ensure appropriate approvals are gained for works.

Policy 2.5.8

Consider establishing, or linking with existing, volunteer works programs for assistance with suitable projects and consider involving local school children, tertiary students and other groups in activities.

Policy 2.5.9

Develop a list of works suitable for volunteers of a range of capabilities.

2.6 Works Approvals and Assessing Heritage Impact

The EP&A Act provisions require a Review of Environmental Factors (REF) for works to be undertaken by the agency as part of the approvals process for development and building works. The only case where a development application may be required is where a proposed development is private and this is unlikely at Yanga.

Aspects of the Heritage Act also apply to the site. The OEH CC&HD has delegated authority for some approvals under the Heritage Act. The internal *Guide to Approvals* details requirements and whether approval is by the Regional Manager or by the Environment Protection and Regulation Division (EPRD). Some items are listed on the agency HHIMS register and more will be listed following the entries prepared during this CMP. Depending on the scale of the impact, and the level of significance of the item, assessment of the impact of any proposed work or activity on the heritage significance of the item is required. Sections 139-145 of the Heritage Act prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except in accordance with an excavation permit, for which CC&HD within OEH has delegated authority to determine.

The standard way of undertaking this assessment is in the form of a Statement of Heritage Impact (SoHI), which should form part of the REF, which identifies if the proposed works are in accordance with the endorsed Conservation Management Plan (CMP). SoHI then provide justification for aspects of the proposal that differ from the endorsed conservation policies and explain why modifications to the significant fabric are required. If the impact is considered too great then changes to the proposal can be requested prior to the issuing of consent.

Policy 2.6.1

Apply for approvals and prepare a Review of Environmental Factors for activities, leases and works as required by legislation and departmental guidelines.

Policy 2.6.2

Refer proposals to the EPRD or CC&HD where there may be significant adverse impact.

Policy 2.6.3

Approval applications should address the CMP and indicate how they meet the CMP requirements.

Policy 2.6.4

Assess the heritage impact of works undertaken under annual works programs (including any volunteer projects) and by contractors.

Policy 2.6.5

Consider heritage impact of activities and events when permits or licences are granted and provide guidance to permit or lease holders about minimising heritage impacts.

Policy 2.6.6

Use the agency "Guide to Approvals: Cultural Heritage Items" when considering heritage impact and seek advice of CC&HD or local staff with heritage expertise on the assessment of heritage impact.

Policy 2.6.7

Seek technical assistance in the preparation of Statements of Heritage Impact (SOHI) to accompany REFs where appropriate.

2.7 Briefing Users about Heritage

Information needs to be disseminated by NPWS so that all users are aware of the need for them to care for the particular heritage values of a place. Such information needs to be simple and readily available. It may be a briefing note, a discussion, or other briefing information and should be in all leases, licences and tender documents written for works at the place, including activities such as earthworks as well as construction.

Policy 2.7.1

Brief all those working on the site, including contractors and volunteers, on the significance of the place and the need for care in dealing with significant fabric.

Policy 2.7.2

Provide users with a contact for guidance or approval.

Policy 2.7.3

Provide a user information sheet detailing cultural significance for any tenants and occupiers of buildings.

3.0 Environment and Cultural Landscape

Principal policy: Protect and conserve significant vegetation communities, threatened and biogeographically significant plant and animal species, and geomorphological features. Conserve significant features including manmade elements that protect the environment and landscape features associated with past utilisation of the land for pastoralism, cropping, irrigation and other cultural activities. Actively manage water and land for conservation.

Note: Refer also to separate policy sections on Historical Archaeology and pre Contact Aboriginal Heritage.

3.1 Natural Heritage

Yanga is highly significant for its natural heritage and one of the primary reasons for its reservation was to protect the riverine vegetation community. The iconic River Red Gum forests and wetlands are home to significant animal species, particularly migratory birds. Such lands are poorly represented in the reserves system and their reservation is needed for a Comprehensive, Adequate and Representative (CAR) Reserve System.

The natural features of the Yanga Reserves also influenced how Aboriginal peoples used the place and how it was later developed. Humans have extensively modified the natural landscape to use the land as a pastoral station and have harvested River Red Gums and modified the water regime to enhance their extent. Grazing and feral animals have led to the spread of exotic species throughout Yanga and changes in the structure and composition of shrublands.

Some individual trees also have historic value such as the large River Red Gum on the river at the Woolshed adjacent to the loading point. This tree is clearly identifiable in a series of historic photos and the tree locates such images and demonstrates the longevity of the species. Two blade trees (where hand shearing blades are lodged in the trunk), one at Woolpress Bend and one at the Woolshed, also have historic value. Aboriginal ring and scar trees are addressed later in policies on Aboriginal heritage. Yanga Lake is a significant natural feature for ecological and aesthetic reasons and as part of an Aboriginal creation story as well as being the setting for the Homestead.

Policy 3.1.1

Preserve the diversity and complexity of remaining rare and representative vegetation communities, including both red and black country communities. Protect them and allow regeneration of species reduced by pastoral and other exploitation.

Policy 3.1.2

Retain riverine forests. Consider in detail the extent of water and forest management intervention needed. Continue to provide only limited vehicle access to flooded areas, for management or research, while making them available for nature based recreation.

Policy 3.1.3

Regenerate, or allow regeneration of, those areas that do not need to be maintained cleared for cultural heritage reasons. Use indigenous seed sources.

Policy 3.1.4

In conjunction with adjoining landowners, and in accordance with the reserve weed and pest management plans, work towards removing weeds and pests, including feral animals associated with agriculture and grazing.

Policy 3.1.5

Conserve historically significant trees by not damaging or removing them. Record them photographically including their location. Some significant trees, such as ring, scar or canoe trees, are to remain in situ when they die.

3.2 Water Management Infrastructure and Wetlands

One of the objectives of this Conservation Management Plan is to develop strategies and recommendations for the conservation and management of wetlands as a cultural resource and a palaeoenvironmental archive. There has been limited dialogue between other scientific studies and water management initiatives and this needs further consideration beyond the scope of this report. The Yanga Reserves have been divided into ten Water Management Areas (WMA) and works have been undertaken to regulators particularly where original

structures were in poor condition and they were necessary to manage water. In some cases structures are understood to have been repaired and others to have been replaced. The philosophy and approach behind these works and their extent is not known to the authors of this CMP. Some regulator structures are deteriorated and others are intact but no longer considered safe to operate because of the excessive weight of the drop boards. Where possible they should be upgraded to use but if not, they should be retained inoperative with new structures beside them.

Water management is important to the preservation of the natural environment in the flooded country. Changes in water flows in the river upstream mean former flood and drought cycles have changed. Active water management when the property was a pastoral property has resulted in the current landscape. Without active water management wetlands may not have survived relatively intact. In the long term, such management needs to continue but its extent considered in further detail. Factors to consider other than environmental conservation are the cultural resources preserved in wetlands such as the Tala barge and that at Woolpress Bend. There are likely to be other such resources that will become evident from time to time depending on water levels, siltation and erosion. In the dry country introduction of water through large scale infrastructure such as the Abercrombie Channel supplies Oakhampton but this and ground tanks need consideration as to whether they detract from or enhance conservation outcomes. Landholders in the Nimmie Cairra system, adjoining Yanga, were in 2011 considering major sales of water entitlements.

The wetlands can be considered to contain a palaeoenvironmental record of the local area in sediments. Scientists can analyse aspects such as pollen, charcoal, diatom microfossils and geochemical data to reconstruct the environmental history in the geological past. Such analysis has been undertaken in other parts of the Murray-Darling river system and there is potential for such research at Yanga to contribute to a better understanding of past environments, including the relationship between the Aboriginal population, the environment and fauna. Some areas have been already disturbed by water management structures such as extensive levees but there are also large undisturbed areas and further disturbance should be avoided.

Policy 3.2.1

In conjunction with authorities and adjoining landowners, manage water using existing, and where necessary, upgraded, infrastructure to conserve significant natural environments including the riverine forests and wetlands.

Policy 3.2.2

Aim to retain significant historic infrastructure such as regulators in operation. If this is not possible, retain significant old structures beside new operational structures.

Policy 3.2.3

Carryout further research on the historic water management infrastructure and its contribution to and impact on the environment and review its retention or other actions.

Policy 3.2.4

Protect the palaeoenvironmental resource and allow scientific research.

Policy 3.2.5

Protect known cultural resources in wetlands and be aware that there are likely to be undiscovered features. Investigate possible preservation measures to known items or structures, such as the Tala boat. This may include recording items and covering them with soil or protecting them from disturbance in floods. If practical methods are found, undertake preservation. Allow scientific research.

3.3 Curtilage and Landscape Setting

The concept of cultural landscape is used in this CMP rather than 'curtilage' as is more suited to analysing the heritage values of Yanga. Many of the values apply on a landscape scale. Establishing a curtilage that defines the setting for buildings is not generally applicable across the Reserves however is applicable in individual precincts. The Homestead and Woolshed Groups can be considered to have curtilages within which development should be managed to preserve views and setting. The boundaries are not firmly defined but generally should include the area shown on the plans drawn of the groups. At the Homestead the curtilage is the lake edge and includes the yards and Staff Barracks to the north. At the Woolshed it is bounded by the River, the levee to the north, the track south of the wash houses and includes the sheepyards to the east. See Section 5.8 of this CMP where an expanded curtilage is also defined. As noted in policies on authenticity, the setting of the Homestead on Yanga Lake and the Woolshed on the River are important aspects of their heritage significance. The lake setting was likely chosen for aesthetic reasons and

for the cooling effect of the water in summer. The setting of the Woolshed was determined by the practice of transporting the wool clip and receiving goods by riverboat. At these locations any works should be carefully designed to preserve views to, from and within the groups and to retain the setting and the historical relationships to the water and surroundings.

In the remainder of the Reserves various structures are set facing water bodies e.g. Waugorah homestead, or on low rises near the river e.g. the Redbank Cottage and associated buildings. Others are set at the edge of clearings e.g. Peacocks Hut, or in sparse open shrubland e.g. Willows Woolshed. Many have ancillary structures or buildings and / or are associated with irrigation or other features. The visual settings should be considered in any proposals including views on approach, from the structures and between structures as well as functional relationships.

Policy 3.3.1

Manage development and change in the curtilage of the Woolshed and Homestead Groups to preserve the historical and visual settings and associated landscape such as gardens and the relationships between buildings in the groups.

Policy 3.3.2

Consider visual catchments and viewing points such as from and to the verandahs of the Homestead and Experts Quarters when planning works at the Homestead and Woolshed groups.

Policy 3.3.3

Throughout the Reserves consider the impact of proposals on the visual and functional settings of heritage items identified in this CMP and arrange works to preserve the character of the site and aesthetic values. Refer also to policies on new works, 8.2 to 8.5.

3.4 Historic Landscape Features

Such features include tracks, roads, building platforms, terraces for gardens, levees, the railway formation and loading ramps. The levee around the former Woolshed site at Woolpress bend is one of the few cultural remains at this historic site. There are likely to be many other features not identified throughout the site and particularly at settlement sites and on routes shown on historic maps.

Historic landscape features are vulnerable to damage during earthmoving and clearing operations. If unexpected features are found they should be reported and advice sought on the appropriate action. Care should be taken not to inadvertently reduce or breach levees. Features such as levees can be worn down over time or breached and where significant may need repair. Where possible, the old access pattern to the main building complexes should continue and surrounding terraces retained. The informal character of early paths and roads should be maintained if possible, rather than modern formally engineered roads but drainage may need to be rectified if tracks or other features are eroding. New management trails may also be needed.

Policy 3.4.1

Roads and other paved areas should be as informal as possible with stabilised earth in preference to bitumen or concrete. Refer also to policies 9.5.

Policy 3.4.2

Major access roads on historic routes may be formalised or sealed if required and drainage added, but should preferably be on grade and not have formal edges.

Policy 3.4.3

Brief earthmoving contractors about known historic landscape features and about the type of unexpected features that may be found. Known features are to be retained and unexpected finds reported for advice.

Policy 3.4.4

Where possible historic bridges or other significant features should be repaired and used and if this is not required or feasible should not be removed. New bridges or other items if required should be placed adjacent to the original structure where practical.

Policy 3.4.5

Ensure new management trails do not impact on historic landscape features and at the sites of former outstations (as identified in the documentary record).

Policy 3.4.6

Retain and maintain intact the levees in the Woolshed Group and at Woolpress bend.

Policy 3.4.7

Retain garden terraces to the east and north of the Homestead and adjust tracks to reinforce the terrace formation.

3.5 Cultural Plantings

There are significant cultural plantings at the Homestead and some at other sites. The term cultural plantings refers to deliberately planted vegetation rather than escapes that have become weeds or inadvertently introduced species. The most significant plantings are those associated with the Homestead and comprise the gardens and lawns to the East and West and the orchard and former vegetable gardens. Plantings of moderate significance are for example the windbreaks near the Stables and the Refrigeration Shed. The trees at the Refrigeration Shed are Athel Pines (*Tamarix ramosissima*), classified as a weed of national significance (WONS). The non local native plantings, also a windbreak, at the former Staff Barracks (now the NPWS Office) and between the road and Red Gum cottage, are of lesser significance. There are a couple of trees left from the Peppercorn windbreak west of the tennis court. Peppercorns (*Schinus areira*) are also considered a weed but have not been declared noxious or a WONS.

At most of the other sites there are domestic plantings in a fenced paddock around the dwellings. This pattern of exotic gardens around homes is significant, rather than individual species or plants. Of particular significance is the single Peppercorn tree marking the site of the original Wentworth Kietu homestead. The palms on Yanga Lake after which the adjacent cottage is named are of moderate significance. At Woolpress Bend the site of the former woolshed is marked by weeds growing in the dung enriched soil. This indicates the location and should be recorded but is not a cultural planting. Palms indicate the site of the Murray home at The Island. This is just outside the Yanga Reserve but within the Aboriginal site. Retention of the palms should be encouraged as historical markers.

Significant cultural plantings will eventually die, and generally should be replaced by succession planting of similar species in similar locations. In particular at the Homestead the garden bed arrangements, planting types and orchard layout should be retained. Unusual kitchen garden species such as the mulberry should be replaced when necessary with direct descendents grown from cuttings or similar. A Garden Maintenance Plan was prepared by the Royal Botanic gardens in 2006 and should be referred to as a guide. The cultural plantings at the homestead and how the landscaping changed over time has not been researched in detail. The sequence of historic photos indicates the east garden has maintained a similar layout through time with the loss of some features such as the brush house and vegetable gardens. The west garden has seen most change with the double gates changed to a pedestrian gate and then the garden removed for the tennis court c1920.

Policy 3.5.1

Retain cultural plantings associated with the Homestead and settlement sites generally by maintenance and succession planting.

Policy 3.5.2

If significant plantings become invasive, manage them by removal of seedlings and if required by replacement with suitable non-invasive species.

Policy 3.5.3

Retain fenced domestic gardens around residences, but the plant species may be varied. Retain the Peppercorn tree at the Old Kietu Homestead site and manage wildings (self seeded plants) to prevent spread but retain one tree in the vicinity.

Policy 3.5.4

Retain lawn, garden bed and gravel path arrangements at Homestead using similar species and materials.

Policy 3.5.5

Retain the orchard and infill missing individual plants in rows, preferably using descendents of surviving plants. Plant another mulberry descended from the existing large tree. The former vegetable terrace should be retained cleared and may be replanted for interpretation in north south rows.

Policy 3.5.6

Retain palms at Palmtree Cottage, replace when necessary with similar palms.

Policy 3.5.7

Retain or replace windbreaks as required for use keeping the line of trees near the Homestead Stable. Remove or replace the Athel Pine windbreak near the Refrigeration Shed with a similar non-invasive species and further away from the building (as the roots are damaging the structure).

Policy 3.5.8

Investigate and consider replacing the Peppercorn tree windbreak to the west of the tennis court.

Policy 3.5.9

Interpret the former arrangement of the west garden prior to the construction of the tennis court.

3.6 The Yanga Precincts

The following policies summarise the treatment of the cultural landscape in each precinct. Detailed policies follow later about how to achieve and execute conservation works to the range of heritage items. The treatment recommended is based on the item's heritage values and on practical limitations of safety, access and services. The precincts are shown on the map in section 1 and there are detailed statements of significance and historical and physical descriptions in the previous sections.

Policy 3.6.1 Yanga Homestead Precinct

Manage the Homestead Group as a historic site and visitor centre, conserving and adaptively reusing the buildings, for visitor or NPWS uses. Consider the Group as an assemblage with main buildings, ancillary structures, gardens, yards and the collections, all contributing to the heritage values. Maintain the distinction between the pastoral business and work aspects and the recreational and family home. Consider the use of residential buildings for visitor accommodation and day or events use. Preserve views into, out of and within the Group and relationships between items and with their setting. Maintain yards and traditional access routes cleared. If required construct small new buildings such as a visitor toilet discretely located in the carpark or near the park office.

Conserve the significant buildings by maintenance and repair. Protect and display artefacts and collections. Maintain the homestead gardens and evidence of their former extent. Manage the archival collection so that it is protected from dust and insects and so that research access is possible. Maintain the Lakeside Cottages in residential use with fenced home paddocks and domestic gardens with views to the lake. Protect the nearby grave of Alfred Parker and conserve and interpret it.

Develop walks and activities that reference historic patterns of use, such as a railway walk or walk to former house sites or on an explorer's route, and that explore natural features such as a walk around the lake. Interpret the series of station locations around the lake from the 1840s until the construction of the present homestead (which is above past flood levels).

Develop Aboriginal interpretation including the Dreaming story associated with Pelican Point and where practical use Aboriginal guides to interpret Aboriginal heritage. Protect historical and Aboriginal archaeological remains in areas developed for visitor use. Preserve identified Aboriginal archaeological sites particularly at Pelican Point (including the grave and house sites, see map in Section 3), and around Yanga Lake. Be aware other sites will exist in the remaining un-surveyed areas.

Aim to maintain Yanga Lake filled in the long term on a regular basis according to cyclical drought and flood conditions. Conserve irrigation structures to enable this and if not practical add new regulators adjacent to old. Record irrigation structures southeast of lake but do not maintain if not required for operational reasons. Encourage recreational use of the lake, when full, for boating, etc.. Consider developing a day use area at the former yacht club and elsewhere subject to establishing vehicle access.

Maintain all weather, gravel, vehicle access and parking to the Homestead, locked at night for security in the short term. Maintain round the clock NPWS presence by using houses as staff residences. Maintain services, including water supply, to the Homestead.

Manage remainder of this precinct as a natural area with self-guided nature based activities and conservation of natural and cultural features such as the rail route, loading ramps, sheep dip, etc.. Preserve historical archaeological sites including the old station sites north and south of the lake, the remains of the bridge near the lake regulator, historical campsites, yacht club, grave on Homestead access road, etc..

Policy 3.6.2 Woolshed Precinct

Manage the Woolshed Group, including archaeological sites, as a historic site and visitor node conserving and adaptively reusing the buildings for visitor or NPWS uses. Conserve the buildings including both the timber and masonry structures. Consider the use of residential buildings for visitor accommodation and the Woolshed and Cookhouse / Mess Hut for day or events use. Protect and display artefacts and collections in the Woolshed. Maintain a simple fenced garden around the Woolshed Cottage and cleared areas around buildings and yards and between the Woolshed and the north levee. Preserve views into, out of and within the Group and relationships between items and with their riverside setting.

Develop walks and activities that reference historic uses such as a sheep's path through the shearing shed or a shearer's day, walks around the standing buildings and archaeological sites, and natural features such as a walk along the river from the camping area and activities such as fishing and boating access to the river. Preserve the old River Red Gum near the former 'jetty' and the blade tree. Protect historical and Aboriginal archaeological remains in areas developed for visitor use.

Develop Aboriginal interpretation, including of the scar trees, using Aboriginal guides where practical.

Continue the day use area at the Woolshed and camping area located away from the Woolshed. Consider establishing round the clock NPWS presence or other security. Consider the feasibility of conserving and adapting the Woolshed Cottage or Experts Quarters (with minor additions) as a staff residence. Maintain services including water supply for fire fighting to the Woolshed.

Manage the shedhands quarters ruin area as an archaeological site. Clear weeds and record and interpret the remains. Consider placing the artefacts, such as the stove, now scattered around the site, within the footprint of the former buildings to protect them from heavy machinery. Maintain the north levee as an historic landscape feature and to protect the buildings from inundation.

Manage remainder of the precinct as a conserved natural area with self guided nature based activities.

Policy 3.6.3 Willows Precinct

Manage the Willows Woolshed as a historic site and visitor node, maintaining the buildings for visitor or NPWS uses. Use the homestead as a NPWS or other residence and the Woolshed for day visitation. Preserve the yards and races and the setting in the open shrubland as the Woolshed is approached from the road. Preserve the slabbed wells.

Retain the rail formation and platform site and be aware that the precinct has not been surveyed for Aboriginal sites which are likely to be throughout the area.

Develop walks focused on natural features and interpretation about the importance of the dry / red country for winter grazing and the development of dispersed Woolsheds after river transport ceased. Interpret the attempted subdivision for closer settlement.

Continue the day use and camping areas at the Woolshed. Manage remainder of site as a natural area with self-reliant nature based activities and conservation.

Policy 3.6.4 Oakhampton Precinct

Manage the Cottage as a management facility and residence, maintaining and using the building. If no longer needed for operational purposes an alternate use should be found such as rental for visitor accommodation. Stabilise the Homestead and Woolshed and in the long term manage the Woolshed as a ruin and repair the Homestead for NPWS or visitor accommodation.

Preserve the known slabbed wells and potential archaeological remains including wells and yards, especially on the former TSR, and Aboriginal sites throughout.

Manage the remainder of site as a natural area with self-reliant nature based activities and nature conservation, particularly in the less disturbed Nature Reserve.

Policy 3.6.5 Uara Precinct

Manage the precinct for its natural values and allow the cultivated paddock to regenerate naturally.

Preserve and protect Aboriginal and historic archaeological remains. These include Aboriginal scar and ring trees, the area of the “Blacks burial ground”, charcoal burning pits, hut sites in the Jardine locality and the site of the Kietu head station and the yards and dam sites in the vicinity. Encourage conservation of historic archaeological remains on the adjacent Island Aboriginal Reserve.

Retain historic irrigation structures in use where possible and where not in use, seek to retain them and install modern structures adjacent to manage water for conservation.

Encourage self-reliant nature based activities and conservation. As access is limited provide interpretation elsewhere about archaeological sites that cannot be visited and consider conducting occasional guided visits including with Aboriginal guides.

Policy 3.6.6 Tala Precinct

Manage the precinct to conserve its natural values, particularly the extensive riverine forest areas along the river frontage. Use irrigation features, such as the Tala Escape, to manage water for conservation.

Conserve the significant vernacular pastoral structures including Peacocks and Smyths assemblages just north of Tala Lake and the Breer Complex in the northern part of the precinct. Stabilise and reconstruct Peacocks Hut (based on surviving evidence). Preserve and protect Aboriginal archaeological remains including ring and scar trees and historic and maritime archaeological remains including the boat remains on Tala Creek and possible remains of a bridge on that creek and at sites identified by McCabe (Bunya and Talpee).

Encourage self-reliant nature and conservation based activities. As access is limited provide interpretation elsewhere about historic and archaeological sites that cannot be visited and arrange occasional guided visits to the remaining vernacular structures and also visits with Aboriginal guides.

Policy 3.6.7 Waugorah Precinct

Manage the precinct for its natural values allowing the cultivated paddock to regenerate naturally. Preserve and protect Aboriginal, historic and maritime archaeological remains including the Woolpress Bend levee and Woolshed site, the Tarwillie Yards, the Hill Paddock sheep bridge, the remains of the yard, hut and piggery sites near Redbank Hill and of the station, hut and yard sites shown on early maps in the far north of the precinct. Do not disturb the grave sites at Redbank Cottage and historically investigate them.

Retain historic irrigation structures in use where possible and where not, seek to retain them and install modern structures adjacent to manage water for conservation.

Conserve the natural environment and, subject to accessibility, encourage self guided nature and conservation based activities. Construct or upgrade of tracks if required for management purposes. Where visitor access is not practical provide interpretation elsewhere about the extensive riverine forests and wetlands and about archaeological sites. Consider occasional guided tours to natural or cultural sites or with an Aboriginal focus.

Retain the Waugorah homestead and outbuildings as a management facility and residence by maintaining and using the buildings. Maintain the relationship to the waterway. Parts of the facility could be used for visitor accommodation if excess to management needs. Retain Redbank Cottage and the associated structures and the open setting and views between items in the group. Use or ‘mothball’ if not occupied.¹

¹ Mothballing a heritage item “can be a necessary and effective means of protecting the building while planning the property’s future, or raising money for a preservation, rehabilitation or restoration project”. It means stabilising and protecting a building for future works. More detail can be found at <http://www.nps.gov/hps/tps/briefs/brief31.htm>

4.0 Management of Built Heritage

Principal policy: Conserve the significant physical fabric of the buildings in the Homestead and Woolshed Precincts, by stabilisation, repair, maintenance and adaptation. Conserve, retain or remove other items according to detailed policies. Manage other vernacular structures where possible by stabilisation as managed ruins or reconstruction for Peacocks Hut. Where structures cannot be stabilised, record them and manage access for public safety.

Note: See also policy section 8 for the maintenance of building fabric and other aspects of the cultural landscape and for management of appropriate change. The following section covers the management of built heritage and the treatment of building fabric according to significance and the type of built structure.

4.1 Treatment of the Building Fabric – Generally

One of the objectives of this Conservation Management Plan is to identify and provide guidance for achieving sustainable long-term conservation and management of heritage items contained in the Yanga Reserves. This includes identifying priorities and practices for built heritage and developing a cyclical maintenance program.

A ranking system has been introduced to guide the treatment of fabric. This primarily applies to structures. Generally all authentic fabric should be conserved and like should be replaced with like. Any change should be limited to reconstructed fabric, or when this is not possible, be an applied and obviously modern layer. Future conservation and development of the place should be carried out in accordance with best conservation practice and methodology. In particular those conserving the fabric should adhere to the principles of the Burra Charter and be familiar with vernacular construction (typical of pastoral stations) and the use or reuse of materials at hand.

Policy 4.1.1

Conserve significant fabric in-situ. Where fabric is unavoidably removed and is suitable, stockpile for reuse.

Policy 4.1.2

Continue to prioritise conservation works according to conservation needs. Unstable fabric or deterioration which endangers the significance of fabric or which poses a safety risk should be addressed first.

Policy 4.1.3

Continue to use vernacular 'make-do' construction (typical of pastoral stations) and use or reuse of materials at hand for repairs.

Policy 4.1.4

The treatment of existing components and fabric shall be in accordance with their assessed level and nature of significance and generally as set out in section 5.7.

4.2 Standing Buildings / Items

Standing buildings include the major complexes; the Woolshed and Homestead Groups, and the dispersed occupied outstations; the Lakeside Cottages, Oakhampton, Irrigation Cottage, the Willows and Waugorah. Other buildings are the unoccupied outstations at Redbank, Smyths and Breer. These include fully serviced and operating buildings as well as unoccupied but conserved structures, which may be suitable for future occupation. There are some structures that should be managed as shelters or as stabilised ruins. Refer to the following section 4.3 for structures managed as ruins and section 4.4 for redundant infrastructure.

Many buildings are simple vernacular structures without sophisticated finishes, for example, many are mostly un-lined. Upgrading of kitchens and bathrooms may be necessary for continuing use but there should not be wholesale upgrading with sophisticated materials, for example, moulded cornices. Structures should retain their original functional working character. The exception is the main Homestead, which has some original linings and moulded, paneled joinery.

Some, generally 20th Century, structures have been moved from their original site or are of a construction designed to be moved and may be considered for moving in the future if required elsewhere for management or recreational use. For example, the Oakhampton Cottage is a relocatable building on concrete stumps. Generally, the major structures are designed for their sites and should not be moved.

In all cases management of water is the most important measure to conserve building fabric, including roof water and to a lesser extent ground water and in some cases flood water. Most of the structures have corrugated steel roofs and timber structures which are vulnerable to termite damage. Cladding is generally timber slabs or logs, weatherboards or corrugated steel with a few structures with asbestos cement sheeting. Some buildings have elevated timber floors on timber stumps, some concrete and some earth. A few, generally 20th Century buildings have brick foundation piers and the only substantial masonry buildings are the unusual 'concrete' Old Shearers Quarters which should be conserved as a standing building. Several buildings have brick chimneys and there are attached sheet metal fireplaces to the Cookhouses and some cottages and barracks.

Refer to detailed recommendations for works and maintenance for major structures and later policies for particular materials. No works are to be undertaken without prior approval from OEH CC&HD.

Policy 4.2.1

Retain the configuration and character of the buildings, generally with no external additions. Carefully sited, small scale pavilion additions may be built if required for use but should be distinct and separate from the original buildings or linked by walkways, or in some cases may be rear lean-tos. Non-significant additions may be retained or removed as required or may be altered if necessary for use. Internal additions, including facilities and services, are acceptable if needed for use but works must be easily reversible and carefully designed.

Policy 4.2.2

Retain the authentic fabric of the buildings and associated structures. Maximise the retention of original fabric in structures by patching, repairing or splicing in preference to replacement.

Policy 4.2.3

Buildings previously moved or designed to be moved may be relocated for management or visitor use.

Policy 4.2.4

Investigate, clear and repair or replace gutters, downpipes, water tanks, stormwater drainage and discharge water clear of the buildings. Maintain regularly. Where there are no gutters, arrange ground levels around buildings so water drains away.

Policy 4.2.5

Maintain the roofs, especially box gutters, as a priority so buildings are watertight.

Policy 4.2.6

If corrugated steel roof or wall sheet replacement is necessary use galvanised steel of matching profile. If a whole roof of a building of moderate or lesser significance needs to be replaced galvanised steel is preferable but Zinalume or other modern coating may be used (or if the roof is already of modern material).

Policy 4.2.7

If works expose the interior of walls or roof spaces take the opportunity to assess the structures in detail to ascertain more clearly the original configuration and fabric of the buildings. Record photographically and arrange for an architect familiar with traditional construction to assess areas in detail.

Policy 4.2.8

Keep sub-floor spaces clear and well ventilated and inspect regularly for deterioration and structural defects. Add floor access hatches and additional vents or similar if necessary for inspection and ventilation.

Policy 4.2.9

Monitor timbers regularly for termite activity and rot. Repair damaged sections of timber. When replacing structural timbers, such as posts and stumps, tie the new section to the old with bolts or straps or similar. In drop slab or log buildings infill gap at top with matching material when lower members shrink or settle. If replacing weatherboards, slabs or logs match the existing sizes and profiles. Retain and maintain the timber barge boards and louvred panels to gables (which vent the roof).

Policy 4.2.10

Remove plants growing in buildings and birds' nests, seal pest entry points and remove debris from buildings.

Policy 4.2.11

Ensure doors and windows are intact and operate, closing properly to allow access and protect interiors. Ease and adjust windows and doors whenever painting is undertaken.

Policy 4.2.12

Refix loose internal linings or replace to match or with similar materials. Do not generally line un-lined buildings.

Policy 4.2.13

When patching or repointing (filling open joints) masonry use lime based plasters and mortars which will act sacrificially to protect significant fabric. Use slaked lime.

Policy 4.2.14

Remove cement pointing and repoint open joints in brick chimneys, especially in the main Homestead and check flashings around chimneys and other roof penetrations and repair or replace as necessary.

Policy 4.2.15

Do not paint surfaces that were not previously painted nor apply 'waterproof' coatings to masonry. Use oil based paints to exterior joinery. Retain similar paint colours to the existing or use colours based on site research.

Policy 4.2.16

Insulation may be added in residences in roof spaces and in wall cavities where they exist and fly screens may be added to openings.

Policy 4.2.17

Leave asbestos cement sheeting in situ and maintain painted. If necessary to remove take appropriate precautions and dispose of according to regulations. See also policies 4.6.

Policy 4.2.18

Missing elements may be restored where original details are known. For example, the double verandah posts to the Homestead which are now stored in the Carriage Shed.

Policy 4.2.19

Distinguish replacement materials from original by dating them and / or by subtle differences.

4.3 Structures Managed as Ruins

A number of structures associated with the pastoral use of the property are to be managed as a ruin, i.e. the surviving significant fabric will be conserved however the structure will not be returned to working order or habitable condition. There are some items in the Homestead and Woolshed Groups that should be retained as ruins but most items in these groups are functioning buildings. Refer also to other sections about water management infrastructure, historic landscape features and redundant infrastructure. There will undoubtedly be other ruins throughout the property found over time. They need assessment when found and these policies may be applied. Sites are in the HHIMS register as Parkers Homestead and Sheeppyard but these have not been seen by the authors of this or previous studies and have not been assessed.

The items to be managed as ruins include:

- the Chook Shed in the Homestead Group,
- in the Woolshed Group the Meathouse, (pit) Toilet and the demolished Shedhands Quarters, Washhouse and Cookhouse to the north of the Woolshed,
- Yards generally,
- Oakhampton Woolshed, Homestead and irrigation structures,
- Rabbiters Hut,
- Peacocks Hut,
- Smyths Hut, Crutching Shed and Sawmill,
- Breer Crutching Shed,

- Redbank and Pocock's Huts,
- Hill Paddock Sheep Bridge,
- Yacht Club.

The intention is that buildings managed as ruins will be structurally stabilised and if roofed made watertight but may not be fully repaired or enclosed and may not have services connected. Sometimes condition and integrity may influence the approach. For example, at Smyth's Hut the added front verandah, that provided a path for termites that damaged the building, may be demolished and the extent of damage will influence whether the interior of the hut is made accessible. Management needs may also influence decisions about whether services are connected as will plans for visitation as some structures may be appropriate for visitor use depending on access, etc.. Refer also to implementation and scope of works sections.

Policy 4.3.1

Conserve the surviving significant fabric of the structures to be managed as ruins.

Policy 4.3.2

Adjust ground levels around structures so that water drains away from them where possible.

Policy 4.3.3

Protect from physical damage from erosion, vehicles and visitors, etc. including by managing access, restricting potentially damaging activities such as smoking, using signage indicating the item is being conserved and why, and laying door mats or protective materials in high wear areas.

Policy 4.3.4

Fence or otherwise limit access to items in publicly accessible areas where those items are not safe. Pits may need to be filled in some instances.

Policy 4.3.5

Clear vegetation, branches and leaf litter from on, under and around structures, and from the base of bridge timbers and other posts. Retain yards clear, do not allow to regenerate. Maintain a cleared hazard protection zone around ruins. Prioritise works according to significance.

Policy 4.3.6

Kill plants growing in masonry ruins by cutting and poisoning, treating with biocide or hot water before removing them.

Policy 4.3.7

Preserve the original fabric and repair using matching materials or tested modern materials.

Policy 4.3.8

Preservation treatment should be according to the fabric to be preserved and may include roofing, fencing, stabilisation treatments, propping etc.. When deciding on preservation treatment, consider the purpose of the retention of each site and adjust the approach accordingly. Preservation measures should use the original form but be distinguishable as a preservation measure and not a reconstruction.

Policy 4.3.9

Structurally stabilise ruins including by methods such as propping, replacing posts, adding bracing, etc.. Bracing may be fencing wire or modern materials such as hoop iron strap. If propping, do not make paths for termite entry into structures. Stabilise cracks in concrete or masonry using ties in joints or helical ties and grout. Apply mortar or capping to top of exposed masonry to discharge water.

Policy 4.3.10

Seek detailed engineering and architectural advice and document stabilisation of substantial significant structures such as the Stables and Coach Shed / Smithy. As a matter of priority prop to stabilise, divert water away, clear soil build up against the buildings on the uphill side, clear drains and cover holes in roofs. Ensure contents do not lean on walls. Repair existing structure replacing missing and failed structural elements or install new permanent support structure, all as advised by the engineer.

Policy 4.3.11

Record then remove failed roof of Woolshed Washhouse salvaging sound materials and stockpiling. Remove one adjacent shower bay of new Washhouse to separate the two structures and eliminate the termite entry path. Repair existing masonry walls, replace roof structure and refix existing roof sheets.

Policy 4.3.12

Temporarily prop Peacocks slab hut. Record the location of collapsed slabs and posts and number items (e.g. with chalk) then lift and store nearby, protected from deterioration. Carefully reconstruct the fallen elements introducing matching replacement posts where needed. Retain details of each section of the building. Clear growth from adjacent collapsed later building and record in detail including layout of building and construction and photograph. Remove collapsed materials generally, but the floor and stumps may be able to be retained insitu to mark the site of the structure.

Policy 4.3.13

When ruins are stabilised consider whether any alternate uses are feasible such as for temporary or picnic shelters or for events.

Policy 4.3.14

Include ruins in any interpretation plan including inaccessible but significant structures.

4.4 Redundant or Partly Used Infrastructure

There are a number of items of infrastructure that are redundant or only partly used but that contribute to the character of the place and are indicative of the former pastoral use. The redundant infrastructure includes high and low level water tanks, ground tanks, windmills, dams, water regulators, levees, slab wells, fences and gates, the charcoal burning pits, underground petrol tanks, water pumps and piping, sheep dip, grain silos, etc..

Water tanks on elevated stands demonstrate a significant aspect of the pastoral phase and are at several locations in the Reserves. In particular, the timber tank stands adjacent to the Store in the Homestead Group are significant as part of the water supply system, with the adjacent pump house and water pumped from the Lake, and also as a platform for historic photos of the place and for their aesthetic value. However, they have extensive termite damage. They are still in use but it is understood that NPWS practice is not to use such elevated tank stands for safety reasons. These stands are also located adjacent the petrol pump and underground tank and this would be a suitable location for interpretation about infrastructure and to display photos taken from the platform.

There is also a series of slab wells throughout the 'red' country, built in about 1912. At this time large prefabricated metal tanks were also installed and windmills. These are significant remains of this phase and likely related to providing water to allow closer settlement. Some have been identified and others are known from maps and historic photos and may be located in the future.

There is also likely to be other infrastructure not located, including for forestry operations. Not all such infrastructure is significant nor warrants conservation but discoveries should be assessed to determine the appropriate action. Refer to policy section 3.2 for policies about water management infrastructure generally and policy section 3.4 for policies about historic landscape features.

There has been a tendency, in other reserves in the past, to demolish man made features associated with pastoral operations, just leaving the main buildings such as the homestead. This does not allow the pattern of use of the place when it was a working property to be fully interpreted.

Policy 4.4.1

Do not demolish redundant infrastructure that has been identified as being significant.

Policy 4.4.2

Significant redundant infrastructure should be maintained to ensure public safety but need not be made operational.

Policy 4.4.3

New infrastructure, if required, should be installed separately, leaving redundant significant infrastructure intact adjacent, and should be clearly identifiable as new items.

Policy 4.4.4

Generally continue to use items if fit for use. If not decommission and make safe. This may require fencing or filling of pits, or removal of ladders from silos or tank stands, etc..

Policy 4.4.5

If significant water tanks on stands are no longer used, retain them in situ, cut off water supply and ensure tanks do not hold water and where necessary stabilise stands. Conserve the timber tank stands in the Homestead Group.

Policy 4.4.6

Generally, retain fences and gates, particularly on former paddock boundaries, and repair where feasible and still required. Fencing wire may be removed and posts left where wire inhibits use. Undertake future detailed study of fence types to determine history and significance.

Policy 4.4.7

Ground tanks should remain if they are associated with a former head or out-station or soldier settlement or traveling stock routes, or if they are required for continuing use, but may be fenced if this is necessary for management reasons. Other ground tanks may be removed / decommissioned if this is necessary for nature conservation.

Policy 4.4.8

Retain all known slab wells, associated tanks and windmills and investigate other well locations indicated on Parish maps and record any further wells found. Develop a strategy for retaining and making such wells safe, such as a cover. Maintain areas around slab wells cleared.

Policy 4.4.9

Retain the brick charcoal burning pits and remove any plants growing in or near the pits. Replace any dislodged bricks, bedding them in new matching mortar.

Policy 4.4.10

Retain the underground petrol tanks at the Homestead and water pumps and piping generally. Retain grain silos unless further investigation reveals they are not significant in this location.

Policy 4.4.11

Investigate the existence of dams in locations shown on early maps. Assess, map, record and retain by clearing vegetation and propping or similar. Refer to Policy Section 3.2 for policies regarding the water regulators, levees, etc.

Policy 4.4.12

Retain sheep dip structure north of Yanga Lake. If feasible and subject to professional advice remediate by covering contaminated material. Subject to practicality, stabilise erosion in vicinity, remove encroaching vegetation and maintain area around cleared and prop above ground structures.

4.5 Intrusive Items and Items of Little Significance

The few items identified as intrusive, especially those causing damage to adjacent significant fabric, should be removed. Some are needed for use such as the modern machinery sheds and the managers' residence in the Homestead Group and these can be altered as required for use or to be less intrusive. Intrusive items may be able to be screened if they are visually intrusive. Any future such structures should be located more discretely. This includes the large modern machinery sheds, modern plastic watertanks, intrusive plantings and weeds generally and the section of the modern washhouse adjoining the original Wash House at the Woolshed Group. There are overhead power and communication lines throughout and these are aesthetically intrusive at the Homestead and Woolshed Groups, however are part of the pastoral infrastructure. Yanga was known for its early adoption of telegraph and telephone communication. Where intrusive services are altered or upgraded there should be no further intrusion and consideration should be given to measures to minimize the intrusiveness such as less obtrusive routes, bundling or partial under grounding,

Items of little / neutral significance, such as the New Shearers Quarters, can be modified as required, provided that there is no impact on adjacent significant fabric. They can be retained while they are useful but

may be altered and some removed when they are not. This includes various modern garages, fences, car parks and additions to several buildings.

Some of the internal alterations to the Main Wing of the Homestead are intrusive but also have some heritage value. They show the changing taste of the family in the 1950s. These include the fireplaces, the internal wall and ceiling linings and the 'Flat'. They should generally remain but some elements should be removed to reveal the original fabric behind or where the alterations are damaging. In particular items that could be partly removed are some of the sheeting over the timber paneled doors, ceiling lining under one of the timber boarded ceilings (e.g. one of the bedrooms) and the section of the flat at the northeast corner where the floor has sunk and the aluminium door jams.

Policy 4.5.1

Retain or remove as required items identified to be of little significance.

Policy 4.5.2

Intrusive fabric should be removed as a matter of urgency if it is hastening the deterioration of adjacent significant fabric (e.g. cement mortar in soft brickwork).

Policy 4.5.3

Remove damaging vegetation from structures.

Policy 4.5.4

The large machinery sheds near the Homestead may be screened to be less intrusive.

Policy 4.5.5

Various modern alterations and additions may be retained and used, or altered, or removed, or reworked as required. See also new work policies.

Policy 4.5.6

Generally retain the altered Homestead interiors but when opportunities arise remove the 1950's cladding to reveal the original finishes in some locations. In the Main building this includes the sheet material covering the timber paneled doors (especially the interior of the front and rear hall doors and at least one internal door) and under a remaining timber boarded ceiling (possibly one bedroom).

Policy 4.5.7

Review the need for the 'Flat' in the Main Homestead and when opportunities arise, reduce its negative impact, for example, by removing the infill of the northeast corner of the verandah.

4.6 Building Materials and Techniques

The early buildings at Yanga are vernacular construction; built by hand using materials collected and worked in the vicinity and materials such as corrugated galvanised iron that was easily transportable. The techniques are simple and should not generally be 'improved' in repairs, rather the early techniques used. If details have caused the failure of structures, such as an absence of antcaps, the detail can be rectified. In the case of the Homestead the sophisticated joinery and probably the timber shingles were also made elsewhere and brought to the site.

Most of these vernacular materials are available today but the techniques are labour intensive and require bush carpentry skills. Cypress pine forests in the vicinity are limited and material may need to be sourced from elsewhere. River Red Gum is available on site but felling is not generally allowed in National Parks. Exceptions should be considered for highly significant structures particularly using trees that have to be removed for other reasons or that are windfalls or similar or the timber sourced from elsewhere. The use of matching materials should be continued where financially feasible and practical.

The Woolshed, rebuilt in the late 1890s uses large section mostly sawn timbers with some log posts in later additions. It also has reused materials in later additions, possibly from earlier nearby buildings. Many of the cottages, sheds and ancillary buildings use sawn stud frames with cgi or timber weatherboard cladding the profile of which matches the era of construction. Roof cladding varies over time from cgi to asbestos cement to tiles in later structures. Early stumps are round timber, then squared timber, then brick then concrete. In some later buildings and repairs, the value of the vernacular aesthetic is realised and there is a return to earlier materials. For instance, the Red Gum Cottage, relocated to its current site was reclad in timber board and batten in the late 20th Century. The later buildings use industrial, pre fabricated materials and designs, many portable. Generally, the type of materials should be matched in repairs.

The Shearers Quarters and Wash House at the Woolshed have an unusual and novel 'concrete' structure, and were designed by Melbourne architects. Their construction reflects the gains in shearers working conditions in the early 20th Century. The original concrete block walls have been stabilised by timber verticals bolted to the original structure. There is severe deterioration but the construction material is significant and requires further research. The material should be preserved but needs substantial repair, possibly with weak but reinforced mortar. Water should be managed around the structure including gutters and ground drainage and consideration given to protection with a verandah or similar. The suitability of blocks from the demolished Shedhands Quarters for use in repairs should be assessed. Waterproof coating should NOT be applied.

Maintaining painted finishes is important for conservation but unpainted surfaces should not be painted. Many modern paints, including acrylic paints and commercial 'lime wash' are not vapour permeable, forming a skin, which traps salts and water. Retaining the original finishes or using a traditional limewash is preferable or a modern porous paint (as specified by a conservation architect) can be used.

The long-term conservation should include the sustainable use of resources. The conservation of buildings is a form of sustainable development, in that it re-uses resources, i.e. the buildings themselves. Rural properties commonly reuse materials out of necessity. New materials were not available or were too costly. The practice of storing and reusing materials should be continued. The stored spare joinery and removed verandah columns from the Homestead should be retained and may be reused where appropriate.

There are some unusual materials, which should be preserved. In particular, the corrugated glass skylight in the Homestead kitchen and the timber shingle verandah ceiling lining. Where corrugated galvanised iron sheets have brands identifying their origin, and sometimes date, these sheets should be retained if possible. Use of secondhand material is suitable but care should be taken to record branded materials so that dates, origins and date of installation are not confused. Modern cgi is a different profile to the original material. Some Australian manufacturers are now producing corrugated galvanised steel, using reconditioned machines, in sheets that match the early sheets in profile.

There is some asbestos cement sheeting in existing 20th century buildings as cladding and lining. This is not hazardous unless friable or until disturbed, such as by drilling or during removal. Encapsulate by painting or remove asbestos, particularly in publicly accessible areas, in accordance with OH&S regulations. Dispose of asbestos appropriately. When selecting modern materials, care should be taken not to use materials detrimental to the health of workers, visitors or to the environment in general.

Policy 4.6.1

Use matching techniques and materials appropriate to each building or structure and retain the character of the place. Use modern techniques and materials only where they have proven performance in use.

Policy 4.6.2

At the Homestead, preserve the materials of the corrugated glass skylight and timber shingle verandah lining.

Policy 4.6.3

Continue to store and reuse materials for repairs including the stored joinery and cypress logs and columns.

Policy 4.6.4

Retain evidence of the bush carpentry in structures originally built in this manner. Continue to use vernacular techniques and materials, for structures built this way, and maintain construction details and do not 'improve' them unless they are causing damage.

Policy 4.6.5

Continue to use cypress pine logs, with the bark on, in the Homestead maintaining the different end details in each section. Fill the gaps at the top as they open up with matching material or sawn elements where the gap is too small for logs.

Policy 4.6.6

Use River Red Gum slabs for replacements for buildings of this material and consider allowing sourcing of timber from site from windfalls or trees removed for another reason.

Policy 4.6.7

Use sawn timber for repairs where the existing structure is of this material and match member sizes.

Policy 4.6.8

Use galvanised flat or corrugated steel with the corrugation size matching the existing in each case. 'Zincalume' coated material may be used only when complete replacement is required or for temporary protection. Secondhand material is appropriate to use especially for patching or replacing missing sheets. Do not use 'Zincalume' on the main Homestead roof. Generally 'Colorbond', that is, painted finishes, are not appropriate.

Policy 4.6.9

Record the brands on corrugated iron sheets if they are removed or where they are introduced on secondhand sheets.

Policy 4.6.10

Maintain the details of the joinery of the Homestead including doors and windows and the verandah timber valence and the coffered ceilings and timber boarded lining in the Kitchen Wing.

Policy 4.6.11

Investigate the nature and composition of the 'concrete' material of the Shearers Quarters and develop suitable repair techniques. Initially test repair methods including a sample area of patching with reinforced mortar, masonry ties set in grout in cracks, reproducing the blocks and replacing whole blocks or use of material from the Shedhands Quarters for repairs. Repair using methods that proved successful in tests.

Policy 4.6.12

In the long term consider alterations to protect the 'concrete' such as a modern verandah roof.

Policy 4.6.13

Choose new materials and treatments that are safe for the health of workers, staff, visitors and for the environment in general.

Policy 4.6.14

Encapsulate or remove asbestos, particularly in publicly accessible areas. Handle in accordance with OH&S requirements and dispose of appropriately. Advise occupants of asbestos clad structures not to drill or otherwise break the encapsulation of the cladding. Advice should be by insitu signage and in writing in tenancy agreements or other users briefing note.

4.7 Managing Incremental Change / Minor Works

Minor works and incremental change can inadvertently detract from heritage values in the long term. Heritage impact should always be assessed for changes proposed to significant items as changes have the potential to impact on the character or significance of the place and the setting. Change should be managed so it does not detract from heritage significance. Heritage Impact is currently assessed as part of all Reviews of Environmental Factors (REFs). Care should be taken that incremental changes such as signs, drainage, introduction of services and other infrastructure do not reduce heritage values or visual amenity.

Policy 4.7.1

Assess the impact of minor works on heritage values before such works proceed. Prepare a Statement of Heritage Impact.

Policy 4.7.2

Manage incremental change so it does not result in the gradual loss of cultural significance.

Policy 4.7.3

Ensure the impact of minor change associated with temporary use is controlled and significant fabric is not altered.

Policy 4.7.4

Contract management and the REF process and other management processes should continue to ensure that anyone (including temporary users and volunteers) doing work in the Yanga Reserves should check with appropriately skilled staff, before commencing work, whether there is adverse impact or if technical assistance is necessary.

4.8 Documenting Conservation Works

Conservation works should be documented before, during and after works as appropriate for the type of work using architectural drawings, sketches, specifications and work schedules. Such documents are to direct how work is undertaken, as a basis for quotations and for approval. During and after works documentation includes recording how work is done, unexpected discoveries and changes made. Conservation works can also interpret the fabric, reveal the method of construction and provide evidence of earlier details or original uses. Such opportunities should be allowed for in project documents.

Documentation of conservation works needs to distinguish between new work and the surviving original fabric in planning and execution. Documents can direct outcomes so buildings do not appear brand new after a program of conservation works; rather the patina of age of each structure needs to be retained.

Those documenting works should refer to this CMP and should adopt a philosophy of retention and interpretation of the construction and details of each element. Designers should refer to research reports, historical information and previous documentation.

Policy 4.8.1

Document conservation works in advance to direct how work is undertaken on heritage items. The nature of documentation required will vary with the type of work to be undertaken.

Policy 4.8.2

Base documentation on a conservation philosophy consistent with this CMP, and informed by other detailed research reports and historical information.

Policy 4.8.3

Ensure at planning stage that retention of significant fabric is shown on drawings and where existing fabric (not significant) is to be removed so there is a record of change.

Policy 4.8.4

At documentation stage, identify where aspects of the fabric are to be interpreted by the works.

Policy 4.8.5

When discoveries are made during construction, record them (for example, with photographs and drawings) and re-assess and adjust the works if necessary. Refer to NSW Heritage Office Guidelines for recording. The appropriate method will depend on the item.

4.9 Appropriate Skills, Education and Training

Both PWG staff and contractors undertake work in the Yanga Reserves. Some staff have experience on the site and an understanding of the conservation approach. Some of the staff have specialist trade skills in bush carpentry. Specialists in bush carpentry may be able to be assisted by and train local staff in skills such as replacement of fence and yard posts or logs and slabs in walls that will require continuing work. Professional advice may be required from heritage architects, engineers and/or archaeologists.

The approach to managing the pastoral and natural values of the landscape differs from that of pastoral properties and from that of managing reserves for natural values only. New staff from either background should be trained in the cultural landscape approach required on Yanga.

The NPWS “*Guide to Building Conservation Works*” was developed by the former Cultural Heritage Services Division in 1998 and is available to staff on the agency intranet. It was to assist rangers and field staff in the care and conservation of historic places and should be referred to for guidance and information. The document is available to all staff on the Intranet.

Policy 4.9.1

Seek appropriate professional conservation advice for work to heritage items and places as required.

Policy 4.9.2

Procure specialist services and trades people (from local geographic area if possible) where skills are not available on site. Where possible, arrange for specialists and tradespeople to work side- by - side with staff.

Policy 4.9.3

Ensure that relevant staff receive training in the cultural landscape approach for the Yanga Reserves, in conservation methodology and practice generally and appropriate repair techniques. Refer also to policy 2.2.1.

Policy 4.9.4

Refer to the NPWS “Guide to Building Conservation Works” and the Burra Charter prior to and while undertaking work on heritage items to assist in defining the scope and the detail of conservation works.

5.0 Historic Archaeology

Principal policy: Manage the archaeological resources, which may include aspects of the built heritage, in situ where possible by identification, recording, preventing disturbance and stabilising the items and surrounds where necessary.

The overall archaeological resource at the Yanga Reserves is of high heritage value. It includes extensive pre-contact sites, which are addressed in a following section. There are also geological deposits and palaeoenvironmental deposits, which have important research potential and cultural features such as the sunken boat and barge. There are remains of former settlement sites, remains associated with extant settlements, such as rubbish dumps, and remains of pastoral infrastructure. There are also hidden aspects of existing structures such as in cavities and under floors, and moveable heritage objects. See separate policies 6.1.

Some items are in their original locations and have the potential to reveal information about the place. Other items are in places related to their use or history. There is likely to be archaeological evidence of the burning of the Woolshed. These items are still interpretable and add to the understanding of the site. There are likely to be remains of former activities in waterways and lakes, such as boats and jetties. The archaeological resource should be conserved by avoiding intervention except for conservation purposes. Services should be routed to avoid deposits. Rangers should seek approvals for works impacting on archaeological resources and seek advice from CC&HD.

5.1 Historic

The whole of the Yanga Reserves have archaeological potential as the pastoral operation extended over the whole site. There are a range of historic pastoral and parish maps identifying the extent of previous development on the site. Some of these sites have been transposed to current maps, as part of this CMP, as an indicator of location. The location of early settlement sites such as Kietu and the Old Homestead at Yanga Creek are known but the extent of remains is not. Other sites can be predicted based on historic maps, surveys and sketches. Generally remains will be concentrated at the major current occupied sites and at known former occupied sites. However there may be significant unknown remains at other sites such as Waugorah where development is shown on the 1877 portion plan.

Policy 5.1.1

Leave archaeological remains in-situ and protect them from damage by erosion and activities that disturb the ground.

Policy 5.1.2

Continue to add detail to the Archaeological Zoning Plan (following) showing archaeological sensitivity in more detail, particularly in the Woolshed and Homestead Groups. Map disturbed areas, particularly service trenches and continue to monitor, record and map remains when they are discovered.

Policy 5.1.3

When ground disturbance is required in areas not assessed for historical archaeological sites refer to historical maps and maps in this CMP that indicate likely sites eg Wentworth settlement sites.

Policy 5.1.4

In archaeologically sensitive areas engage an archaeologist with an understanding of pastoral operations to monitor works involving subsurface disturbance and seek approvals and gain permits as necessary.

Policy 5.1.5

Partial excavation, to an approved plan, followed by protection and stabilisation is acceptable for interpretation, research or to allow conservation and stabilisation work and should be monitored by an archaeologist.

Policy 5.1.6

Do not disturb significant geological or palaeoenvironmental deposits except for scientific research approved by the NPWS.

Policy 5.1.7

Where possible locate new works in previously disturbed areas, site new work away from archaeological remains and route services around them.

Policy 5.1.8

If unexpected remains are found during the course of works stop work and seek expert advice before continuing. Note this includes relics found in concealed spaces such as under floors or in wall cavities.

Policy 5.1.9

Locate and protect historic graves and manage in accord with regulations. Research and identify graves where possible.

Policy 5.1.10

Preserve features such as the Tala boat and submerged barge as archaeological sites. Manage public access to preserve them and interpret them off site or on guided tours.

5.2 Artefacts

All archaeological relics should be managed in accordance with the OEH Moveable Heritage Policy (written by C&HD). This section is generally consistent with this policy. Artefacts should only be removed from their original location if this is necessary to protect them, if they are out of context in their location (i.e. previously moved), if they are to be returned to a known previous location or used for interpretation. Any artefacts removed, for example, in excavations should be stored in a dedicated secure location to archival standard. Recovery of artefacts should include identification, tagging and reporting on their recovery, including the location they were retrieved from. New items found should be added to the Moveable Heritage Inventory prepared by OHM Consultants or a similar inventory established for the purpose of listing artefacts.

Policy 5.2.1

Only remove archaeological relics from their sites where necessary for conservation works, research, interpretation or where it is necessary for their conservation.

Policy 5.2.2

Archaeological relics should be identified and tagged on removal then conserved and catalogued.

Policy 5.2.3

Define a place to store any significant artefacts recovered to archival / museum industry standards.

Policy 5.2.4

Identify and list archaeological relics recovered from the site and their location as new items are found and add them to the Moveable Heritage Inventory database or similar inventory established for this purpose. Review their suitability for display or storage.

Policy 5.2.5

Items in the identified 19th and early 20th century dumps at the Homestead should be managed as artefacts but items in late 20th century dumps, not been identified as archaeological sites, do not require management as artefacts.

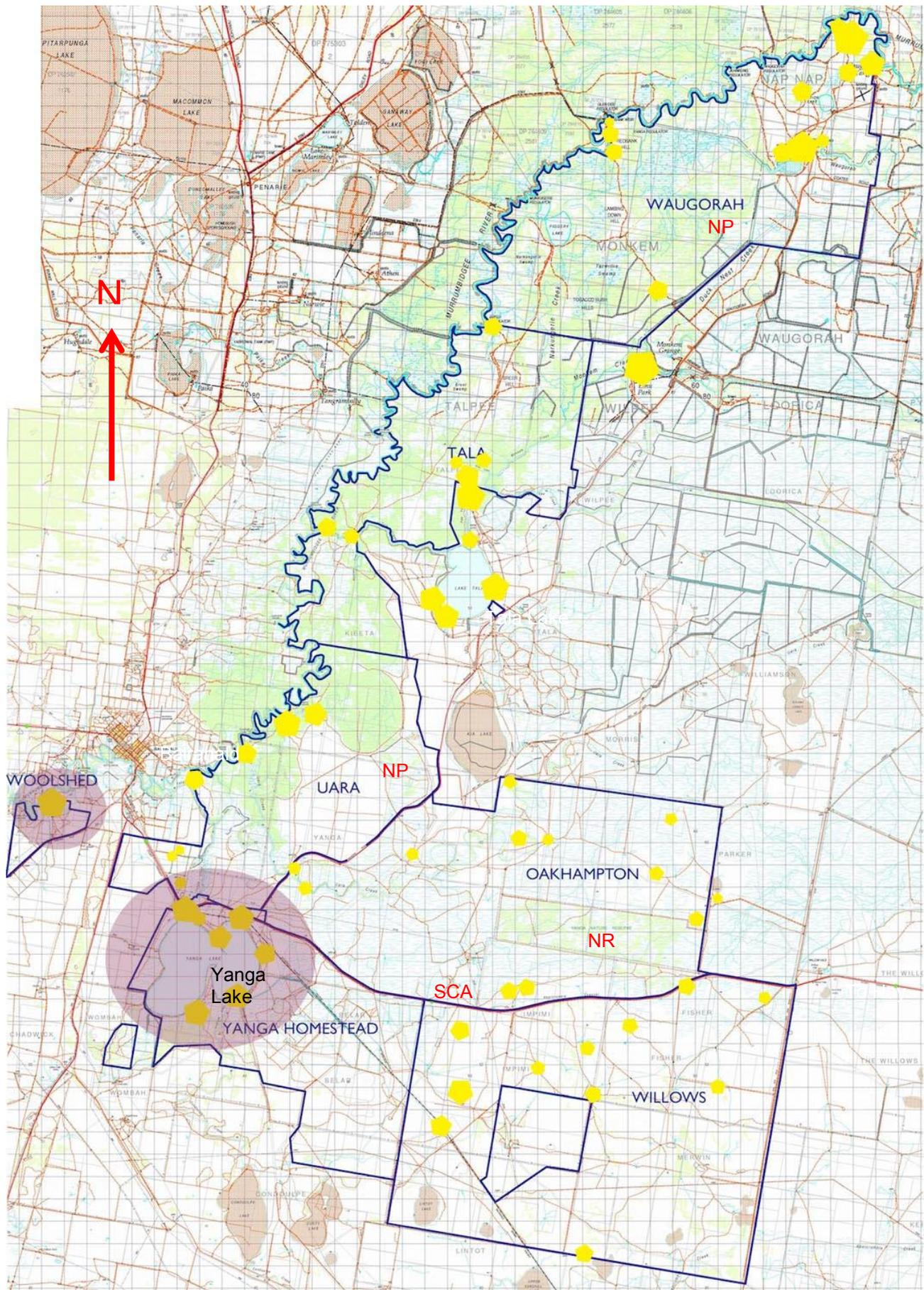


Figure 7.1 Yanga Reserves Archaeological Zoning Plan - Historical. Archaeological remains may be found anywhere but can be predicted to be found at the sites indicated above. The yellow shapes indicate sites where historic structures exist or where historic maps show earlier structures. The large circles indicate areas intensively used in the past and where there is a higher likelihood of remains. Source: Authors.

6.0 Moveable Heritage & Station Records

Principal policy: Manage moveable heritage in accordance with the Moveable Heritage Management Plan (MHMP). Preserve culturally significant moveable items. As detailed in the MHMP, remove items of no or little cultural significance. Retain multiple items that are part of an identified 'system' otherwise record and retain the best examples. Conserve and manage the pastoral station archive, make it available for research and display selected records.

All moveable heritage should be managed in accordance with the agency moveable heritage policy (written by C&HD). This section is generally consistent with this policy. The purchase of Yanga included the building contents and associated records resulting in an extensive associated moveable heritage collection.

6.1 Moveable Heritage

OHM Consultants prepared a Moveable Heritage Management Plan and Inventory in 2008. The identified material included in the inventory should be managed in a way that protects the items, the historical context and significant fabric. Many of the items found at the outstations were typical domestic items, these items are mostly not unique and can be found elsewhere at Yanga.

Two prominent parts of the collections are within the Woolshed and the Homestead Groups making these areas highly significant. These places have been partly developed for public visitation and will be further developed in the future. The display of collections is currently limited what is viewed during guided tours of the Homestead, items in other structures behind mesh fencing and items in the Cooks Cottage exhibition. At the Woolshed, which is open to public inspection, some items remain in their original locations. The collection is generally not conserved, though some paper records have been carefully boxed, and the collections conservation and display needs to be carefully managed in the short and long term.

Depending on the final management outcomes for the various sites within Yanga it may not be appropriate to retain the moveable items in situ at all the identified outstation locations. Several recommendations have been made for the Out Stations moveable heritage and some items should be moved to a central location(s) this would allow interpretation in a controlled manner but also protect the items.

Where the culturally significant moveable items can not be retained in situ because of their material type, change of context (building removal) or for OH&S risk issues they should be considered for retention elsewhere. Identified items of no or little cultural significance should be removed from the park as soon as possible especially where they detract from more significant items.

Where multiple examples of items are part of a set or system, such as formal dinner sets or shearing stands, it is important to retain the complete set to maintain the significance. For other moveable items where there are multiple examples it may be more advantageous to record in detail and research the history as a record rather than keeping all of the items, for example, typical common domestic items at outstations.

Moveable items such as some of the Homestead contents should be assessed as to whether they can be used on a regular or occasional basis (e.g. linen, cutlery etc.). Where there are multiple items or less valuable items such as in the Homestead storeroom or outbuildings it may be appropriate to allow visitors access to them on tours. Some items, such as the numbered tins for shearers' blades in the pigeon holes at the Woolshed, should be secured. In the case of the numbered tins this could be done by fixing a sheet of clear material over the face of the pigeon holes allowing viewing but preventing theft.

Policy 6.1.1

Conserve the collection of moveable heritage items associated with Yanga's history as identified in the MHMP.

Policy 6.1.2

Maintain the Moveable Heritage Inventory database. Identify and list additional items found or recovered from the site and their location. Update if items are moved.

Policy 6.1.3

Identify items which could form part of themed future interpretive displays or museum exhibits and items that can remain in use or be used in demonstrations on guided tours.

Policy 6.1.4

Retain significant items in situ unless they are exposed and are vulnerable to damage, deterioration or theft. To protect vulnerable items secure in situ or record and tag them prior to moving to secure storage.

Policy 6.1.5

Where possible display items in their original location, e.g., Blacksmiths tools near the forge and china in the Dining Room. Install signage indicating any significant items removed for protection etc and consider occasional display at open days or similar.

Policy 6.1.6

Protect items in outbuildings from damage including from the elements, insects, birds and animals by fencing or covering and active management.

Policy 6.1.7

Remove identified items of little or no significance from the Yanga collection where they detract from or damage heritage values or confuse understanding of them.

Policy 6.1.8

Retain multiple heritage items where they are part of a set or system otherwise, and as identified in the MHMP, retain the best examples.

6.2 Station Records

There is a large collection of documents at Yanga purchased with the property. Much of the archival material that is held on site, has not been viewed, copied or fully analysed and is not generally accessible. Selected parts of the collection have been listed such as the diaries, station books and the ledgers but not the architectural plans, subdivision plans etc. These are part of the heritage value of the property providing detailed historical information about the station and its operation. They are a valuable resource for historical research and property management. Original material including maps and plans has not been copied, photographed or conserved.

Some records have been incorporated into the display in the Cooks Cottage such as maps and plans and historical photos. The collection is kept in various places in the Homestead with some in the station office and some in boxes in a room adjacent the kitchen. Black plastic has been taped to the doors of this room to limit penetration of dust.

Staff or consultants with responsibilities for aspects of management in the Yanga Reserves, should consult the available records. Ideally there should be a designated staff member who becomes familiar with the records. If this staff member leaves or is transferred there should be a handover process. At the time of writing none of the staff is familiar with the detail of the archival collection that was purchased along with the property.

Policy 6.2.1

Dedicate an area where archival material, such as station records and plans, can be stored to appropriate conservation standards.

Policy 6.2.2

Seek professional assistance and conserve and continue to catalogue the records inherited from the pastoral company, including assessing the conservation requirements of the more fragile and important documents.

Policy 6.2.3

Catalogue the plan and map collection held in the room adjacent to the kitchen and the material on exhibition and add this information to the list of station files already prepared.

Policy 6.2.4

Make the surviving archival records available for consultation during specialised research projects, during documentation of conservation works and for general study.

Policy 6.2.5

A staff member should be responsible for providing access to the archival material, plans and reports held on site. This should be an ongoing role.

7.0 Aboriginal Heritage

Principal policy: Acknowledge Aboriginal custodianship in interpretation and, where appropriate, activities. Protect Aboriginal archaeological and historic objects and sites by survey, investigation and recording, minimising disturbance and, where necessary, by active conservation and limiting access.

There is physical evidence of Aboriginal occupation on the site and creation stories. Yanga Pastoral Station employed Aboriginal workers many of whom lived on the site in various houses and camps and also employed an Aboriginal man, Bes Murray, to advise about Aboriginal sites. In any interpretation Aboriginal custodianship should be acknowledged. Pre-contact remains are throughout the Reserves not only in the river country. Middens, hearths, ovens, mounds, burial sites and some artefact scatters are found as well as scar and ring trees in the forested country. Early explorers and surveyors recorded and sketched graves with the body covered by a hut or timber and surrounded by three raised ridges. These have not been located and may not have survived. Known post contact burial sites are at Pelican Point. There are middens at various locations including Pelican Point, the Homestead and various creeks.

Only a very small portion of the Reserves has been surveyed in any detail. The extent is shown on maps earlier in this CMP. Based on surveys to date, burial sites are more likely to be encountered away from the river on eroded areas. As would be expected middens are more numerous near water bodies and scarred trees in forests. Features such as hearths, mounds and artefact scatters are found in all landform types.

Policy 7.1.1

Consult with the Aboriginal community prior to any projects or work relating to surveying for or recording Aboriginal sites.

Policy 7.1.2

Interpret how Aboriginal people used the place pre-contact and any stories or language known, especially the Pelican Point sites and stories.

Policy 7.1.3

Interpret the explorers first contact records including sketches of graves, descriptions of gatherings and Aboriginal place names recorded on maps.

Policy 7.1.4

Based on the information in this CMP correct and update AHIMS records, add new records and remove duplicates.

Policy 7.1.5

Survey Pelican Point and lakeshore in the vicinity in more detail and record in AHIMS.

Policy 7.1.6

Manage known sites by recording, avoiding disturbance and protecting from erosion or other damage.

Policy 7.1.7

Continue to undertake management oriented surveys for Aboriginal sites at Yanga concentrating on access routes, sites with high visitation, sites in the vicinity of roadworks or earthworks or other ground disturbance. Be guided by Aboriginal people associated with Yanga. Record any additional sites found during site surveys in AHIMS, including site descriptions. Map the extent of areas surveyed as work is undertaken.

Policy 7.1.8

Before and when undertaking works such as ripping, excavation or other ground works survey for Aboriginal sites and protect any found. Predicted sites include:

- Burial sites in eroded areas away from the river,*
- Shell middens near waterways, including dry lakes,*
- Scar and ring trees in forested areas,*
- Hearths and mounds anywhere, on all landform types and*
- Artefact scatters, sparse / uncommon but may be found anywhere*

Policy 7.1.9

If any Aboriginal material is unexpectedly uncovered initially contact the local Aboriginal sites officer and proceed according to CC&HD advice. Reroute works to preserve sites if possible or seek permits to destroy if this is necessary.

8.0 Maintenance, Appropriate Change and New Works

Principal policy: Maintain built features throughout the site and prioritise stabilisation works and works to slow deterioration. Allow new works and facilities, of appropriate limited scale, to accommodate use but ensure they do not detract from the character and setting or negatively impact on significant fabric.

Note: See also policy section 4 for the management of built heritage and the treatment of building fabric according to significance and the type of built structure. The following section applies to all building fabric as well as the cultural landscape generally.

8.1 Maintenance

Maintenance is the single most important conservation process. Continual preventative maintenance should be undertaken to limit deterioration. Since the formation of the Yanga Reserves, various works have been carried out to stabilise, provide access and ensure public safety and compliance with relevant standards to key areas. This also required fencing off of areas where there were unstable structures or collections of machinery and other moveable items. There has also been emergency works, for example, to the Store when water pipes burst and washed out the footings and to the sewer drainage from the Homestead toilets when the former line blocked.

High Ground Consulting prepared Conservation Management Strategies with maintenance recommendations and checklists for many structures. There is as yet no overall maintenance plan. (Refer also to policies 1.2 about maintenance). A computerised Asset Maintenance System (AMS) has been developed for NPWS assets statewide and heritage items are included in this maintenance planning tool which will eventually be applied to Yanga. This CMP has developed maintenance and inspection checklists for types of items and updated and included the High Ground recommendations.

Policy 8.1.1

Develop and carryout a program of catch up and cyclic maintenance, incorporating the maintenance checklists provided as part of this CMP. The plan should cover drainage and stabilisation as a priority, engineering structures, and all aspects of building fabric, especially roofs.

Policy 8.1.2

Inspect the significant fabric, including levees, on a regular basis, e.g. every 6 months and after extreme climatic events, particularly floods. Use inspection checklists and carryout repairs.

Policy 8.1.3

Repair rather than replace significant fabric through maintenance.

Policy 8.1.4

Record maintenance work to each item by documenting on file and attaching photographs of works.

Policy 8.1.5

Maintain a stockpile of suitable replacement materials for maintenance including secondhand sheets of galvanised corrugated iron and matching flashings and ring-shanked nails, red gum slabs and cypress logs.

8.2 New Buildings

Some new structures have been built by NPWS at Yanga. One is a large new machinery shed adjacent the similar shed built by the former owners, on the approach to the Homestead. Also a parking area and interpretive structures have been added at the Woolshed and a new camping area, with facilities, downstream of the Woolshed. The machinery shed is in a prominent position intruding on views when approaching the Homestead. However there was already one similar building here, the location is convenient, the site is not visible from the Homestead and the site could be screened. Large on ground water tanks have been added adjacent the sheds. Other construction work has been to adapt the former staff barracks as the park office.

Construction of limited new structures may be allowed for management or visitor use or to enhance the function of existing heritage buildings. For example, to provide necessary service areas in association with the Homestead or Woolshed kitchens and mess facilities, or toilet facilities. There should be no substantial new structures unrelated to the purpose of the reservation of the Yanga Reserves. Generally reuse of suitable existing buildings is preferred if the use is compatible and the adaptation practical as it provides a

use for these buildings and their future maintenance. Initially an examination of the needs should be made to determine if existing space can meet the need. New facilities should be designed to be unobtrusive and should not detract from the character of the place as a whole. In some cases, especially for kitchens and bathrooms that have services, a new adjacent building may have less impact than upgrading the existing. This has also been a traditional pattern of development. Any new buildings should be single storey structures. The overall scale, form and massing of any new building should be similar to any historic structures in the vicinity. The traditional rectilinear pattern should be followed with separate blocks added in line, or parallel or at right angles. New work should have regard for the limited services available. Assessment of heritage impact, including on views will be required and approval from CC&HD.

Policy 8.2.1

New building proposals generally should be compatible with heritage values and be for a use related to the conservation and/or interpretation of the site or its management.

Policy 8.2.2

Subject to planning and CC&HD approval small scale additions to existing heritage buildings may be allowed but they must not disturb archaeological remains.

Policy 8.2.3

Should additional facilities, such as toilets or kitchens, be required near heritage items, locate them according to the former pattern of development of the site, e.g. as lean-tos or as separate wings or outbuildings, with the same orientation and observing the rectilinear pattern of development (see above). They should be subservient in scale and character to the main buildings.

Policy 8.2.4

Small new buildings, such as a visitor toilet or similar, could be discretely located for example, near the Homestead carpark or near the park office but should not impact on views and should have regard for relationships between items and with their setting.

Policy 8.2.4

Design of new buildings should be based on an understanding of the pattern of development and character of each precinct.

Policy 8.2.5

New work should

- *obtain and fulfill required approvals;*
- *be well designed and carefully detailed;*
- *avoid mock heritage detailing not related to the place;*
- *may use modern materials and techniques;*
- *be distinguishable from old;*
- *be comparable to the old in character and not over designed;*
- *use the existing buildings as a starting point for design; and*
- *address the old in scale, massing, materials, colour and texture but not mimic or replicate it.*

Policy 8.2.6

Small structures to house infrastructure may be built but should be un-obtrusive in location and design.

8.3 New Work in Heritage Buildings

Additions and alterations have been made to the interiors of many of the buildings particularly for kitchens and bathrooms. Generally such alterations are not significant and may be reworked or removed as required. Some new work may be required to adapt the place to the requirements of new uses. All new work should be reversible allowing removal without damaging original fabric. New work should not dominate the existing structures and should preferably be kept within the building envelope. It should be carefully designed and well built. The Burra Charter does not prohibit the use of modern materials and techniques. As noted above using modern materials and techniques can effectively distinguish new work from original but relies on good design. Existing spaces should be retained and not subdivided nor walls removed. In structures where the interior spaces are not significant or where the structure overall is of moderate or less significance more change is acceptable, for example, reversible partitions to subdivide a space or removal of part of walls, preferably leaving nibs. Any such work needs also to consider each buildings structure and how roofs etc are supported.

Policy 8.3.1

New work or changes are to be compatible with heritage significance of the place, i.e. minimise impact, be distinguishable from the original and be reversible.

Policy 8.3.2

Assess the heritage impact of any new work to existing heritage structures.

Policy 8.3.3

Make the minimum necessary change to accommodate use while retaining significance.

Policy 8.3.4

Design new elements based on an understanding of the construction of the existing buildings.

Policy 8.3.5

Reflect the original design concept and spatial arrangements in new work. Each existing building or item is to be a starting point for the design of new work.

Policy 8.3.6

Locate additions or alterations within building envelopes and having regard for each building's internal planning. Any external additions should be minimal, necessary for use and should not be visually prominent.

Policy 8.3.7

New work should not obscure significant fabric or overwhelm the existing building.

Policy 8.3.8

New additions and alterations should address but not mimic the existing in terms of scale, materials, colour, texture and quality.

Policy 8.3.9

Match the quality of the original in the quality of design and construction of new. This varies from vernacular construction, make-do additions and fine detailed joinery depending on the existing building.

Policy 8.3.10

Utilise new work, wherever required, as an opportunity to enhance or recover significance.

Policy 8.3.11

Retain the interiors of structures of high or exceptional significance as follows:

- retain individual spaces;*
- minimise the subdivision of large spaces;*
- design additions to allow an appreciation of the original space;*
- use the original doorways / openings for access;*
- minimise the removal of walls or stalls etc. to make a large room and minimise enclosing of open structures;*
- retain the hierarchy of spaces.*

In the case of works to items of lesser significance consider the above points but a greater degree of change is acceptable, for example conversion of the Woolshed Cottage for educational centre usage or similar.

Policy 8.3.12

Works to accommodate a new use within a building or precinct should not be permitted if they require major alterations to significant fabric of items of high or exceptional significance.

8.4 New Services

Large areas and some buildings of the former pastoral station never had any services, e.g. Peacock's hut. Many areas will still not require services and some areas that previously had services such as electricity or telephone may no longer require them, particularly if they are no longer used. Some sites that did not previously have services may require them for continuing or new uses, such as residences and day-use or camping areas. Some sites may need services for general park management purposes. For example new water tanks have been introduced near the Homestead and the former Staff Barracks have been upgraded with new electrical wiring, water tanks and sewerage disposal system. There needs to be a review of where services are, where they are required and the types of services required. In some cases introduction of services can protect heritage structures, for example fire detection or protection measures, but in others may introduce risk, for example electricity in remote locations. Service lines etc. can impact on views and character and should be routed to avoid this. Some installations may be less obtrusive if underground but need to avoid archaeological features.

Some existing services have heritage value. For example water tanks associated with most structures which indicate the importance of water collection in rural areas and possibly the early telephone system. Where possible such services should continue to be used and upgraded as would have been done when the place was a pastoral station. Some services, such as fire hydrants and electricity, may need upgrading and/or rewiring to conform to modern safety standards. Fuel stoves and open fireplaces are integral to some residences but may introduce a fire risk. In some cases modern stoves or heaters may be installed in addition to the historic service. Underground fuel tanks and similar historic features should be retained even if not in use.

It is recognised that new or upgraded services will be required in some of the heritage buildings even when used for similar purposes and/or to provide protection to the buildings. Care is required in working out the routes of services to minimise impact on heritage fabric. Running in concealed spaces such as roof spaces is desirable but where concealed spaces are not available surface mounting may be preferable to chasing (cutting into the plaster or timber etc.). The Burra Charter provides further general guidelines about service installation.

Many structures were designed for natural ventilation or for cooking and heating using timber as the fuel. Where possible and practical these features should be retained and used. Natural ventilation and sunshading should be used in preference to the installation of air conditioning. Where additional cooling is required such as in offices, interpretive displays and residences, evaporative cooling should also be considered. Windows and where applicable highlights or vents should be operable to improve ventilation, but still need to be secure.

Policy 8.4.1

Review the location of existing services and the needs for service provision across the park and at heritage sites. This should include water supply, sewerage, fire protection, power and communications.

Policy 8.4.2

Choose service routes and locations across the landscape that avoid impact on significant views or the character of precincts.

Policy 8.4.3

Continue to provide basic services such as lighting and power to occupied residences and to buildings in Homestead and Woolshed groups and upgrade services as required for use. Continue to service and use kitchens and bathrooms, upgrading water and sewerage services as necessary but retaining unsophisticated fittings and finishes where possible.

Policy 8.4.4

Obtain approval for services routes and installations, as for works projects generally.

Policy 8.4.5

In heritage structures use original natural ventilation and sun shading features to minimise the need for air conditioning.

Policy 8.4.6

Install new services in heritage structures minimising impact to significant fabric, in accord with Burra Charter guidelines. Avoid installing services that damage significant fabric. Preferably fix services to reconstructed fabric or in concealed spaces. Neatly surface mount services rather than chasing into or cutting into significant fabric to conceal a service.

8.5 New Landscaping & Park Amenities

New landscaping and amenities have been introduced in some locations. At the Woolshed Group there are a new carpark and interpretation structures and further south new toilets and picnic shelters in day-use and camping areas. At the Homestead there is new fencing, parking areas and paths. These have generally been well planned and designed not to impact on heritage values and to use compatible construction methods. The visitor facilities are generally distinct from and set away from heritage structures. The toilets at the Woolshed are set well away and their form is a compatible pitched roof, corrugated steel clad structure. At the Homestead there is some variation from the traditional access routes but these are to an extent necessary to limit visitor vehicle access and for visitor safety. Installation generally should use traditional access patterns where these are significant and if not possible should interpret this and allow visitors to understand the distinction between the old and the new facilities.

Historically only the Homestead and residences had ornamental gardens and also had orchard and vegetable planting. Farm buildings did not generally have planting around them but were sited in the natural landscape. In limited places windbreaks, or shade trees such as peppercorns, were planted. This pattern should be recognised in any new landscaping and modern or park type planting patterns not introduced. For example avenues of trees are not historical features of Yanga.

The PWG Park Facilities Manual provides guidance on a range of facilities including toilet blocks, picnic shelters, interpretive shelters and many other facilities. The designs are generally appropriate but are not suitable in close proximity to heritage precincts or items. In these locations adaptive reuse of existing structures is preferable or the use of designs based on or referencing the existing. The use of the Cooks Cottage for an interpretive display for example is preferable to the construction of a new interpretive shelter in this location. Design themes such as those used in the entry signage to the Woolshed Precinct should continue to be consistently used. The design of signage should be guided by the Park Signage Manual.

NPWS policy generally discourages private memorials in Reserves. There is unlikely to be demand for memorials in the Yanga Reserves. There are some existing memorials and graves that are part of the heritage values and should be retained. Generally the policy should be observed in the Yanga Reserves and any memorials considered in the future should be directly related to the Reserves.

Policy 8.5.1

Generally there should be no new major formal landscaping work, rather maintain the existing landscaped areas associated with the pastoral use and conserve the natural environment.

Policy 8.5.2

In any new landscaping (e.g. picnic areas) species used in plantings should be locally endemic and be designed to replicate the natural landscape.

Policy 8.5.3

New fencing and park furniture such as visitor seating should be in keeping with the character of each precinct, or be of a simple modern design, refer PWG Park Facilities Manual and designs already developed for the Woolshed Precinct.

Policy 8.5.4

New fencing should be farmyard or paddock fencing, similar to the existing or to historical precedents at Yanga, e.g. picket fencing is shown in Homestead photos.

Policy 8.5.5

Minimise and co-ordinate signage. Refer to the PWG Signage Manual and designs already developed for the Woolshed Precinct. The design of signage should not detract from the visual character of the place.

Policy 8.5.6

Any additional recreational amenities should be designed to not detract from the visual character of the area. Locations should relate to natural and cultural features within the park, including outstations of the former pastoral station.

Policy 8.5.7

Where possible adapt existing unused structures to provide facilities and amenities, where this can be done without damaging heritage values.

Policy 8.5.8

Where possible, utilise the existing toilet blocks or otherwise standard NPWS toilet blocks such as those installed at the Woolshed Precinct. Some installations may need to be designed to be capped in floods.

Policy 8.5.9

Conserve existing memorials but do not generally add new memorials.

8.6 Fire Protection, Egress and Equitable Access

Fire and Egress

The Yanga Reserves will be subject to bushfire risk as are all reserves. These policies do not address bushfire risk generally which would be considered in a Plan of Management. This section considers the protection of heritage assets in case of fire and user safety as required under the Building Code of Australia (BCA) and the provision of equitable access as required under the Disability Discrimination Act (DDA).

Parts of the site are vulnerable to wildfire damage with the potential for fires caused by arson, natural causes such as lightning strikes and accidental causes such as escaped camp fires or dropped cigarette butts. The most significant buildings are timber and some are particularly vulnerable to fire damage. For example the Homestead verandahs currently have chicken wire under the timber shingle lining and decayed timber has accumulated over the wire and dry grass accumulates in some sub-floor spaces. Dry manure is accumulated under the Woolsheds and this is highly flammable. Areas around farm structures were generally bare as a result of use and with the stock removed vegetation is now encroaching on unused yards and structures.

Historically the former owners provided some fire fighting capability with the fire truck now in the Long Shed, and later with a modern truck (now at another property Is-Y-Coed PL) and with elevated water tanks fed by pumps from the lake. Water for fire fighting was also available from the rivers and creeks (unless they were dry) and smaller sources from water tanks. There was also a fire hydrant system around the Homestead that is known to have been successfully tested in 2007/8 by manager Alistair Cox.

Currently there are portable fire extinguishers strategically placed around the Homestead as well as the hydrant system and water tanks. Additional supply and tanks have been installed since acquisition. There are no fire detection systems or automated suppression systems. The park entry gate to the Homestead Precinct is locked at night and the nearest occupied residences are the Lakeside Cottages. Similarly there is no occupied residence at to the Woolshed and the Irrigation Cottage is the nearest occupied residence. There is 24 hour opens access to the Woolshed Group. Consideration needs to be given as to how the alert would be raised in case of fire and to access by NPWS or other fire fighters. The normal practice is to include fire brigade locks on chains or to cut the chain on locked gates or to cut fences. This should be integrated into the fire management plan for the Reserves.

Some buildings have existing fireplaces and fuel stoves etc.. These may be used as required but flues and chimneys should be swept occasionally to reduce the risk of chimney fires and maintained to ensure flues are intact. Egress in case of fire is not generally a problem in buildings at Yanga as most have many doors or openings to escape from. Egress needs to be considered however where doors are locked. In public spaces consideration should be given to the need for "Exit" signs to indicate escape routes and the location of assembly areas. As required under the BCA smoke detectors have been installed where people are sleeping in buildings and would be required in other buildings if they are used for accommodation in the future.

Equitable Access

Some of the users and visitors may have some form of disability that limits their mobility or ability to appreciate the place. Provision should be made for them but any access provisions should not be visually intrusive nor detract from heritage values. The place never had formal paving rather stabilised earth paths. In most structures there is existing on-grade access at some point which should be used rather than new ramps. On-grade access should be provided to any new interpretive structures or visitor facilities. Where existing areas are difficult to access they can be presented by other means, through audiovisual or other interpretive devices.

Policy 8.6.1

Maintain asset protection zones around significant heritage items, especially those vulnerable to fire damage, and clear flammable materials from under buildings and from voids. Refer also to policies 4.2, 4.3 & 4.4.

Policy 8.6.2

Protect people and the fabric of the place from fire by use of smoke and fire detection and alarm systems and fire suppression measures such as hydrants, fire extinguishers, access to water and consider the need for and practicality of fire sprinklers. Note: smoke alarms already installed in residences.

Policy 8.6.3

Develop an overall design for fire safety / upgrading for the Homestead and Woolshed Groups. Seek advice from a fire engineer experienced in heritage asset protection. Consider protection of significant contents such as paper archives and station records and furniture as well as heritage structures.

Policy 8.6.4

Manage the uses of the site generally, buildings and fire sources to reduce fire risk to buildings and their occupants by measures including:

- do not store flammable materials in heritage structures or places where people sleep*
- prohibit smoking in or near flammable buildings including the Woolshed and Homestead*
- prohibit camp fires close to significant structures in the Woolshed and Homestead Groups*
- maintain fireplaces, ovens, flues and chimneys by sweeping and ensuring they function correctly, for example, that they do not leak smoke through open mortar joints or holes.*

Policy 8.6.5

Provide for equitable (disabled) access for visitors where practical and where it does not conflict with the retention of cultural significance. This may include provision of directions to existing on-grade access, new ramps, arrangements for vehicular access and provision for hearing or vision impaired visitors at exhibitions.

Policy 8.6.6

Use alternate approaches where it is not practical to provide physical access without detracting from heritage values. This may include presenting information by other means e.g. interpretive devices, videos or printed information.

9.0 Use and Interpretation

Principal policy: Manage the reserves for use associated with experiencing and managing natural and cultural values. Encourage and enhance nature based tourism centred on the riverine forests and cultural tourism centred on the Homestead and Woolshed Groups. Interpret the history.

9.1 Compatible Use

Yanga was a pastoral station and this use was part of its heritage significance. This use ended with the declaration of the Reserves and in particular the removal of stock and the cessation of the business. These significant former uses can be interpreted through conservation of items and interpretive devices. Some traditional uses associated with land and water management continue such as the use of residences and of water management infrastructure.

There were other significant uses such as recreational use by the local community and Aboriginal association which are appropriate to continue. Some traditional uses such as hunting and logging are no longer allowed nor are they appropriate in an area open now to public visitation. Special provisions may be able to be made to allow continuation of significant continuing uses such as facilitation of access to Aboriginal elders, allowing events such as B&S balls or staging occasional events such as demonstration shearing. Detailed consideration should be given to allowing activities or events such as horse riding on traditional mustering, management or exploration routes (not general access) but impacts need detailed assessment. Similarly removal of timber may be required for ecological thinning or restoration and limited firewood collection may be appropriate, e.g. large piles of timber previously made during logging works.

Currently some buildings are unused and some have new uses. The adaptive reuse of the Staff Barracks as the park office and of the Cooks Cottage for the exhibition are compatible new uses and do not detract from heritage values. Reuse of buildings is desirable as it generally leads to better maintenance and conservation. The storage use of part of the Refrigeration Shed is broadly a compatible use but the construction of a new shed within the old shed by Yanga Pty Ltd means that the building was not conserved.

The modern loading area of the Woolshed has been successfully used for events and there is potential, subject to conservation and safety issues, to use the building for large events, including, for example, Woolshed dances. Uses for the Shearers Quarters could include accommodation for visitors such as school or volunteer groups or special interest groups. The Homestead could be used for events such as dinner parties but whether any part could be used for accommodation is a matter of debate. One model is Coolamine Homestead in Kosciuszko National Park which is run with a resident manager occupying part of the house and guests staying in bedrooms however this may not be compatible with the Yanga collection. A Caretaker could be accommodated in part of the Homestead or ancillary structures. The Barracks was formerly accommodation as was the Cooks Cottage and both could be again if current uses were moved elsewhere in the future. There is also potential to add accommodation or service wings if necessary to support use of a significant building. Currently the main significant buildings are managed as open "museums" with guided access but such use requires staffing and financial support.

Compatible uses recognise, utilise or interpret heritage values, are related to the place, have minimal requirements for change to significant fabric and, in existing buildings, fit the spaces available without major alterations. Use for the purpose for which individual buildings were designed is generally compatible but may require upgrading, for example, of stoves in kitchens to meet modern safety standards, or of bathrooms, and this may have heritage impacts. Future uses may be proposed that have not been considered. The impact of such uses on the heritage significance of the place should be assessed to determine their compatibility.

Uses are not compatible if they require major alterations or additions or extensive new services, if they overload or overuse structures, if they restrict another significant use or if they lessen, obscure or confuse the heritage values of the place or do not recognise social significance. New uses should not be introduced if, when assessed, they detract from significance.

Policy 9.1.1

Use the Yanga Reserves for education, recreation and other uses associated with experiencing and managing natural and cultural values.

Policy 9.1.2

Encourage adaptation that is compatible with heritage values, where necessary to allow compatible and associated uses to continue. See also new works policies.

Policy 9.1.3

Seek compatible uses for buildings. This includes unused buildings where their use and associated maintenance assists conservation. In particular consider remote structures such as the Breer and Redbank Complexes.

Policy 9.1.4

Seek to allow and support use of associated outdoor areas for their original purpose such as tennis and gardening at the Homestead.

Policy 9.1.5

Support recreational use by providing amenities, such as day-use facilities and camping, and additional toilet blocks as needed, e.g. near the Homestead car park and former Staff Barracks.

Policy 9.1.6

Manage compatible uses so they do not impact on heritage values and are consistent with the aims of reservation of the park.

Policy 9.1.7

Consider the need for services when assessing the compatibility of proposed uses. Refer also to policies 8.4. Consider heritage values when upgrading facilities or infrastructure.

Policy 9.1.8

Assess the heritage impact of proposed new uses and do not allow if the use detracts from heritage values.

Policy 9.1.9

Compatible uses of heritage items should:

- *have minimal requirements for additions;*
- *fit the spaces available without alteration to significant fabric;*
- *not require extensive services;*
- *not conflict with social values of the place; and*
- *not overload or overuse structures.*

Policy 9.1.10

Encourage uses of heritage items:

- *related to the original use in each case, such as residential use of quarters and residences;*
- *using ancillary or out buildings to support the function of main buildings such as the homestead or woolshed;*
- *that utilise or interpret the particular heritage values of the Yanga Reserve such as bird watching or learning about pastoralism and rural life;*
- *that focus on enjoyment of the natural environment such as boating; and*
- *occasional events such as Woolshed dances etc. or rides using stockyards.*

For example, the events that have been held at the Woolshed such as Yanga Alive, the dance held as part of the 5 River Festival and tours are suitable uses. Small scale commercial activities may be compatible such as produce from the orchard, local produce and jam etc. markets, food provision at events.²

Policy 9.1.11

Discourage or cease uses/activities that:

- *cause unacceptable wear and tear on historic fabric or damage to the natural environment; and*
- *are unrelated to the place and its history and heritage values. For example car racing or commercial retail outlets.*

For example events such as car or motor cycle rallies, cycling marathon competitions, off road bike events, Enduro events, commercial horse riding using large trucks for horse transport, motor boat racing etc. have caused damage to the environment in other national parks and are not suitable uses. Commercial food chain outlets or large scale exclusive resorts are incompatible uses.

² Mildura is a centre for "Slow Food", "Local Food" and there is potential to appropriately link with such local activity particularly to interpret Yanga's orchard and pastoral history. See <http://www.slowfoodfoundation.org/> and <http://slowfoodperth.org.au/2011/02/local-food-movements-matter/>.

Policy 9.1.12

Examples of compatible uses for items are in the following table:

ITEM	USE (NA=not assessed)
Yanga Precinct	
Yanga Homestead Group, homestead & residences	
Main building	Conserve as house museum and part of outdoor museum, display of contents, exhibition, possible partial use for management accommodation. Guided tours of interior, especially hall and four main spaces. Occasional use, events use, homestead lunches / dinners or similar. Possible occasional accommodation use in association with events (subject to investigation).
Kitchen wing	Conserve as house museum and part of outdoor museum, display of contents, exhibition, possible partial use for management accommodation. Guided tours of interior including office, store and kitchen / dining area. Occasional use - events, homestead meals. Possible occasional accommodation use in association with events (subject to investigation).
Ablution block	Toilet and shower block associated with homestead. Conserve as part of outdoor museum and continue to use.
Cook's cottage	Exhibition, if no longer required for this use for management or tourist accommodation, associated with homestead. Conserve as part of outdoor museum.
Front garden	Lawn and flower garden, outdoor events. Conserve as part of outdoor museum.
Orchard	Orchard, productive garden, outdoor events. Conserve as part of outdoor museum.
Back garden	Outdoor events. Conserve as part of outdoor museum.
Tennis court	Tennis, outdoor events. Conserve as part of outdoor museum.
Yanga Homestead Group, sheds & service buildings	
Laundry	Conserve as part of outdoor museum, display or functional laundry, possible accommodation or exhibition.
Meat house	Use as coolroom for food (or other) storage. Conserve as part of outdoor museum, display or functional. Possible exhibition.
Refrigeration shed	Conserve as part of outdoor museum, display coolroom and machinery, possible exhibition. Modern store may be removed or replaced, use for active storage, storage of items from Yanga moveable heritage collection, exhibition, education, services for Homestead Group.
Workshop	Retain as part of outdoor museum, display or functional workshop or use for active storage, storage of items from Yanga moveable heritage collection, exhibition, education, services for Homestead Group or associated activities / events. May be substantially altered or added to.
Machinery shed	Store or other use as required. Alter or add to as required.
Former stores building	Conserve as part of outdoor museum, display station store, possible exhibition or space for group activities with relocation of some of contents (see MHMP).
Pump house	Conserve exterior as part of outdoor museum, interior may be used for active storage or for service functions to support other uses.
Stores outhouse	Conserve as part of outdoor museum.
Water tank towers	Water storage. If no longer used conserve as part of outdoor museum.
Long shed	Conserve as part of outdoor museum, display tack room, truck, possible exhibition or space for group activities with relocation of some of contents (see MHMP), building materials / spares store, management use.

ITEM	USE (NA=not assessed)
Stables	Conserve as part of outdoor museum, display stables, feed store, stable hands room (initially from exterior and from interior when stabilised). Possible exhibition or space for group activities with stabilisation. Possible occasional use for horses if events require or for interpretive demonstration.
Carriage shed /smithy	Conserve as part of outdoor museum, display blacksmiths forge and storage area (initially from exterior and from interior when stabilised). Possible exhibition or space for group activities with stabilisation. Events. Visitor shelter.
Kill house and Yards	Conserve as part of outdoor museum, display interior of kill house and allow walking through yards. Possible exhibition and occasional use for horses if events require or for interpretive demonstration.
Staff barracks – four buildings (Singlemen’s Quarters)	Conserve as part of outdoor museum. Use as office. If no longer required as office use for management or tourist accommodation (also outbuildings). Possible exhibition or space for small group activities.
Lakeside manager’s cottage	Residence (staff, tourist or rental), field studies / education centre or similar as required. Alter as required for continued residential use.
Lakeside middle cottage	Residence (staff, tourist or rental), field studies / education centre or similar as required. Alter as required for continued residential use.
Palmtree cottage	Residence (staff, tourist or rental), field studies / education centre or similar as required. Alter as required for continued residential use.
Redgum cottage	Residence (staff, tourist or rental), field studies / education centre or similar as required. Alter as required for continued residential use.
Alfred Parker’s grave	Manage as a cemetery / grave. Preserve headstone.
Others	
Yanga House rubbish dump west 19 th C	Preserve as archaeological site.
Yanga House rubbish dump east 20 th C	More detailed assessment needed. Parts may need to be preserved as archaeological site or recorded on disturbance.
‘Old Station’ site	Preserve as archaeological site, interpret, visit on tours
Yanga Lake regulator and bridge site	Conserve as operating regulator. If this is not possible retain as managed ruin and part of outdoor museum.
Rabbiters Hut and silos	Retain as managed ruin and part of outdoor museum.
Sheep dip	Retain as managed ruin and part of outdoor museum.
Railway and Yanga Siding	Retain as archaeological site, interpret, visit on tours, don’t bulldoze.
Yacht Club (former)	Recreation, boating, day use area.
Pumping Station	Use if required or ruin managed for public safety
Pelican Point house site	Preserve as archaeological site, interpret.
B & S Ball site	Record. Ruin managed for public safety
Henry’s Camp	Retain as archaeological site, don’t bulldoze
Old Fishing Camp	Retain as archaeological site, don’t bulldoze
Piggery	Record. Ruin managed for public safety
South Yanga homestead site	NA
Woolshed Precinct	
Yanga Woolshed Group	
Yanga woolshed	Conserve as woolshed museum and part of outdoor museum, display of contents, exhibition. Tours. Occasional use, events use, shearing demonstrations, woolshed dances, or similar.
Woolshed stables	Conserve as part of outdoor museum. Use as required for management, eg general storage, building materials / spares store. May also be used for other purposes such as exhibition, or space for group activities or events with relocation of some of contents (see MHMP).
Yanga Shearers’ Quarters	Conserve as part of outdoor museum with one room interior exhibit. When repaired use for tourist, education accommodation.

ITEM	USE (NA=not assessed)
Cookhouse	Conserve as part of outdoor museum. Possible use as kitchen and / or mess room / eating area in association with accommodation. Events use including interpretation events.
Meat house	Conserve as part of outdoor museum.
Shearers' barracks	Tourist, school group or worker accommodation.
Old Wash House	Conserve as part of outdoor museum. When roofed - tours of interior to show shearers living conditions.
New Shower Block	Operational shower associated with accommodation use.
Contractor & experts quarters	Outdoor museum. Tourist, school group or worker accommodation. Upgrade as residence.
Yanga Irrigation pump house	Retain as working infrastructure. If no longer required retain as managed ruin and part of outdoor museum.
Woolshed cottage	Residence (staff, tourist or rental), field studies / education centre or similar as required. Alter as required for use.
Irrigation cottage	Residence (staff, tourist or rental), field studies / education centre or similar as required. Alter as required for use.
Others	
Site of North Shedhand Quarters	Retain as managed ruin and archaeological site and part of outdoor museum. Interpret, visit on tours.
Embankment	Conserve as part of outdoor museum, interpret.
Sheepyards	Conserve as part of outdoor museum.
Races and Shelters over	Conserve as part of outdoor museum as managed ruin.
Willows Precinct	
The Willows Homestead	Residence (staff, tourist or rental), field studies / education centre or similar as required. Alter as required for use.
The Willows Woolshed	Conserve as woolshed museum and part of outdoor museum. Tours. Occasional use, events use, hire, shearing demonstrations, woolshed dances, or similar.
Others	
Parkers Homestead Ruin	NA
Parkers Sheep Yards	NA
Railway and Impimi siding and town site	NA but retain as archaeological site, don't bulldoze.
The Willows Well	Preserve, make safe, visit on tours
Hults Well	Preserve, make safe, visit on tours
Oakhampton Precinct	
Oakhampton	
Oakhampton Homestead	Mothball / stabilise for future repair and residential use. No camping in vicinity.
Oakhampton Cottage	Residence (staff, tourist or rental), field studies / education centre or similar as required. Alter as required.
Oakhampton Woolshed	Mothball / stabilise as a ruin. May be repaired in future if required for use. No camping in vicinity due to fire risk.
Others	
Oakhampton Irrigation	NA
Abercrombie channels	NA
Lower Fingerboard Well	Preserve, make safe, visit on tours
Uara Precinct	
The Island Charcoal Kiln	Preserve as ruin, interpret, visit on tours
Kietu Head Station site	Preserve as archaeological site, interpret, visit on tours
Kieeta Creek Outlet regulator (ruin) (Kieeta Escape)	Ruin. NA
Yanga Creek regulator	Conserve and maintain in use. Visit on tours. If retention in use not feasible retain as ruin.

ITEM	USE (NA=not assessed)
Other Irrigation Regulators	NA
Devil's Creek regulator	NA
Jardine Irrigation banks etc	NA
Railway line	Preserve formation, do not bulldoze
Tala Precinct	
Breer Hut Complex	
Breer Hut	Shelter (staff, tourist or rental), field studies / education centre or similar as required, interpret, visit on tours. Conserve as part of outdoor museum.
Breer Hut crutching shed	Preserve platform, interpret, visit on tours. Conserve as part of outdoor museum.
Smyth's	
Smyth's Hut	Preserved older part. Use as fishing / walkers shelter. Part of outdoor museum.
Smyth's Crutching Shed	Conserve as part of outdoor museum as managed ruin.
Peacock's	
Peacock's Hut	Conserve as part of outdoor museum as stabilised ruin. Interpret, visit on tours, no camping in vicinity (fire risk).
Others	
Sawmill site on Smyths (near Smyth's Crutching Shed)	Preserve as ruin, interpret, visit on tours, no camping in vicinity.
Breer Yards	Preserve as ruin, interpret, visit on tours, no camping in vicinity.
Tala Escape R3, regulator	NA
Breer Regulator	NA
Tala boat	Preserve as archaeological site, interpret, visit on tours, no camping in vicinity.
Waugorah Precinct	
Waugorah	
Waugorah Homestead	Residence (staff, tourist or rental), field studies / education centre or similar as required. Alter or replace as required.
Waugorah Kitchen	Conserve. Use as kitchen and part of homestead.
Waugorah School House	Conserve. Use as and part of homestead or for other management purpose. Possible tourist accommodation.
Sheds at Waugorah	NA
Waugorah Yards	NA
Redbank	
Redbank Cottage	Residence (staff, tourist or rental), field studies / education centre or similar as required. Minor alterations if needed to upgrade for use.
Redbank Hut	Retain as managed ruin and part of outdoor museum.
Redbank Cook House and Meat House	Residence (staff, tourist or rental), field studies / education centre or similar as required. Minor alterations if needed to upgrade for use.
Pocock's Hut	Retain as managed ruin and part of outdoor museum.
Pocock's artefact scatter	No use, managed ruin, interpret.
Others	
Tarwillie yards	Possible use as yards for horse tours.
Bridges over Redbank Swamp	NA
Hill Paddock Bridge (ruin)	Preserve as ruin, interpret, visit on tours, no camping in vicinity (fire risk).
Barge Wreck, Woolpress Bend	NA

ITEM	USE (NA=not assessed)
Woolshed site on Woolpress bend and embankment	Preserve embankment and archaeological sites, do not bulldoze, interpret, visit on tours, camp or picnic in vicinity.
House site near woolshed site	NA
1AS regulator (R2) (Yanga)	Conserve and maintain in use. Visit on tours. If retention in use not feasible retain as ruin.
1ES regulator (R1)	Conserve and maintain in use. Visit on tours. If retention in use not feasible retain as ruin.
Old Swamp Regulator (Shaws Regulator)	Conserve and maintain in use. Visit on tours. If retention in use not feasible retain as ruin.
Juanbung Regulator	NA
Glenn Dee regulator	NA
Redbank Weir	Irrigation infrastructure (owned by others). Interpret on tours.
Munkurgerie regulator	NA

9.2 Change of use, owner or occupier

The Yanga Reserves are now owned by the NSW Government. It is not envisaged that ownership will change (though some purchased areas are not being retained). However the National Parks & Wildlife Act allows leasing, or use of, areas or buildings, including use by commercial operators. Such use may result in a requirement for some modifications to the fabric. Any agreements with tenants, lessees and tourism operators should reflect the aim of conservation of the place, as a whole, and should limit modifications. For example new users should be aware they will not be allowed to remove original internal walls or make new openings in heritage structures or form new access roads etc..

The management of change will involve monitoring future proposals and approvals for all alterations to heritage items, to ensure that all the works are in accordance with the approved Conservation Management Plan and any more detailed Conservation Plans, Heritage Action Statements or Maintenance Plans. This is an on-going requirement. Conservation policies and schedules of significant fabric should be incorporated into future agreements for use of building or areas of Yanga by private individuals or organisations.

Policy 9.2.1

Should there be heritage items on areas being sold, a strategy for the long-term conservation should be part of the transfer conditions (refer to the NSW Heritage Office's State Agency Heritage Guide – Management of Heritage Assets by NSW Government Agencies).

Policy 9.2.2

The responsibility for maintenance and limitations on modifications should be clearly set out in any lease, tenancy or occupation agreement. Where relevant, the CMP should be referred to in any such agreement.

Policy 9.2.3

Change of use should be based on an understanding of the historical pattern of development of the place and be compatible. See also policies 9.1.

Policy 9.2.4

Any modification that may occur when there is a change of use, owner or occupier should not result in an unacceptable loss of significant fabric or detrimental impact on heritage significance.

Policy 9.2.5

Ensure relevant extracts of this CMP are given to those developing proposals within the area (including, where relevant, temporary uses).

Policy 9.2.6

Minimise intervention in the physical fabric for or by temporary users. The heritage impact of temporary structures and events should be assessed.

Policy 9.2.7

Establish a point of contact e.g. staff or manager, and provide information/advice about significant fabric and development limitations to proponents when modifications are proposed for change of use or occupation.

9.3 Residential Use

Due to the scale of the pastoral property there were, and are, a number of residences located throughout the holding, that were associated with its management. There have been dispersed residences since the earliest settlement. Continued residential occupation of these residences is desirable from a heritage point of view as well as being needed for continuing general property management. On site presence discourages vandalism and theft and allows timely reporting of, and repair of, defects. At present no one is living in either the Woolshed Group or the Homestead Group but people are living at the nearby Irrigation Cottage and Lakeside Cottages. The modern managers' residence near the Homestead is currently used for visiting researchers and staff. This is appropriate but the residence could also be occupied by local staff as could Redgum Cottage (subject to an electrical upgrade). At the Woolshed Group the Woolshed Cottage and the Experts Quarters are in poor condition and are not habitable at present.

There is also potential for the homestead and some of the other buildings to be used for visitor accommodation, particularly buildings that were designed as residences or quarters. It is essential that the main homestead retains its character; it should not be upgraded to a specific star rating if this results in the removal or alteration of significant fabric or in the insertion of intrusive bathrooms etc.. Rather, visitors should experience the characteristics of the place which includes the use of the wide verandahs to access spaces such as kitchens and dining rooms or bathrooms. Less significant residences may be altered more to provide modern facilities.

Policy 9.3.1

Encourage the continued use of residential buildings and as residences associated with park management or for park visitors.

Policy 9.3.2

Quarters should be considered for use for visiting staff or researchers or for visitor accommodation.

Policy 9.3.3

Substantial alterations / upgrading to significant buildings should not be undertaken to accommodate tourists, the visitors should experience what the house would have been like in the pastoral phase.

Policy 9.3.4

Minor alterations and service upgrading may be undertaken to facilitate residential use.

Policy 9.3.5

Services etc.. may be accommodated in small discrete additions if necessary for residential use or visitor accommodation rather than changing significant fabric.

Policy 9.3.6

In residences other than the homestead, minor alterations may be made, particularly to upgrade bathrooms and kitchens to allow use.

9.4 Minimising Vandalism and Unauthorised Use

The site has not been subject to extensive vandalism, probably in part as access has been limited. Both public and private properties in the area are reputed to be increasingly subject to vandalism, theft etc. and some have substantial fencing to limit access. Large areas, formerly private property, are now open to public entry. Vehicle access is limited by road conditions and sometimes flooding, by default, restricts access. However the Reserves are dissected by public roads and access to some key heritage sites is unrestricted. The Homestead access road is currently locked at night at the highway. The new campsite in the Woolshed precinct has been constructed away from the existing structures to limit the possibility of vandalism, inadvertent damage and inappropriate use.

Active use and maintenance tends to discourage vandals. The continued residential use (of buildings built as residences) will also help to lessen the risk of vandalism (refer also to the section above on residential use). Fencing and locking gates is likely to continue to be necessary to protect assets.

The change in ownership has meant that some uses that were permitted by the past owner can no longer occur, as these uses are prohibited by the NPW Act. There will be a period where inadvertent unauthorised use may occur. Community and public education will help to disseminate the aims of the Reserves and what uses are allowed as well as signage to indicate prohibited uses. All National Parks are at risk of unauthorised use and this should generally be managed as in other parks, however particular care and measures need to be taken in the vicinity of heritage items to ensure such use does not result in damage.

Policy 9.4.1

Maintain buildings/groups secure against vandalism.

Policy 9.4.2

Encourage compatible and permitted uses and maintain the place well to discourage vandalism.

Policy 9.4.3

Liaise to educate the community, including school children, and general public about Yanga to encourage respect for the place and an understanding of uses allowed. Erect signage that indicates prohibited uses.

Policy 9.4.4

Monitor where problems are occurring so that particular preventative strategies can be developed.

Policy 9.4.5

Maintain an active, visible staff presence at key sites including as occupants of existing residences.

9.5 Vehicular Access and Parking

In the past there was general vehicle access throughout the property and informal parking. Some areas were never accessible to vehicles and horses were used. It is not envisaged that more vehicle access will be provided than in the past, though existing tracks may be stabilised to allow management and/or visitor access. In some cases tracks may need to be rerouted, to avoid areas where environmental damage is resulting, or upgraded for safety.

Parking historically was random apart from fenced home paddocks in some of which there are garages or carports. The Carriage Shed and Stables in the Homestead Group housed the vehicles in the past and vehicles approached the Homestead from the west side. Traditional access and parking locations should be used approaching heritage items. Where new visitor parking is needed it should be sited so as not to impact on heritage values and not to detract from the character of the place.

Generally roads and parking in the pastoral era was informal with stabilised earth and without formal kerbs and gutters. This should be maintained and urban details not introduced. The extent of visitor vehicle access may need to be limited in some places to protect heritage values and this should be with farm fencing and planting rather than kerbs and gutters (such as the fencing in the Homestead Group between the carpark and the heritage buildings. Care should be taken to keep visitor vehicles away from fragile structures (such as Peacocks Hut), archaeological sites and slabbed wells and sheep dips etc. that are hazards.

New carparks have been developed at the Homestead, the Woolshed, Willows Woolshed and in association with the new camping and day-use areas at Mamanga in the Woolshed Precinct. These are generally compatible and not intrusive, though the carpark fencing at the Homestead is not in a location that was originally fenced. Vehicles used to be able to drive to the office but such access is not appropriate for unlimited public access.

Road access to the former Yacht Club site is on a track from the Highway to the north and when the lake is dry through the Homestead Group and across the lake bed. This was a community recreation site and it is desirable that this remains publicly accessible. Road access may need minor upgrading and a parking area arranged. An additional site on the east of the lake has also been made available for public recreation, accessed separately off the highway. Pelican Point is also accessed by a road across the lake bed but this area is archaeologically and socially sensitive and public vehicle access is not desirable.

Policy 9.5.1

The vehicular track network should follow the historical access patterns where practical and should remain rural in character, i.e. dirt rather than bitumen. Sealing may be required in some locations. Refer also to policies 3.4.1 and 3.4.2. There should be no extensive new road network rather track rerouting and extension to avoid environmental damage, to provide management access where needed or to access visitor use areas.

Policy 9.5.2

Maintain existing vehicular access tracks and upgrade as required for management. Allow public vehicle access on such tracks where they provide access to recreation areas. Close tracks not on historical access routes where not needed for management, for example, timber getting tracks.

Policy 9.5.3

Restrict public vehicle access to fragile or hazardous historic sites.

Policy 9.5.4

Provide informal parking for visitors at recreation areas and historic sites open to the public but locate so as not to intrude on views or the character of the place.

Policy 9.5.5

Parking areas should be rural in character using stabilised earth or gravel, farm fencing and planting to delineate, rather than kerbs and gutters.

9.6 Tourist Activities and Visitation

The Yanga Visitation Establishment Plan, prepared in 2008, should be referred to for detailed analysis of tourism and visitation. Visitation to Yanga in the past was primarily locals entering the site by agreement and workers and owners. The place was not generally publicly accessible but many local people worked here. Since it became a national park there has been free public access. Tourism to the new Yanga Reserves reflects this and has concentrated on the sites initially developed at The Woolshed, Homestead and the Willows. The new activity is centred on the natural features of the river and lake and the cultural features of the Homestead and Woolsheds. The use is too recent to be able to analyse trends or origins of visitors.

One of the CMP project objectives in the brief was to identify cultural tourism and education opportunities within the Hay and Balranald regional tourism context. Opportunities that may generate revenue or may be readily sustainable were to be identified with issues or constraints highlighted. Opportunities for engaging with the local community were to be identified. Aspects of this objective are considered in this section. The tourism report, discussed in Chapter 6.0, did not fully explore the potential for cultural tourism and made assumptions about how the site would be presented that may not be in accordance with current conservation philosophy or cultural landscape approach used for large and complex heritage sites.

In addition to those already identified, cultural tourism activities could include walks, visiting certain buildings, events in buildings or building groups and guided tours of archaeological, historical and Aboriginal sites as well as the possibility of staying in heritage buildings. There is also potential for events related to cultural and natural heritage, demonstrated by the activities associated with Yanga Alive and the 5 Rivers festival. Such activities may be arranged by NPWS or as part of a mutually beneficial formal partnership with licensed tour operators and/or communities.

There is also a strong interest in the birds and other natural features associated with the wetlands. Their may be future opportunities for educational residential programs in existing quarters or camping. Another potential visitor group is volunteer groups such as conservation volunteers who may stay in return for work on projects on the site. There are many potential opportunities for this at Yanga.

Many visitors to Yanga are locals, visiting for recreation and to attend activities developed involving the local community. There has been a range of successful events run for local schools and other groups. When Yanga Lake is full the local community use the lake for boating, now regulated by a boating plan. There is strong local involvement in the Friends of Yanga and the restoration of the Homestead Garden. The local community is an important visitor base for Yanga and many have continuing associations with the place. Other potential visitor activities are mentioned in other parts of this CMP.

Further interpretation would enhance the cultural tourist's experience (see later). Interpretation should present the heritage values of the place and enlighten visitors about its past. There is possible future potential to cooperate with other organisations to develop occasional activities that have a cultural focus. It is preferable that cultural tourism be focused on understanding the specific heritage values of the Yanga Reserves such as the wetlands, the process of squatting and selection beyond the settled area and how the place was used for pastoralism, rather than more general themes.

There is potential to work with other pastoral sites in the Riverina to develop tours to a number of comparable sites and related exhibits such as Shear Outback. Similarly Mungo National Park is close enough to be combined on a tour. This could be developed by NPWS, tourist operators or by the local community.

There is currently no park entry fee and no charge for Homestead or Woolshed tours. Fees may be needed in the future but local recreational access and association should be maintained and not be discouraged by fees.

Policy 9.6.1

Present the Yanga Reserves to visitors as a cultural landscape, concentrating on the particular aspects of the natural and cultural significance of the place.

Policy 9.6.2

Encourage tourism activities that contribute to an understanding of the cultural landscape including the natural landscape, modifications to the landscape including the former pastoral use, water management and the use of the land and its resources by Aboriginal people.

Policy 9.6.3

Encourage participation in guided activities and special events that allow a more in depth understanding of the place.

Policy 9.6.4

Work to develop mutually beneficial partnerships with community groups, volunteer programs, tourist operators or organisations and related sites to encourage visitation.

Policy 9.6.5

Encourage visits by the local community for recreation, including boating and fishing etc., and events to maintain cultural associations and as a basis for park visitation.

Policy 9.6.6

Key elements, which could contribute to the overall character of the cultural landscape, should be managed and conserved such as wool-presses or barges / boats.

9.7 Interpretation

Chapter 6 outlines interpretive messages. It is important to ensure interpretation of the range of cultural heritage (Aboriginal and European) and the natural heritage values of the Park continues to be presented. The Aboriginal creation story should be interpreted and Aboriginal occupation as well as natural and historical information. Interpretation should focus on Yanga specifically rather than cover general themes that are covered at many other places. As in all places it is preferable that local Aboriginal community members are in interpretation of Aboriginal heritage and the content and nature of interpretation of Aboriginal heritage.

Interpretation should be based on factual information and should present historical documents and images related to Yanga. It should present missing elements of significant aspects and should provide information graded for a range of visitors. Interpretation can also present information on aspects of the site that cannot be visited or are not on display.

Conservation works and repairs can help to interpret places, as can interpretive devices and activities. Existing interpretive displays are appropriate but will need change and development in the future. The display in the Woolshed is regarded as temporary and is designed to be removable if for example it is decided to run sheep through the shed or for some other use. New interpretive displays should be designed so that they do not detract from the site itself. They should complement the character of the site and, if outdoors, be made of robust material that withstands the weather and is resistant to vandalism. Where possible, any signage should be located in places with a reasonable level of public surveillance to deter vandalism. It is important that the signage adopts a consistent language and form.

Brochures and/or self-guided tour maps should be produced with basic interpretive information to encourage visitation and to foster understanding of the heritage significance of the site. Routes through areas can interpret past patterns of use, such as the route taken by sheep through the Woolshed, or the office and commercial (west) side of the Homestead and the private (east) side. Information in the Interpretation Plan and background reports, CMP, historic images and plans should be used as a basis however the material presented should highlight the surviving physical and documentary evidence and explain what is left to see today. Any brochures or published material should also be available electronically.

Policy 9.7.1

Interpret the place as part of an ongoing conservation program.

Policy 9.7.2

Interpret the site for known user groups and the range of potential visitors (based on current research) and present the full range of natural and cultural heritage values.

Policy 9.7.3

Use a range of interpretive options including tours, displays, events and activities, conservation of significant elements and provision of access to buildings and other significant structures.

Policy 9.7.4

Present missing and intangible aspects of the cultural heritage values through interpretation. In particular the Aboriginal Dreaming story and activities no longer undertaken such as shearing.

Policy 9.7.5

Interpret the pattern of operation of the place as a working pastoral station, with largely absentee landlords, station managers, seasonal workers and Aboriginal workers, including oral histories where available. Interpret the annual cycle of pastoral activity on the former station and the response to flood and drought.

Policy 9.7.6

Design interpretation so it does not dominate the place or intrude on the character and experience of the place. It should be sensitive to the social values of the place.

Policy 9.7.7

Work with others, including Councils and community groups, to interpret Yanga.

Policy 9.7.8

Encourage involvement of Aboriginal community members in interpreting Aboriginal heritage at Yanga.

Policy 9.7.9

Explore options for involving local Aboriginal community members to be employed in interpreting Aboriginal heritage sites.

Policy 9.7.10

Base interpretation on factual information. Use the material in this CMP and other research documents and carry out additional research when designing interpretation, the content of which should present and explain documentary and physical evidence.

Policy 9.7.11

Use information in any Interpretation Plan, background reports and this CMP as a guide for brochures etc.. about the site and include historical information on the agency Internet site. This could include:

- Extracts from the CMP and other research reports;*
- Electronic versions of interpretive signs or exhibitions presented on site;*
- Copies of historical material;*
- Issues for comment;*
- Contacts for information; and*
- Links to related sites.*

Policy 9.7.12

Consider holding events or open days when work is in progress to demonstrate bush skills continuing at the place, such as bush carpentry, or skills no longer practiced at the site, such as shearing. See also policy 2.5.3.

10.0 Plan Consultation and Review

Principal policy: Manage the Yanga Reserves according to the policies of this Conservation Management Plan (CMP) and make the CMP readily available.

10.1 Adoption

Long-term conservation requires the continued implementation of both management and conservation strategies to provide for the retention and enhancement of the cultural significance of the place. It should be guided by this plan, following its endorsement by the Agency.

Policy 10.1.1

Use this CMP as a basis for the future management and long term conservation of the site.

Policy 10.1.2

Endorse and adopt this CMP.

10.2 Accessing the Conservation Management Plan

It is intended that this CMP becomes a publicly available document. The document should be made available electronically and / or hard copies should be lodged with the Yanga, Hay and Griffith OEH offices, the head office at Hurstville, the NSW Heritage Office and relevant local council libraries. The study should be readily available to staff, consultants, the local community and through research libraries. The CMP is in several volumes some of which relate to detailed management and are not relevant for placement in local libraries for example, rather intended for daily use. It should be noted that no copyright clearances have been obtained; the report has the status of an unpublished study.

Policy 10.2.1

The CMP should be a publicly available document.

Policy 10.2.2

Make the report available electronically.

Policy 10.2.3

Lodge copies of this report with the relevant OEH offices, NSW Heritage Office library and make relevant volumes of this report available to the local community through the local library.

10.3 Periodic Review

The policies in this CMP, and their implementation, should be reviewed on a regular basis, ideally, every five years. This review should aim to ensure that best conservation methodology and practice is integrated into the planning of new works and the day-to-day maintenance and operation of the site. Input from the site users, key stakeholders and local communities should be sought when the document is reviewed.

It is likely that additional documentary and physical evidence will come to light in the future. Depending on the nature of the discoveries, there may be a need to re-assess the conservation policies contained within this document. Further detailed historical research will continue to be undertaken, additional archival information will become available and additional features will be found on the site. Additional information should be filed when it arises, made available to those undertaking future reviews and incorporated in revisions.

Policy 10.3.1

Review this CMP every five years, when monitoring indicates it is necessary, or when substantial new information, which requires a policy change, comes to light or as required by State of the Parks reporting.

Policy 10.3.2

Consult with staff, users and the local community in any future reviews of this CMP.

Policy 10.3.3

Include any findings of detailed studies and on-site investigations when reviewing and updating the CMP.

11.0 Research, Listing, Recording and Monitoring

Principal policy: Keep records of work and monitor the condition of the place and use this information when planning works. Develop and maintain an accessible collection of historic documents, research reports and encourage continuing historical and other research. Arrange heritage listing.

11.1 Keeping and Using Records

There is a large collection of documents about Yanga however this resource is currently difficult to access. These documents range from station records purchased with the property (refer to policies 6.1) to reports recently carried out by many NPWS staff and consultants. Many of the reports previously written, and background material previously collated, is not currently available at Yanga or electronically. Some historic photographs are available in electronic format, but their origin, photographer and dates are uncertain. An overall records management system should be set up so that the extent of the collection at Yanga can be determined and used. There is considerable information on the detailed historic plans of the portions and there is likely to be more in the survey books and run maps that are still held by the former Department of Lands. These have not been sourced or researched for Yanga. The portion maps for the sites within the property with buildings on them were obtained via NPWS head office at Hurstville and provided valuable historical information.

One discrepancy that has come to light is that many of the previous studies have relied on secondary sources and the current location of the archival material that was re-interpreted by these studies is unknown. In addition copies of material held on site are not annotated as to where it came from, or who produced it. An attempt was made to view some of the early surveys of the area, listed in various bibliographies and in the archival material catalogue at Yanga as being from State Records (at Kingswood, Sydney), however the archivists advised that a number of the surveys and run maps that were once accessible via State Records were returned to Department of Lands in the early 1990s, as they were constantly needed by the agency. This material is not currently available to the public however in the longer term access could possibly be obtained with the land owner's permission. The historic maps of NSW held by the former Department of Lands are in the process of being scanned, starting with the Parish Maps. The parish maps can now be accessed on line via <http://parishmaps.lands.nsw.gov.au/pmap.html>. Other historic material held by the former Department of Lands can be accessed via www.baseline.nsw.gov.au.

Beyond what is shown on the portion plans, little detailed documentary evidence was found indicating the original configuration and use of many buildings or even the date of construction of the Homestead. Evidence may exist in the pastoral company records or in the land title and surveying information that provides more detail. For example one box randomly accessed on site had architectural plans for the Woolshed Shearers Quarters and Cookhouse / Mess Hut. Some of the material included in the Cooks Cottage exhibition is original i.e. hand drawn on linen, but has not been copied or professionally conserved.

Historic photographs, oral histories, physical analysis and archaeological evidence have provided some insight into the configuration and operations of the former buildings and structures and are likely to provide more in the future. Past staff and local tradespeople have a detailed knowledge of alterations to the buildings since World War II. Such records are a valuable resource that should be available for future work. Similarly it is desirable that works and the condition of items are recorded and can be used for reference. It is also desirable that a sequence of photographs be maintained, with similar images taken at regular intervals, using the same viewpoint each time. A comprehensive photographic survey of heritage features of the Yanga Reserves should be undertaken, supplemented with aerial photographs of the site. Digital images have been taken during the preparation of this study, some of which are included in this document. Photographic records of works are also made by staff, detailing the extent of modifications to the buildings undertaken and these should be retained and stored in a way that they are accessible.

Policy 11.1.1

Record conservation work. Record, explain and archive why changes to the place have been made.

Policy 11.1.2

Establish a sequence of photographs recording the state of the fabric, taken at regular time intervals and recording the place, especially deterioration, unoccupied structures, structurally unstable features, items conserved as ruins and sites subject to overuse or erosion.

Policy 11.1.3

Establish a records management system to record and access all of the reports, conservation studies, scientific studies, oral histories etc. related to the property.

Policy 11.1.4

Use the records and research to guide decisions, including using oral history information to assist in understanding recent history and changes.

11.2 Monitoring

As part of conservation, it is important to monitor the condition of the fabric and use this to prioritise works and identify whether other management measures are necessary. This includes monitoring the impact of use of buildings and of the place. Protection measures need assessment for effectiveness. Buildings need checking to assess wear and tear and, for example, overuse or over loading of floors etc.. Similarly natural features should be monitored for overuse, erosion etc..

Of particular importance is the monitoring of items identified as having structural defects. Some items such as the Stables and Coach House / Smithy and the water tower at the homestead, need active monitoring whilst stabilisation measures are being developed. Stabilised structures should be monitored and additional works programmed if measures have failed or further stabilisation measures are necessary. In particular heads over openings, overhead structures, footings and propped walls are vulnerable to decay and their deterioration may cause structural collapse. Elements not in regular use should be inspected as defects often go un-noticed.

Within buildings, some structural timbers are affected by rot and by termite attack. Improper rainwater disposal and groundwater drainage is a key cause of deterioration and the function of gutters, downpipes, culverts and drains should be monitored and they should be cleared regularly.

Policy 11.2.1

Monitor the impact of use on the heritage values and stability of the elements that comprise the cultural landscape and if necessary limit, control or change the pattern of use to ensure its long term conservation.

Policy 11.2.2

Monitor structures identified as having structural defects regularly according to engineering advice and report any movement immediately.

Policy 11.2.3

Monitor stabilised structures on a regular, maximum annual basis.

Policy 11.2.4

Inspect structural timbers in buildings and other structures for termite damage and rot. This should be done whenever maintenance work is carried out (or annually).

Policy 11.2.5

Monitor rainwater and groundwater collection and disposal systems and integrate their repair into the maintenance program

Policy 11.2.6

Monitor path and track use and associated erosion and the condition of walking and other tracks. Stabilise or protect as necessary by limiting access and repairing.

11.3 Mapping and Drawing

Many maps of the site have been found during the preparation of this CMP but not all have been able to be fully analysed, as copies were not available to the study team. Some form part of on site displays whilst others have not been catalogued and are in rolls. It is preferable that historic plans or other large items be stored flat in a plan cabinet or similar. A number of maps, including those on display, were photographed during site visits.

There are additional historical plans held at the station and other archives that could indicate sites of archaeological potential. A limited number of the portion plans have been examined and the run maps are currently not available for public consultation.

Early aerial photographs of the site could be used in conjunction with historic maps to understand vegetation changes, irrigation and the location of former buildings. A series of historic aeriels should be procured at high resolution for continuing comparison and analysis. Historic aeriels are held by the Lands Department (in Sydney), the National Library and the National Archives (in Canberra). Photographs of the homestead taken during a World War II aerial survey were sourced but not the aerial views. Historic topographic maps (including the series produced by the Army during World War II) have also not been accessed but may be a valuable source of information about the land use of the pastoral station. In the past major floods were also mapped and some of the maps remain on site.

The ArcView Site Map produced as part of this report should be used, referred to and further developed with new information as it becomes available. During this study the buildings in the Homestead and Woolshed Groups were measured and preliminary measured drawings prepared for inclusion in this report. This process should be completed. Accurate measured drawings are important as a means to understanding the place and for future use in documenting repairs and change.

Policy 11.3.1

Store original maps and plans flat in a plan cabinet.

Policy 11.3.2

Establish a digital collection of the maps and portion plans relating to the site and the overall pastoral run (including run maps, surveys of the Murrumbidgee, subdivision plans and portion plans) and make the collection available for use.

Policy 11.3.3

Continue to improve understanding of the historical development and condition of the Yanga Reserves through the analysis of historic plans and aerial photographs.

Policy 11.3.4

Continue to use and update the Arcview Plan of the site with accurate locations of items and features.

Policy 11.3.5

Continue to record major environmental events such as floods using maps and aerial photography.

Policy 11.3.6

Use this CMPs measured drawings of structures in the Woolshed and Homestead Groups, for management, particularly for directing or recording works or defects. Prepare measured drawings of other significant items.

11.4 Research Projects

The park offers many opportunities for further research. Research projects could be carried out as part of NPWS programs for the site and by volunteers under NPWS supervision or tertiary students/institutions. As previously noted copies of reports of research projects and other studies should be catalogued and copies kept on site, for use in future conservation planning, for designing interpretation and for research purposes. The records currently held on site have only been partially catalogued. Refer to policies 6.2 Station Records.

Oral history research should be a priority while people who worked at or where otherwise associated with Yanga are living. This resource is irreplaceable and there is limited time to undertake it. Dr Stephen Gapps carried out oral history recording as part of the preparation of his history entitled "Flooded Country". Some of these oral history records are effectively used in the Cooks Cottage exhibition with audio recordings including Bes Murray. Digital audio records were made during the preparation of this CMP of discussions with Ary van Zanten, who worked as a builder at Yanga in the 1950s including on the alterations to the Homestead. The audio files themselves are valuable for use in interpretation to bring the history to life but can also provide key information about the pastoral station which is necessary to management.

A continuing professional oral history recording program is desirable particularly with key people such as the former owners and staff. Initially provision should be made to collect contact details and basic information about people's knowledge and this is currently being done with a visitors' book. This facility should also be available electronically to capture contact details where people cannot visit. Similarly, where the opportunity arises, digital audio recordings should be made of discussions or interviews and the information filed with a record of who was interviewed and when. It would be desirable to have a facility on site and possibly electronically for people to record their stories.

Basic oral history questions can be general such as; What are your memories and experiences of Yanga? or What was your work at Yanga? However questions should be tailored to people's knowledge. For example Ary van Zanten has particular knowledge about the construction, alterations to and original details of the Homestead and Bes Murray has particular knowledge of pastoral activities, Aboriginal sites and of living at Yanga. Many others will have particular information that should be sought and captured in an oral history project. It is not known whether the former owners would be willing to continue to participate in such a program but this would be desirable. The oral history project captured some information from former workers and owners but additional questions are likely to arise over time. People associated with the place may also have photos, letters, maps or other records which should be copied or which they wish to donate. A system should be set up to copy or receive such information, initially a filing cabinet, and to record details of who it was from and any known dates or information about the item.

Understanding of how the place worked is limited and could be greatly enhanced by further research on-site and in the pastoral company archives, records held by the former Department of Lands, licenses etc. recorded in the Government Gazette, supplemented by oral histories with former employees. Refer to policies 11.3.

Additional conservation planning documents may be needed for some areas in the future. In particular the highly significant homestead and woolshed and associated pastoral structures need more detailed investigation on a room by room basis. Similarly more detailed information may be needed for some collections of items that might also be considered as groups. An alternative would be to further develop an inventory or Heritage Action Statement to identify individual construction details, timber moulding profiles etc. and list works required, detailed inspection schedules etc..

Parts of the site are difficult to access and many of the wells, tanks and other features shown on historic maps have not been inspected in detail or even located. Such features need to be progressively added to maps/inventories. Some known features have not been inspected in detail nor their significance established.

A formal research strategy for Yanga could identify particular research projects in areas of oral history, historical, archaeological and other research beyond the scope of this report. Areas for additional research are identified in the introduction to the CMP and below and discussed in relevant sections.

Policy 11.4.1

Undertake, encourage and support projects researching the natural and cultural history and values.

Policy 11.4.2

Carry out further historical research including locating, copying and cataloguing additional source material relating to the historic development of the place such as the Government Gazette, portion plans, run diagrams and other maps of pastoral holdings. Obtain high resolution copies of any maps and plans of the site that are found.

Policy 11.4.3

Make copies of important source material available for future detailed studies (including details of the archive where the original is held or the origin of the material).

Policy 11.4.4

Carry out or encourage research projects including:

- Measuring, recording and analysing structures;*
- Further detailed site inspection and mapping;*
- Research the significance of known features of uncertain origin;*
- Further cataloguing of archaeological and other relics in-situ and off-site;*
- Photographically recording the place at regular intervals;*
- Obtaining and analysing historic aerial photographs;*
- Obtaining and analysing referenced copies of historic documents and photographs;*
- Undertaking further research in the Black family and pastoral company records;*
- Undertaking additional research in public archives in Victoria and NSW;*
- Researching additional historic maps, surveys and written or published records;*
- Analysing in detail historical records especially plans; and*
- Oral history recording about the place and of retiring staff; and*
- Preparation of detailed CMPs for individual buildings or collections.*

Policy 11.4.5

Prioritise oral history research with older people associated with Yanga when it was a pastoral station. Consider a continuing professional oral history program and setting up a facility at Yanga to allow audio recording, e.g. a desk and recorder in the office. Continue to make digital audio recordings noting when the recording was made, who is recorded and a summary of content. File recordings together. Seek information about people's experiences and about Yanga generally including:

- *Operation of the pastoral station;*
- *Yanga as a holiday and recreation place;*
- *How the Homestead and its garden were used;*
- *Memories of events*
- *Knowledge of features of outlying areas of Yanga;*
- *Alterations to and construction dates of structures.*

Policy 11.4.6

Continue to maintain a visitors' book and arrange an electronic equivalent where people can record names and contact details and notes about their association with Yanga.

Policy 11.4.7

Set up a system, such as a dedicated filing cabinet and register and an electronic equivalent, to receive donations from people such as photographs. Record who donated any material and any information about its date and origins.

Policy 11.4.8

Consider developing volunteer programs to carry out suitable research projects.

11.5 Heritage Listings

Aspects of the Yanga Reserves have been assessed as having State significance. Formal heritage protection through inclusion of updated information in the agency Section 170 register (HHIMS) and nomination to the State Heritage Register (SHR) is recommended. This report provides additional supporting material for a nomination to the SHR. Consultation should be undertaken with CC&HD and the Heritage Branch / Office administering the Heritage Act to determine the most appropriate formal heritage protection of the site. The Yanga Reserves are not listed on the Balranald or Wakool LEPs.

Policy 11.5.1

Consider nominating the Yanga Reserves to the NSW State Heritage Register and liaising with Balranald and Wakool local councils about possible listings on their heritage schedules.

Policy 11.5.2

Incorporate the identified building / item groups into future heritage listings.

Policy 11.5.3

Ensure that as part of any heritage listings, individual items such as the main homestead and the woolsheds are clearly identified and located on maps.

8 Implementation Strategy

8.1 Implementation Generally

This implementation strategy deals with cyclic maintenance and conservation works associated with the Yanga Reserves as well as the management of heritage values across the landscape and visitor access and facilities for cultural tourism.

Some tasks will be able to be undertaken by Service staff but others will require contractors or expert advice and documentation. The time frames in the strategy reflect the initial needs for risk minimisation, site stability, security, the practicalities of planning, documentation and arranging contracts.

The first section is a framework for the implementation of the conservation policies prioritised over time. Plans for the Homestead and Woolshed Groups illustrate the implementation strategy for these areas (see end of report).

Tables summarise the scope of works required for key items in detail and other items more generally. The works have been prioritised with a view to them being incorporated in agency asset management systems. Lists previously prepared by High Ground Consulting are incorporated in these tables, adjusted for works that have already been done, where these are known.

The recommended focus of high priority works is on drainage and works to structures that stabilise, minimise deterioration and address public and fire safety issues. The moderate priority works are to repair deterioration and rectify other defects that do not threaten structural stability or building integrity. The low priority works include works to improve protection and presentation, remove or rectify intrusive items and repairs that do not influence deterioration of stability of other items.

Tables outlining the cyclic inspections for assessing requirements for maintenance have been included in this section. They lists items for inspection and recommend inspection frequency and the type of action likely to be undertaken. The list should be further developed and refined over time. Plans or elevations of structures could be added to the tables to allow marking up of defects observed. Versions for the site generally, buildings and for ruins and stabilised structures are included along with blank templates for reporting purposes.

8.2 Conservation Policy Implementation Strategy

The conservation policies have been translated into general and specific actions below. They are set-out as **ONGOING** matters and then in **1, 3** and **5-10** year timeframes and are grouped under the headings **management and planning, site generally** and **structures**. Refer to the policies and to the maintenance sections for more detail. Many of the policies are over arching guidelines for conservation management of Yanga and are not repeated here.

ONGOING

Management and Planning

1. Manage the place holistically as a cultural landscape.
2. Ensure staff understand the CMP aims, intentions and policies. Provide in-house training to new staff about heritage matters particularly the conservation approach, maintaining community relationships and passing on detailed knowledge.
3. Provide information/advice about heritage matters including establishing a point of contact (staff).
4. Develop / update conservation works programs and seek funding.
5. Document conservation works in advance of undertaking them and record the works undertaken.
6. Program and undertake cyclic maintenance work and inspections and seek recurrent funding.
7. Seek grant funding from specialised programs that become available from time to time.
8. Apply for approvals and review environmental factors and heritage impacts for works and refer proposals to the relevant authority (formerly EPRD or CC&HD) where there may be significant adverse impact.
9. Encourage volunteers and provide skilled assistance and obtain works approvals when necessary.
10. Continue links and communications with local communities and user groups. Participate in the local annual Festivals / events.
11. Continue to hold occasional events that focus on pastoral activities and stories.
12. Continue to conduct guided tours interpreting former Homestead and Woolshed and develop plans for occasional tours to more remote parts of the site.
13. Continue the established working relationship with state and local government authorities, the former owners and adjoining landowners for cross-tenure issues such as water management.
14. When undertaking risk management assessments also consider risks to heritage values.
15. Seek appropriate professional conservation advice and use specialist services and tradespeople as required, including bush carpentry skills.
16. Leave archaeological items undisturbed in situ but if disturbed seek archaeological advice and identify, record and stabilise.
17. Undertake, encourage and support projects researching natural and cultural history and values.

ONGOING

Site Generally

1. Liaise with Police and local community to minimise vandalism and unauthorised activities. To discourage vandalism maintain places so they do not look abandoned, and encourage compatible use generally.
2. Maintain pastoral period access routes / vehicle tracks for management and tourist access (with locked gates as necessary) and close other tracks.
3. Restrict vehicle access to fragile or hazardous significant sites;
4. Clear growth / weeds from the setting and approaches to heritage items and maintain clear.
5. During regular management works and/or as part of more detailed site surveys (in conjunction with former workers), locate and identify features, including Aboriginal sites, not previously known. Record and add information to files, HHIMS or AHIMS or Archaeological Zoning Plan and Arcview maps and take action as required for conservation and risk management.
6. Continue to seek information from people associated with Yanga, such as former workers, about features on the site and how the pastoral station operated and integrate such information into management of the place.
7. Continue site stabilisation / risk minimisation by managing storm water drainage and flood waters. Maintain historic levees protecting Yanga Woolshed and the old woolshed site at Woolpress bend. Manage water generally and at buildings, farm and irrigation structures to avoid damage to heritage features.
8. Monitor erosion and unstable areas, particularly to heritage irrigation infrastructure and near heritage structures and stabilise as needed.
9. Monitor the impact of use and, if damage from overuse or type of use is evident, protect item or area from damage or limit or redirect use.
10. In formerly cultivated areas, not identified as significant, monitor invasive species and control as needed and allow regeneration.
11. Manage moveable heritage collection according to management plan, including using and updating the database and displaying items.

ONGOING

Structures

1. Maintain hazard protection zones around heritage assets and reduce fire hazards by maintaining structures clear of debris and vegetation, etc.
2. Allow visitor access generally but manage to minimise fire risk including prohibiting smoking, camp fires and flammable materials storage in the vicinity of historic timber structures.
3. Remove plants in buildings and birds' nests, seal pest entry points and remove debris.
4. Maintain the roofs, especially box gutters, as a priority so buildings are watertight and maintain gutters, downpipes, water tanks, stormwater drainage to discharge water clear of the buildings. Where there are no gutters, arrange ground levels around buildings so water drains away.
5. Keep sub-floor spaces clear and well ventilated and inspect regularly for defects. Add floor access hatches and additional vents or similar if necessary for inspection and ventilation.
6. Ensure doors and windows are intact and operate to allow access and protect interiors.
7. Monitor structures identified as having structural defects regularly, according to engineering advice, and report any movement immediately. Monitor stabilised structures on a regular basis, at least annually.
8. Monitor timbers regularly for termite activity and rot and repair damaged sections of timber. Monitor rainwater and groundwater collection and disposal systems and repair.
9. Maintain a store of matching materials for repairs, eg materials in Long Shed at Homestead;
10. Where fabric is unavoidably removed and is suitable, stockpile for reuse.
11. Leave sound asbestos cement sheeting in situ and maintain painted. If not sound remove and dispose of according to OH&S regulations. Place warning signs on asbestos cladding etc. to inform occupants or users of safety measures.
12. Distinguish replacement materials by dating them and / or by subtle differences.

SHORT TERM (1 year)

Management and Planning

1. Obtain endorsement for this CMP, make it publicly accessible.
2. Upgrade AHIMS and HHIMS registers with the revised forms (part of this CMP).
3. Nominate site for listing on the State Heritage Register and Balranald and Wakool LEPs.
4. Develop Plan of Management having regard for the policies of this CMP.
5. Develop short and medium term works programs and seek funding.
6. Develop a list of works suitable for volunteers of a range of capabilities.
7. Research and assess in detail water management infrastructure including regulators, levees, channels, dams, ground tanks and wells including sites indicated on historic plans.
8. Review the extent and aims of water management in the future and the impact on heritage irrigation infrastructure. Establish whether each heritage regulator, escape etc is maintained and conserved in use or managed as a conserved structure or a ruin or is recorded and replaced.
9. Obtain structural engineering advice, from engineer with expertise and experience in heritage structures, on the stabilisation of items: in particular the Homestead Stables, the Homestead Carriage Shed / Smithy, the Homestead water tank towers and also the Homestead Refrigeration Shed, the Yanga Lake Regulator, the Woolshed and the Old Shearers Quarters and Wash House and Peacocks Hut (refer to detailed descriptions for aspects that need inspection).
10. Obtain advice from a fire engineer experienced in heritage asset protection and develop an overall design for fire safety / upgrading. Consider protection of significant contents such as paper archives, station records and furniture as well as heritage structures.
11. Prepare a briefing note / pamphlet briefing workers, tenants and users on significance and the need for care in dealing with significant fabric and provide a NPWS staff contact.
12. Commence photographically recording historically significant trees and their location. Identify historically significant trees that are to remain in situ when they die.

SHORT TERM (1 year)

Site Generally

1. Maintain restricted access to the Homestead precinct at night and monitor other areas and increase security or restrict access if necessary.
2. Erect signs indicating prohibited uses and closed tracks.
3. Reroute tracks inconsistent with heritage - such as track across bank between Homestead orchard and vegetable garden (track location should reinforce terrace formation).
4. Maintain or add fences or other access restriction to fragile or dangerous structures & unstable areas. Install warning signs where needed.
5. Remove damaging trees growing close to buildings and heritage items such as Athel Pines at Homestead Refrigeration Shed.
6. Adjust and improve stormwater drainage and disposal so water flows do not damage heritage structures.

SHORT TERM (1 year)

Structures

1. Remove vegetation growing in buildings, weeds and vegetation from around, under and in structures including hut remains. Remove vegetation from around wells.
2. Remove flammable material accumulated over chicken wire in the Homestead verandah ceilings. Maintain used fireplaces, ovens, flues and chimneys generally by sweeping and ensuring they function correctly, for example, that they do not leak smoke / fire.
3. Restump the south verandah of the Homestead main wing and the southeast corner of the Kitchen wing. Treat termites if found. Improve stormwater disposal causing this deterioration.
4. Stabilise structures as advised by structural engineer particularly the Homestead Stables, the Homestead Carriage Shed / Smithy and Peacocks Hut. As a matter of priority prop, replace posts, add bracing, divert water away, clear soil build up on the uphill side, clear drains and cover holes in roofs., etc. Bracing may be fencing wire or modern materials such as hoop iron strap. Stabilise cracks in masonry using helical ties and grout. Apply capping to exposed masonry to discharge water.
5. Temporarily prop Peacocks slab hut. Record the location of collapsed slabs and posts and number items (e.g. with chalk) then lift and store nearby, protected from deterioration. Clear growth from adjacent collapsed later building and record in detail. Remove collapsed materials generally, but the floor and stumps may be able to be retained and any materials suitable for the hut reconstruction.
6. Use significant infrastructure. If not used - decommission and make safe. This may require fencing or filling of pits, fencing of ground tanks or removal of ladders from silos or tank stands, cutting off water supply to elevated tanks and stabilising tank stands, etc.
7. "Mothball" and secure unoccupied structures by boarding up etc.

MEDIUM TERM (3 years)

Management and Planning

1. Develop program of works for 5-10 years works and seek funding and approvals.
2. Encourage volunteers, including for research, and identify works for volunteer participation;
3. Undertake any further oral histories of the place and collect information about historical associations (visitors book or similar). Archive these histories with other historical documentary material.
4. Seek detailed advice on possible preservation measures for the Tala boat and if covering or other measure is needed.
5. Undertake detailed study of fence types to determine history and significance.
6. Compile an archival record of all material relating to the site including oral histories, images, drawings and notes of original configuration and building use.
7. Establish a sequence of record photos of the state of the fabric, re-photographed occasionally.
8. Establish a records management system to record and access reports, studies etc about Yanga.
9. Review storage of station records and provide storage to appropriate conservation standards. Catalogue the plan and map collection and provide flat storage. Make available for research.
10. Review identification, listing, recording, storage and suitability for display of archaeological artefacts and moveable heritage and define storage space / method and access.
11. Review interpretative exhibitions etc. and consider options including tours, displays, events and activities, conservation of significant elements and provision of access to buildings.
12. Interpret Aboriginal use pre-contact and any stories or language known, especially the Pelican Point sites and stories and other missing or intangible aspects.
13. Review disabled access and the need for signage, vehicle access, ramps, etc.
14. Hold a "Back to Day" to launch new programs, facilities and interpretation. Consider holding events or open days when work is in progress to demonstrate bush skills continuing at the place, such as bush carpentry, or skills no longer practiced at the site, such as shearing.
15. Arrange occasional tours of remote, stabilised items, such as Peacocks Hut.
16. Develop interpretive guide (eg booklet or app) including information about the range of items and their use and about ruins and other inaccessible significant structures.
17. Consider alternate uses for conserved structures and works necessary to accommodate the use.
18. Consider facilities needed for visitor and parks purposes and any needs for new structures to provide services/facilities that cannot be provided in existing structures.

MEDIUM TERM (3 years)

Site Generally

1. Undertake stabilisation, maintenance program and cyclic maintenance inspections including yards, wells etc.
2. Undertake, with volunteer assistance, maintenance and interpretive planting in the Homestead gardens.
3. Remove weeds in conjunction with allowing regeneration (liaise with adjoining owners) except where required to be kept clear for cultural heritage or risk management reasons.
4. Reduce feral animal numbers especially rabbits in vicinity of heritage items and including the Main Homestead home paddock (liaise with adjoining owners).
5. Maintain and review interpretation addressing the pastoral use, how facilities worked and the roles of station workers, including how the Woolshed and associated structures functioned.

MEDIUM TERM (3 years)

Structures

1. In accord with fire engineering advice consider fire warning and / or suppression systems for Yanga Homestead and Woolshed.
2. Remove cement pointing and repoint open joints in brick chimneys, especially in the Homestead and check flashings around roof penetrations and repair or replace as necessary.
3. Review moveable items in Coach Shed / Smithy, protecting important items and removing items of no significance as identified in MHMP.
4. Repair existing structure of the Stables and Coach Shed / Smithy by replacing missing and failed structural elements or install new permanent support structure, as advised by engineer.
5. Reconstruct Peacocks Hut from existing and matching new materials.
6. Investigate the 'concrete' material of the Woolshed Shearers Quarters and trial repair techniques including samples of mortar patching, masonry ties in cracks, reproduced blocks or use of material from the Shedhands Quarters.
7. Remove failed roof of Woolshed Washhouse and one adjacent shower bay of new Washhouse to separate the two structures. Repair old wash house masonry walls. The repair should test alternate repair methods for the masonry noted above. Replace roof structure and refix existing roof sheets.
8. Replace Woolshed Meathouse roof.
9. Conserve charcoal burning pits.
10. Remediate sheep dip structure north of Yanga Lake and stabilise erosion, remove encroaching vegetation and prop above ground structures.
11. Make provision for disabled access as recommended by review.
12. Consider upgrading the New Shearers Quarters for accommodation.
13. Conserve Experts Quarters and adapt for the use required.

LONG TERM (5-10 years)

Management and Planning

1. Continue developing works programs, seeking funding and approvals and encouraging volunteers.
2. Conduct interpretation/education programs including fieldwork by students at all levels.
3. Review progress in implementation of this CMP.
4. Review this CMP.
5. Seek compatible uses for unused buildings to assist conservation including remote structures such as the Breer and Redbank Complexes.
6. Consider developing tourism routes or interpretation linking sites in region.
7. Consider feasibility of walking track or riding track through site on the route of former stock movements.
8. If they become available acquire key features such as the lunette east of Yanga Lake and incorporate into the Reserves.
9. Develop detailed designs for any additional facilities/structures required to facilitate visitor or parks use.

LONG TERM (5-10 years)

Site Generally

1. Consider interpretive planting in the Homestead former vegetable garden.
2. Consider replacing Peppercorn tree windbreak west of the Homestead tennis court and / or interpreting the former arrangement of the west garden.
3. Screen the large machinery sheds near the Homestead.
4. Undertake succession planting for significant cultural plantings including orchard species and mulberry at Yanga Homestead, windbreaks at Yanga Homestead, the peppercorn tree at Old Kietu Homestead and date palms at Palmtree Cottage.
5. Develop walking tours such as around the lake, to the rail route etc and longer tours along routes used in the pastoral era.
6. Maintain historically cleared areas clear of vegetation especially in the vicinity of structures.

LONG TERM (5-10 years)

Structures

1. Restore missing elements where details are known, e.g blinds and double verandah posts to the Homestead.
2. In the Homestead drop log walls fill the gaps at the top as they open up with matching material.
3. In the Homestead interiors remove the 1950's cladding to reveal the original finishes in some locations such as timber panelled doors and under a timber boarded ceiling. Review need for the infill of the verandah at the north east corner.
4. Conserve the remaining buildings and adapt for use as required.
5. Develop interpretation and visitor access to the Stables and Coach Shed / Smithy.
6. Repair the 'concrete' walls of the Woolshed Old Shearers Quarters and Mess using the repair technique recommended by trials. Consider verandah to protect "concrete" walls of Old Shearers Quarters, Old Washhouse and Mess and adapting the conserved structure for reuse.
7. Construct new facilities / structures required for visitor or parks use.

8.3 Scope of Works Required

The scope of works required as identified in this CMP physical analysis and policies and in the High Ground Consulting CMS reports are included in tables and allocated a priority either High, Moderate or Low. These works can be considered catch up work to bring structures up to a standard that they can be managed by cyclic maintenance.

Scope of Works Required

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
Yanga Precinct		
Yanga Homestead Group - Homestead E		
Main building E	High	Replace missing and loose fixings to roof sheeting and flashings. Fixings include nails, screws and hexagonal head roofing screws and many are loose, not holding in timber. Use long traditional nails or if they will not hold use ring-shanked nails. Do not over-tighten and cause dents in metal sheets. Use large washers to cover existing holes. Replace existing silicon covering holes.
	High	Check for holes in roofing iron and flashings & patch. Replace or redress flashings at junctions of hips and ridges (traditional lead flashing).
	Mod	Treat rust patches on roofing and flashings and paint with Galmet or similar cold galvanising.
	High	Check gutter board under, repair if needed and adjust main central gutter so water does not pond, especially adjacent to the chimneys. Rust-proof & repaint the central and valley gutters.
	Mod	Within roofspace inspect timbers fixed to the rafters which support the gutter board under the central gutter. Check especially near the chimneys. Repair so gutter falls are maintained.
	Mod	Remove cement pointing from two chimneys, replace a few badly eroded bricks TME (to match existing) and repoint in lime mortar. Replace / refix flashings at base of chimneys and fit new metal cap to south chimney.
	High	Check that gutters fall to down pipes and adjust as needed. Replace any loose gutter fixings. Clear guttering and downpipes & repair leaks.
	High	Rework rainwater head / overflow from southern end of central gutter. Increase size of downpipe collecting and discharging water from here to the tank near kitchen. See also kitchen re tank overflow.
	High	Check function of northern downpipes and their discharge to drains and repair or clear as needed.
	High	Repair downpipe draining water from southern gutter to water tank. If replacement is need increase diameter of pipe. Add separate downpipe for gutter of link building direct to gully and re-fall gutter as needed.
	Mod	Add additional downpipes and drains (and consider water tanks) to improve capacity of rainwater disposal and ensure it is discharged away from the building.
	Mod	Refix loose fascia at junction of main roof and verandah roof and paint timber.
	High	Remove flammable material held in chicken wire under verandah roofs. Review purpose of wire and remove if not required.
	Low	Monitor roof structure especially spread related to lack of collar ties and rafters not all spiked to ceiling joists. Monitor split rafters at southeast corner and missing rafters near chimneys. Repair if movement detected.
	Mod	The northeast verandah corner has dropped about 100mm due to termite damage that has now been treated. Repair by restumping or packing up edge of verandah. Securely fix the bases of the affected verandah posts. Repair termite damage to structure in vicinity including post adjacent to French doors.
	Low	At "Flat" replace distorted inoperable aluminium sliding door with more compatible doors.
	Low	On the east verandah much of the outer edge has dropped. Repair by restumping or packing up edge of verandah.
Mod	Excavate soil built up all along the west verandah edge to form and air drain adjacent the verandah establishing cross ventilation and ground drainage.	
High	Securely fix the compressed fibro sheet cladding the northern extension of	

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
		the building and paint to encapsulate - colour grey or a dark colour to blend with log walls. Remove disused items fixed to the wall.
	Low	In long term, to facilitate repair of verandah (dropped in this area), consider remove of part of northeast corner verandah enclosure (if not in use) to open up original extent of verandah or replace sliding glazed aluminium door.
	Mod	The cypress pine log external wall on the line of the edge of the south verandah has dropped and termite damage is evident in the posts and beams and there is rot. Repair by jacking up and restumping and replacing severely damage timbers especially posts and bottom plate (if needed). Replace damaged logs and repair joinery. All TME. Form air drain adjacent the wall establishing cross ventilation and ground drainage.
	Low	Fill gaps TME at top of each drop log wall panel where logs have dropped.
	Mod	Paint exposed external joinery particularly on the southern end of homestead.
	High	Electrician to review and test electrical installation especially the wiring run externally and the exterior light switch on the south verandah. Repair or remove any dangerous items.
	Low	Install new electrical wiring concealed in roofspace where possible.
	Mod	Check plumbing associated with sink in servery and bathroom in flat and repair as necessary.
	Mod	Check external taps adjacent to building do not drip (encourages termites). Add bucket or hose or similar under to prevent water soaking into ground near stumps / posts. If not old taps move to standpipes in garden away from building.
	Mod	Repair valance to verandah and moulding under gutter. Paint.
	Mod	Undertake regular pest inspections for termite activity in the sub-floor area.
	Mod	Repair wire pest barriers to sub-floor space and provide areas for sub-floor inspection.
	Mod	Ensure window openings are weatherproof. Paint exposed external joinery on southern end of homestead.
	Low	Remove internal lining to main hall exterior doors and one internal door and repair including minor damage to doors generally associated with fixing of new locks.
	Low	Replace gutter when it fails with ogee gutter to match original.
	Low	Re-fix loose brick on fireplace surround in living room chimney using matching mortar.
	Low	Install new stays to aerial (do not use copper or similar that will corrode old roofing).
	High	Check structure between the main and kitchen wings for active termites.
	Mod	Repair structure between the main and kitchen wings especially deteriorated junctions with the adjoining structures (worst at the southwest corner). Repair rotted and termite damaged timber. Replace flashings and/or rework to function better as needed. Clear gutters.
	High	Check route and function of drain from gully on east side of structure between the main and kitchen wings and repair drain as needed. Review point of discharge and relocate if needed.
Kitchen wing E	High	Replace missing and loose fixings to roof sheeting and flashings. Fixings include nails, screws and hexagonal head roofing screws and many are loose, not holding in timber. Use long traditional nails or if they will not hold use ring-shanked nails. Do not over-tighten and cause dents in metal sheets. Use large washers to cover existing holes. Replace existing silicon and bitumen covering holes.
	High	Check for holes in roofing iron and flashings & patch. In particular replace flashings adjacent to link structure (to main wing). Note that much of the roof cladding and the internal central gutter is recently (late 20 th C) replaced.
	Mod	Treat rust patches on roofing and flashings and paint with Galmet or similar cold galvanising.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	High	Remove flammable material held in chicken wire under verandah roofs. Review purpose of wire and remove if not required.
	Mod	The roofspace is currently inaccessible. Make a roof access hatch and/or when the opportunity arises inspect the roofspace and check the condition of the gutter boards and adjust main central gutter so water does not pond. Also within roofspace inspect condition and fixings of rafters, especially whether rafters are spreading, and repair as needed.
	High	Repoint kitchen chimney in lime mortar. Remove present failed cap and replace with new metal cap. Remove masonry cap on roof above chimney. Replace / refix flashings at base of chimney. Protect corrugated glass sheet in roof to ensure it is not broken during works.
	Mod	Office chimney recently repointed. Monitor for any deterioration of bricks (not known if pointing is cement or lime based). Replace / refix flashings at base of chimney. Add metal cap if needed.
	Low	Rebuild collapsed second office chimney with bricks stored below. Use lime mortar.
	High	Check that gutters fall to down pipes and adjust as needed. Replace any loose gutter fixings. Clear guttering and downpipes & repair leaks.
	High	Clear central gutter of leaves etc.
	High	Rework rainwater head / overflow to south from central gutter. Add large rainwater head where internal gutter discharges to verandah gutter and add a new downpipe directly below and new drain discharging away from the building. Refall gutter between here and west wall of refrigeration shed to this point ie away from the junction of the two buildings.
	High	Repair downpipes at southwest corner rearranging so downpipes discharge away from building.
	High	Check brick drainage gutter on northern side drains away from buildings (may be retained or removed & pipes installed instead). If required a cgi water tank may be added on the existing tank stand on the north side.
	High	Clear east gutter, repair overstraps, check falls to downpipe and adjust and replace downpipe (discharges in gully to east).
	High	Clear gutter between verandah and refrigeration shed (under solar collector). In medium term increase size of gutter (higher up wall of shed) and make more open.
	High	Clear southeast gutter, repair overstraps, check falls to downpipe and adjust. Extend existing plastic downpipe further away from building and pipe in long term (discharges on ground to south).
	High	Check condition of leaking water tanks, pipes between them and overflows in detail & repair or replace (cgi) if necessary. Check where piped overflow discharges, if it is clear and its capacity. Repair or replace to direct overflow from water tanks well away from building.
	High	Relocate garden bed at the east wall away from the wall to allow the ground to be dry adjacent the building. Lower level of ground immediately adjacent east wall to allow structure to dry and sub-floor space to ventilate.
	High	Investigate water pump/valve near the east wall of the building and black plastic water pipe system. Consider purpose and condition. Repair or relocate to eliminate any source of water causing deterioration of the kitchen block.
	High	Undertake pest inspection of sub-floor space for termite activity and treat any termites.
	Mod	Inspect sub-floor space for extent of damage caused by termites and damp including assessing structural stability and integrity.
	Mod	Jack up sunken floor sections and repair - including replacing stumps, packing up frame over and/or replacing failed timbers. Note: does not have to be jacked up level rather enough to reduce stress on structure and stabilise it. This is required to the whole east end of the kitchen wing especially the southeast corner, to the southwest corner and to some limited locations at the centre of the building. Prior to repair remove or protect corrugated glass sheet in roof to ensure it is not broken during works.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	Mod	Repair roof structure, doors, windows, walls after sunken floors have been repaired.
	Mod	Check for holes & patch and replace missing and loose fixings to the corrugated iron clad wall at the eastern end. Use long traditional nails or if they will not hold use ring-shanked nails. Do not over-tighten and cause dents in metal sheets. Use large washers to cover existing holes. Replace existing silicon covering holes.
	Mod	Repair west end of south facing drop slab wall. Pack up corner and otherwise as needed. Check condition of corner post (tin patch) and replace or repair. Replace missing batten to hold drop logs of coach house / garage wall and replace missing logs. Repair slabs under windows to meet closely and add matching piece in gap at top.
	Mod	Repair windows at west end of south facing drop slab wall and paint TME. Repair adjacent coach house / garage doors and paint TME.
	Mod	Repair and paint windows in east wall and weatherboards and window at west end of north wall.
	Low	Fill gaps TME at top of each drop log or drop slab wall panel where logs or slabs have dropped.
	Low	Paint TME previously painted exposed timberwork including fascias.
	Low	Repair picket fence south of water tanks & paint. Replacement pickets TME
	Low	Investigate in detail prior water damage evident between store and bedrooms (under central gutter). If cause of damage is rectified repair timber ceiling, drop slab wall, underside of box gutter and if necessary base of rafters.
	Low	Add ties to west wall of coach house garage to prevent it leaning out at the top. Ties may be wire or timber and should not place undue loads on main structure.
	Low	Check bearing of verandah rafters on top plate along verandah edge and if compromised provide additional support or ties to prevent outward pressure on top plate.
	High	Electrician to review and test electrical installation especially the wiring run externally. Repair or remove any dangerous items.
	Low	Install new electrical wiring concealed in roofspace, subfloor or walls where possible.
	Mod	Check plumbing associated with sink in kitchen and repair as necessary.
	Mod	Check external taps adjacent to building do not drip (encourages termites). Add bucket or hose or similar under to prevent water soaking into ground near stumps / posts. If not old taps move to standpipes in garden away from building. Review black plastic water pipes draped along east face of building and relocate more discretely and carefully.
	Low	Repair valance to verandahs and moulding under gutter. Paint. Scalloped valance missing to east end of north verandah.
	Low	Undertake regular pest inspections for termite activity in the sub-floor area.
	Low	Repair wire pest barriers to sub-floor space and provide areas for sub-floor inspection.
	Low	Refinish floor boards in office.
	Note	See main wing for repairs to structure between the two wings.
Ablution block H	High	Replace missing and loose fixings to roof and wall sheeting and flashings. Fixings vary and many are loose and not holding. Use long traditional nails, or if they will not hold, use ring-shanked nails. If sound fixings cannot be obtained remove sheets and replace roof battens. Do not over-tighten fixings and cause dents in metal sheets. Use large washers to cover existing oversize holes. Patch holes with matching material or small holes with silicon. Retain low level vents to toilets.
	High	Repair and refix flashings at ridge and edge rolls at gable and skillion edges.
	Mod	Treat rust patches on metal roof, walls and flashings and paint TME.
		Repair (not replace) ogee gutter on north including adjusting falls and overstraps and paint TME and inside with bituminous paint. Repair or

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
		replace quad gutters on south, adjust falls & overstraps. Clear gutters.
	High	Check route of stormwater drains and if clear. Reroute or provide new drains if needed to drain water away from building. Repair and clear three downpipes including replace missing section of downpipe at southwest corner TME.
	Mod	Repair and refix deteriorated and loose fascias, barge boards and mouldings under gutters and timber corner stops to walls. Retain moulded details.
	Mod	Repair doors, glass louvred windows and louvred vents to roof space. Check construction of doors to shower rooms which appear to be sheeting, probably over boards. If boards, sheeting may be replaced or removed and boards repaired.
	Mod	Paint all external joinery, including barge boards & fascias, window framing, wooden braces, corner stops & doors to match existing colour scheme.
	High	Check plumbing associated with toilets and bathrooms and repair as necessary. Part of sewer line was replaced in 2011. Overhead water pipes to west of block may be retained or run in ground as needed.
	Mod	Replace distorted or dislodged masonite lining sheets to eaves and interior with a more appropriate wet area lining material. Paint TME or select material with self finish.
Cook's cottage H	High	Replace missing and loose fixings to roof sheeting and flashings and the ripple iron wall sheeting. Use long traditional nails or if they will not hold use ring-shanked nails. Do not over-tighten and cause dents in metal sheets.
	High	Rebuild chimney above roof level using existing bricks and matching replacement bricks for cracked bricks. Use lime mortar. Fit new flashings.
	High	Replace or redress flashings at junctions of hips and ridges
	Mod	Repair / replace timbers to gablet fascia and barge boards, to edge timbers at end of verandah and to cover strips at corners. and paint.
	High	Check guttering falls to down pipes and adjust as needed. Repair gutter overstraps. Clear guttering including peppercorn seedlings & seal leaks and gaps such as split northeast corner.
	Low	When fascia fails remove and replace with correct size (smaller) fascia.
	High	Identify drains locations and clear or add new drains to discharge water away from building. Install a new galvanised downpipes on the south-east and north-east corners and to the verandah. Ensure downpipes discharge to drains.
	Mod	Undertake regular pest inspections for termite activity in the sub-floor area particularly adjacent to bathroom concrete slab floor.
	Mod	Prop verandah beam and remove columns and previously repaired outer edge and west end wall. Adjust ground level of path to have space at verandah edge. Install new timber plate on stumps at correct level to south and west ends. Relevel second joist (junction with existing boards). Install timber floor boards TME (the boards close to front wall). Remove packers and repair base of columns and reinstall. Install new bottom plate to west end wall of verandah and repair and refit studs and exterior cover strip.
	Mod	Repair wire pest barriers to sub-floor space and provide areas for sub-floor inspection.
	Mod	Remove cracked fibro sheets (two in north wall an one in west wall) and dispose of correctly (may be asbestos). Replace with fibrecement sheets. Maintain all fibro sheeting painted.
	Low	Repair weatherboards to south wall of enclosed verandah (rotted where gutter spout discharges). Paint.
	Low	Minor repairs to window hoods.
	Low	Replace missing sash cords to windows.
	Low	Review new electrical services to minimise exposed wiring and locate more discretely.
	Low	Waste plumbing to toilet and shower replaced recently (since 2000) and

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
		water pipes. When the opportunity arises conceal behind linings especially pipes run on east wall externally. Check exterior tap does not leak and remove any parts or the watering system that water close to the building.
Front garden H Orchard H Back garden H Tennis court M	Mod	Install rabbit proof fence around home paddock fencing in rear garden, orchard, front garden and former vegetable garden terrace repairing existing fences and building a new (wire) fence to the east. Maintain range of existing garden fencing.
	Mod	Adjust gates and road so vehicle track does not cross embankment between orchard and vegetable garden.
	Mod	Maintain irrigation systems, taps and hoses and check water is not lying close to buildings.
	Mod	Relay steps between front ornamental garden and former vegetable gardens
	Low	Repair arbour at eastern end of front garden path. Replace rotted or damaged components with hardwood TME.
	Low	Remove weeds and reconstruct vine / grape trellis along south of front garden repairing sound posts and replacing failed posts with round posts. Cover with wire and replant with vines.
	Mod	Retain lawn, ornamental planting beds and archways in front garden. Manage existing ornamental plantings and plant additional compatible ornamentals.
	Mod	Manage existing orchard plantings and replant in former pattern including propagating from cuttings from early species such as the mulberry tree.
	Low	Retain lawn and some garden beds at rear but limit plantings close to buildings.
	Low	Remove weeds from tennis court surface. and maintain fence.
Garden Shed	Low	Remove soil built up against west wall of building. and south side of verandah posts.
	Mod	Refix cgi roof and wall sheeting.
	Mod	Replace missing gutter on the north side and failed gutter on south side and downpipes and discharge water away from building.
	Mod	Check for termites
	Mod	Retain and stabilise vine trellis in line of face of verandah and to east.
	Low	Investigate if timber floor on the ground can be adjusted to have space under and replace missing sections or replace timber with paving when it fails.
Potting Shed	Mod	(In orchard) Replace missing and termite damaged timber top rails and posts.
	Mod	Refix flat tin roof to new top rails. Repair tear in sheet metal roof on east face
	Mod	Lower level of soil built up against the wall on west.
	Mod	Refix cgi wall sheets on the NE corner and south side. Patch hole in wall cladding on the north wall.
	Low	Make temporary pipe-frame, mesh-covered gate in east wall operable. Check original detail and replace door in long term (probably timber boarded or flat metal).

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
Yanga Homestead Group - Sheds & Service Buildings H		
Laundry H	High	Replace missing and loose fixings to roof and wall sheeting and flashings. Use long traditional nails, or if they will not hold, use ring-shanked nails. Do not over-tighten fixings and cause dents in metal sheets. Use large washers to cover existing oversize holes. Patch holes with matching material or small holes with silicon. Repair the flashing on the flue from the copper. Adjust sheets where there are gaps.
	High	Replace guttering & downpipes. Check discharge of down pipes to drainage lines or water tank and that water can be discharged away from the building. If not refall gutters to south so water can more easily be discharged away from the building.
	High	Check that modern water tank on elevated metal framed stand to rear of laundry overflows away from the building and if not pipe overflow away. Check cast iron tank (donkey?) behind laundry and repair any leaks.
	High	Clear leaf litter should from between the chimney and south wall. Adjust chimney gutter to fall to the east with a spitter discharging water away from the building or with a 44 gallon drum or similar and an overflow away from the building.
	Mod	Replace eroded bricks in chimney TME and repoint open joints in lime mortar. Cap chimney.
	High	Remove soil build-up from northwest corner of the building.
	High	Treat termite activity in timber wall frames and retaining wall.
	Mod	Investigate in detail the earth verandah and whether there is evidence of an earlier timber verandah. If not stabilise the timber retaining wall to the verandah. Separate the building structure from it to eliminate paths for termites including removal of the raised concrete topping in front of the laundry door.
	Low	Stabilise erosion along north wall to stop undermining of the internal concrete slab. Repair internal concrete slab by inserting vertical compressed fc or metal sheet on north and east edge and fill missing sections of concrete. Insert barrier between slab and timber structure to limit termite entry.
	High	Remove collapsing verandah timber step on north side and check stability of front steps and rectify if not stable..
	Mod	Check and repair timber stumps. Stump at southwest corner appears to be dislodged.
	Mod	Remove birds nest and install chicken wire to birdproof eaves.
	High	Replace any structurally unsound members in wall frames (termite damage).
	Mod	Repair or replace entry steps to terrace.
	Mod	Refix corner cover strips and repaint these and all external painted timber including projecting ends of rafters and battens TME.
	Mod	Remake north-east window using existing members and repair all the windows and doors and architraves. Reverse the swing of the southmost door or add brace in the other need to prevent sagging. Repaint TME.
	Mod	Renail sagging ceiling in the south room.
	Low	Repair external metal window hoods.
High	Check the two external taps and the internal taps over the tubs are not leaking. Add surface or underground drain to take water from external taps away from building. Check function of drain from tubs and repair to ensure water does not lie under the building.	
Meat house H	High	Replace missing and loose fixings to roof sheeting and flashings, including over modern coolroom. Use long traditional nails or if they will not hold use

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
		ring-shanked nails. Do not over-tighten and cause dents in metal sheets. Check and repair ventilation fleche at centre of roof.
	Mod	Review whether the building had gutters originally. Either replace gutters and downpipes and discharge to drains or form a ground drain under the drip line that channels and discharges water away from the building. Clear box gutter between main roof and coolroom roof, check condition and repair ensuring water drains away and does not cause damage. (Drainage is currently a temporary plastic downpipe projecting into the air.
	Low	In long term consider reroofing coolroom with a ridge running east west to eliminate the box gutter (which is vulnerable to blocking with camphor laurel leaves).
	High	Undertake pest inspection to identify evidence of termite activity in the sub-floor area and treat any infestation.
	Mod	Repair termite and damp damaged timber including to the centre stump on the east wall and the top plate on the north and east sides (may need replacement.
	Mod	Repair missing and deteriorated soffit lining boards at the north-west corner using matching beaded edge boards. Minor repairs to cladding and lining boards retaining existing profiles with beaded edge rusticated weatherboards at the base and plain board above.
	Mod	Repair window sill to the south window.
	Mod	Repaint external painted timber including weatherboards and fascias TME. Paint exterior wall cladding of new cool room.
	Mod	Replace side panel from the south side of the cool room roof and repair hole in the fibro sheet to the porch west wall.
	Mod	Repair holes in fly wire TME and replace wire mesh enclosing the sub-floor.
Refrigeration shed H	High	Remove the Athel pines growing along the western wall.
	High	Inspect and treat termite and wasp (esp in coolrooms) infestations.
	High	Test for asbestos in historic cool room insulation. If asbestos present investigate the feasibility of its removal without damaging the cool room structure, or its encapsulation.
	High	Remove items stored around, on and in cool rooms in northwest corner of building and around engine, compressor & related refrigeration equipment to allow detailed inspection and pest treatment and to allow for future access and interpretation. Refer to Moveable Heritage Management Plan.
	High	Stabilise the western edge of the internal concrete slabs that are being undermined and incorporate Termimesh or similar between the timber frame and the concrete.
	High	Clear roof of leaves. Replace missing and loose fixings to roof sheeting and flashings. Use long traditional nails or if they will not hold use ring-shanked nails. Do not over-tighten and cause dents in metal sheets. Repair hole in cgi roof on the west side in the eaves with a cgi patch. Adjust lapped sheets to sit flat, pop rivets may be needed at some edges to secure.
	Mod	Treat rust patches on roofing and flashings and paint with Galmet or similar cold galvanising.
	High	Refix or replace west gutter (same profile) using overstraps as well as fixing into rafter ends. Add overstraps to east gutter. Check gutter falls to down pipes and water tank and adjust as needed. Clear guttering & seal leaks. See Kitchen wing for works to box gutter on north side and associated downpipe.
	High	Repair wall frame replacing termite damaged and deteriorated timbers. The south end of the west wall is badly damaged by termites has subsided off the bottom plate and the remainder of this wall has some rot at lower levels. Prop and repair frames including replacing bottom plate as needed.
	Mod	Check and repair roof framing.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	Mod	Replace missing weatherboards at southwest corner, repair and/or patch split and missing boards on the east wall and rotted boards on the north and west walls. Most damage is to the lower parts of the walls and near downpipes. Check and repair fixings of all weatherboards. Replace missing corner cover strips.
	Mod	Repair windows including frames, sills and any broken glazing bars & replace broken glazing. The west wall has one central double hung window which has missing glazing and collapsing sashes but is inaccessible from the exterior and needs detailed assessment. On the east wall the south most window top sash is about to fall out & has missing panes, the centre window has broken panes & glass and the northmost window has the bottom pane missing. The window into the machinery shed is turned on its side, check and stabilise as is.
	Mod	Repair exterior doors including frames and sills. The west wall double door has deteriorated boards which need repair as does the north door. The south and interior doors are panelled and in fair condition. The broken glass from the internal door should be removed but the intact panes conserved.
	Mod	Cool room exterior vent in west wall: repair or replace broken awning & paint and replace metal roof over.
	Mod	Reassess work to cool room when accessible. Repair to include flushing of pipes and tanks with rust treatment.
	Mod	Paint exterior timber including weatherboards, doors, window frames, sills & mullions in a light stone colour to match existing paint scheme.
	Mod	Check condition of water tank & stand to east & repair if necessary. See Laundry for direction of tank overflow away from buildings.
	Mod	Electrician to review and test electrical installation. Repair or remove any dangerous items.
Workshop M	High	Replace guttering (eastern side) with quad gutter and overstrap. Install new downpipe and pipe water away from building and adjacent buildings.
	Mod	Clear roof & guttering of leaves. Check roof & walls to ensure that fixings are secure & roof watertight. Check for holes in iron & patch
	Mod	Electrician to review and test electrical installation. Repair or remove any dangerous items.
	Mod	Replace broken glass louvres to southmost window in east wall.
	Low	Treat any progressive rust in building metal frame.
Machinery shed L	High	Fix loose cgi roof sheet (east).
	Mod	Check roof & wall fixings are secure. Repair damaged sheet at centre of roof on south side.
	Mod	Check gutter falls to downpipe and overstrap it.
	Mod	Electrician to review and test electrical installation. Repair or remove any dangerous items.
	Low	Treat any progressive rust in building metal frame. (rail track columns)
Former stores building H	High	Replace missing and loose fixings to roof and wall sheeting and flashings. Several sheets are loose on the west face of the roof and the side and bottom edges of some sheets on the east face are lifted. Ridge flashing at the centre and wall sheet on the north wall is loose. Use long traditional nails or if they will not hold use ring-shanked nails. Do not over-tighten and cause dents in metal sheets. Use large washers to cover existing holes. Patch hole in wall sheeting on east wall.
	Mod	Re-fix bargeboard to southern end of roof frame. Attach new hardwood cover strips to top of bargeboards. Paint bargeboards, cover strips & fascias TME
	Mod	Check that gutters fall to down pipe and water tank. Replace temporary plastic downpipe on the north west corner with permanent downpipe and drain.
	High	Undertake pest inspection for termite activity and treat any termites.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	Mod	Check stumps at northwest corner of the building (floor falls to this corner) and replace or repair or repack as needed.
	Mod	Monitor the bank at the southwest corner of the building and stabilise to prevent further erosion.
	Mod	Reduce build-up of soil along the east side of the building to be below the interior floor.
	Mod	Replace broken or dislodged battens to sub-floor with hardwood TME or with chicken wire or similar.
	Mod	Check water tank at southeast corner is not leaking and that the overflow is piped away from the building.
	Mod	Check and if not done nail roof braces to each rafter.
	Mod	Clean, patch & paint gable vents.
	Mod	Repair broken frames, sashes, glass & replace broken sash cords as required. Paint. Northwest window has a missing lower sash and the southwest lower sash is about to collapse and has a missing pane of glass. Some glazing is broken in the northeast window
	Mod	Repair sliding door & adjust to ensure smooth operation. Paint. Leading edge is damaged and needs repair.
	Mod	Repair door and threshold of southern door. Paint.
	Mod	Electrician to review and test electrical installation. Repair or remove any dangerous items.
	Mod	Bird-proof the eaves with netting or chicken wire or similar.
Pump house H	High	Replace base of north west corner post of the main space.
	High	Form retaining structure at westmost edge of the floor which is undermined or eroded and fill below floor.
	Mod	Short sheet (add new part sheets) base of cgi wall sheeting between floor level and the ground on the west wall and south wall at the west end.
	Mod	Replace missing and loose fixings to roof and wall sheeting. Use long traditional nails or if they will not hold use ring-shanked nails. Use large washers to cover existing holes. Patch hole in roof where flue was formerly located and repair flashing. Refix top of a cgi sheet on the north wall, west end. Repair skillion roof sheets damaged by a tree.
	Mod	Assess condition of posts to walls and roof frames including checking for termites & carry out appropriate repairs.
	Mod	Add gutters and discharge to the west away from the building.
	Mod	Brace double doors to prevent sagging and adjust to open. Patch tear in cgi.
	Mod	Check structure for active termites and treat if found and repair termite damage. Monitor stored timber in leanto for termites.
	Mod	Add windows to west and north openings to limit water and bird entry.
Stores outhouse H	High	Fill under structure where undermined. Structure may be lifted aside if needed to do this.
	High	Replace missing and loose fixings to roof and wall sheeting and flashing. Use long traditional nails or if they will not hold use ring-shanked nails. Use large washers to cover existing holes.
	Mod	Re-fix bargeboards and cover strips to top of bargeboards. Paint.
	High	Check structure for active termites and treat if found and repair termite damage.
	Mod	Replace or refix floor joist where sagged in front of toilet.
	Mod	Replace door with timber boarded door.
	Mod	Paint external timberwork.
Water tank towers H	High	Structural engineer to assess the tank stand & advise on repairs needed. Carry out repairs. Platforms without tanks may need repair to allow tanks to be moved and boards to platforms under tanks replaced.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	High	Check tanks for integrity, plumbing associated with tanks, including fire services and repair as necessary. Some pipe work has been replaced in plastic and some steel pipe remains.
	High	Ensure overflows from tanks are directed well away.
	High	Test petrol bowser and in-ground fuel tanks adjacent for leaks or ground contamination. Seek advice if any works are needed
	High	Undertake pest inspection for termite activity and treat any termites.
Long shed H	High	Replace missing and loose fixings to roof sheeting and flashings particular the edge of roof sheets which are loose. Use long traditional nails, or if they will not hold, use ring-shanked nails. Do not over-tighten fixings and cause dents in metal sheets. Use large washers to cover existing oversize holes. Patch holes with matching material or small holes with silicon. If necessary replace any broken roof battens. Replace missing sheets of iron at the centre on the west side of the roof.
	Mod	As above for roof. Replace missing wall sheets at the north west corner and secure loose sheets at each corner. Under sheet corroded cgi walling to the west skillion and nearby, especially at the base (parts are already undersheeted). Use cgi with matching corrugation size.
	Mod	Repair guttering & downpipes and replace where missing including fascia TME. Fascia and gutter is missing for a large part of the west side and the west downpipes are missing. Repair the remaining section of ogee profile guttering at the north end on the west side and for missing section match the profile of the gutter and use galvanised material. Check gutters fall to downpipes and the discharge of down pipes to drainage lines and that water is discharged away from the building. If not rectify.
	Mod	Repair / refix bargeboards and fit new hardwood cover strips to top of bargeboards. Paint barge boards, cover strips & fascias TME.
	Mod	Repair section of cracked and subsided concrete slab in the small central room with the double doors. Form up edge where undermined and fill with concrete.
	Mod	Inspect wall frames in detail including for termite activity & repair as needed.
	Mod	Remove chicken wire and birds nest from inside of enclosed gable vent on south wall.
	Low	Remove covering and re build louvred gable vent on south wall.
	High	Window sashes are missing, sills are rotted and the fly wire missing. (west wall). Cover window openings with new windows or shutters. Birdproof small central rooms with stored saddles and building materials.
	Mod	Repair / rebuild / refix sheeting to northern door & doorway TME including failed meeting stile of east leaf and adding diagonal ties to lift bottom corner. Paint external timberwork TME.
	Mod	Repair doorway and westmost leaf of southern door including refixing timber ledges and adding a diagonal tie to lift bottom corner. (may be replaced TME if required). Paint TME
	Mod	Refix loose cgi sheets to two sets of double doors on east. Repair three timber boarded doors and paint TME. Rehang door to small room at centre.
	Low	Repair external architraves / surrounds to openings and paint TME.
Stables H	High	Structural engineer to assess the roof and structure generally including temporary stabilisation and permanent repair. Repairs to be by a licensed builder. Gabled roof has major sagging at ends and close to the north end and has spread. Steel cable ties (at the level of a truss bottom chord) need tightening but the structure is no longer strong enough. Roof has internal prop in feed storeroom. Add replacement and supplementary timbers such as additional bracing and collar ties or stabilise under-sized members with an additional structure at mid span. Repair dropped ridge towards north end and junctions with rafters.
	High	Structural engineer to assess the southern gable wall. Repairs to be by a licensed builder. Add structure to tie and link timbers to top plates in side

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
		walls. Add support to high level wall batten which is not supported by any timber structural members. Tie bowed wall with lateral restraint. Rework / repair split bottom plate.
	High	Lower ground level and adjust it to fall away from building where ground is built up against south wall. Adjust ground falls on west so water runs away from building. Form ground drains on east to ensure roof and ground water drains away from building (structure is too uneven to fit gutters).
	High	Secure west gutter and add overstraps. Replace missing downpipe to north end of west wall. As far as possible ensure gutter falls to downpipe and add temporary downpipe and drain at low point where falls cannot be achieved.
	High	Undertake pest inspection for termite activity and treat any termites.
	High	Repair deteriorated timber and failed fixings of roofing battens and rafters - some are split, some water damaged.
	High	Replace missing and loose fixings to roof sheeting and flashings especially lifted edges of roof sheets. Use long traditional nails or if they will not hold use ring-shanked nails. Treat minor rust at laps and patch small holes.
	Mod	Replace eastern fascia and guttering with new galvanised iron gutters when structure is levelled. Fit new downpipes to direct water well away from the building. Adjust west gutter and downpipes after structure is repaired and levelled.
	Mod	Repair walls including replace missing bottom plate to north wall (east end). Add large washers and refix bolts between posts and half height posts in east wall to improve stability. Replace failed posts and beams especially in east wall. Replace a few missing boards in the west wall.
	Mod	Refix loose or dislodged corrugated iron wall cladding and replace badly damaged sheets (eg north wall). Fix sheets or corner flashings at corners. (NE missing)
	Mod	Repair frame and replace missing sheets over vent in north gable and repair adjacent sheets. Repair dislodged louvre in south gable vent.
	Low	Check fixings of vertical boards on west wall & secure and replace a few missing boards.
	Mod	Stabilise the tack room earth floor retained with timber boards on the east.
	Low	Check earth floor at the north east of the building is not eroding.
	Mod	Patch damaged floorboards in enclosed central area on the east.
	Mod	Repair timber framing & fixings of wall mounted tack boxes.
	Mod	Stabilise fixings & bracing of feed boxes.
	Mod	Remove weeds & fallen tree branches from horse yards. Remove vegetation from immediate vicinity of yards and control rabbits.
Carriage shed /Smithy H	High	Structural engineer to assess the roof and structure generally including temporary stabilisation and permanent repair. Repairs to be by a licensed builder. Gabled roof has sagged substantially and the roof truss system needs re-support and reinstatement. Steel cable ties (at the level of a truss bottom chord) no longer function due to some of the round posts being tipped over or rotted. New posts at larger spacings have compromised the truss system leading to the sagging and partial collapse. Temporarily prop the top plate at the two southmost posts on the west side (adjacent the enclosed section of the shed). Some posts are rotted eg southeast corner. Replace failed posts and replace east posts at the same spacings as the west posts, replace failed top plates, reinstate ties and add supplementary timbers as needed.
	High	Structural engineer to assess the gable walls. Repairs to be by a licensed builder. Collapsed end wall braces to the ridge need refixing with bolts or with hoop iron strap reinforcing and adding to internal walls. Remove the heavy stored metal sliding door now leant against the internal wall to blacksmiths area, replace four posts and add structure to restrain the wall at the top.
	High	Lower ground level and adjust it to fall away from building where ground is built up against south wall and part of the west wall. Form ground drains on the south and elsewhere to ensure roof and ground water drains away

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
		from building (parts of structure are too uneven to fit gutters).
	High	Undertake pest inspection for termite activity and treat any termites.
	Mod	Rearrange coke / coal store in blacksmith area so it does not push against the wall which has pushed out on the west.
	High	Repair deteriorated timber and failed fixings of roofing battens and rafters - some are split, some water damaged. Truss scissor member is split over internal wall of Blacksmiths area. Repair with sister members.
	High	Replace missing and lifted sheets on east face of enclosed carriage store area. Repair damaged or dislodged roof sheets. Check roof cladding & ensure fixings are secure & roof watertight. Check for holes in roofing iron & patch.
	Mod	Retain remaining sections of ogee profile gutter on west and secure and add overstraps. Refix and add overstraps to east gutter. Replace missing downpipes. As far as possible ensure gutters fall to downpipes and add temporary downpipes and drains at any low points where falls cannot be achieved. Direct water well away from the building.
	Mod	Repair timber wall structures and refix loose or dislodged corrugated iron wall cladding and replace badly damaged sheets. Short sheet rusted base of sheets in carriage store area. Retain top hung opening awnings in Blacksmiths area.
	Mod	Check cgi wall cladding for holes & loose, damaged or dislodged sheets and refix and repair. Refix sheets fallen from both internal walls.
	Low	Repair timber louvres and surrounds to north and south gable vents. Replace missing louvres and architraves and refix loose architraves in south gable.
	Low	Replace loose and rotted timber sill to west window to Blacksmiths. Replace window in future (low priority).
	Mod	Remove some contents as recommended by the Moveable Heritage Management Plan.
Kill house and Yards H	High	Refix top plate in the NW corner of attached structure to the north (has been pushed off the posts) and add wire or hoop iron bracing and ties to the structure.
	High	Repair leaking tap.
	Mod	Replace missing and loose fixings to roof cgi sheeting and flashings. Use long traditional nails, or if they will not hold, use ring-shanked nails. Replace loose fixings to base of the roof sheets at the centre of the both sides. Replace barge flashing to part of the west end (south face) of the Killing shed and of the west end (north face) attached structure.
	Mod	As above for wall cladding. Short sheet base of cgi wall cladding where corroded. Patch hole in cgi in west wall.
	Mod	Add quadrant shape cgi gutters and downpipes draining to west and away from building.
	Mod	Form up west end of concrete slab floor and other locations where slab is undermined. Fill under with concrete. Repair concrete step to the east door.
	Mod	Repair doors and add tie to prevent doors dropping. Replace missing board to east door (board on ground at time of inspection).
	Mod	Repair sheep gates.
	Mod	Paint external timberwork, including bargeboards & external faces of doors TME.
	Mod	Refix gates in yards where fixings have failed. Repair post and rail junctions.
	Mod	Remove vegetation from yards and control rabbits and erosion that may cause undermining.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
Staff Barracks – several buildings (Singlemen’s Quarters) H	Low	Main structures adaptively reused and repaired. Maintenance only needed
	Mod	Check mess room gutters discharge unobstructed onto main roof or into main gutter and adjust if necessary.
	Mod	Check water tank overflows drain water away from buildings.
	Mod	Clear soil & plants from uphill side of toilet block and adjust ground levels to fall away from building. Note this building does not have gutters.
	Mod	Check two north buildings for active termites and treat if found and repair termite damage. Repair bird-proofing wire in eaves.
	Mod	Inspect interior of two north buildings and assess repairs required.
	Low	Repair interiors of two north buildings.
	Low	Check uphill side of all structures for build-up of soil and adjust as needed.
	Low	Return all buildings to traditional external colour scheme (timber elements are now painted in the current departmental colours).
	Mod	Secure flue in northeast building. If asbestos encapsulate by painting or remove and replace.
Shower Block	High	Treat active termites. Termite tracks were evident in the roof frame in 2010 indicating active termites. Adjust ground levels so soil is below concrete slab (so termite entry risk is reduced and trails can be seen) and keep plants away from edge of slab and building wall.
	Mod	Repair termite damage including to the northwest corner post, the north fascia and the door frame to the entry and to the shower.
	High	Patch hole in roof with matching cgi.
	High	Replace missing and loose fixings to roof and wall sheeting.
	High	Check that gutters fall to down pipes and replace downpipes. Ensure downpipes drain away from building.
	High	Replace and re-fix bargeboards. Attach new hardwood cover strips to top of bargeboards. If there is inadequate cover to roof sheets (eg on southwest) add additional roof sheet.
	Mod	Replace glass in louvre windows.
	Mod	Repair exterior door and rehang.
	Mod	Paint bargeboards, cover strips & fascias and other exterior timbers.
	Low	Treat corrosion on bench top.
Lakeside manager’s cottage M		Not inspected during CMP. Notes below are from CMS.
		In 2006/7 the following works were carried out: <ul style="list-style-type: none"> • Re-stumping • Reconstruction of verandah floor • Repair / replacement of verandah posts • Replacement of broken fibro cladding • Repair of doors and windows
	High	Check and repair main and verandah roof & ensure that fixings are secure & roof watertight. If necessary replace any broken roof battens.
	High	Check gutter falls to down pipes, drainage ditches or water tank locations. Ensure guttering is securely fixed, clear and watertight. Replace guttering along western side of cottage. Install new galvanised iron downpipes. Ensure water drains away from buildings.
	High	Undertake pest inspection to identify any termite activity in the sub-floor area and treat if found.
	High	Internal wiring & electrical fittings to be tested & repaired.
	High	Plumbing to be tested and repaired as needed.
	Mod	Paint verandah joinery to match existing colour scheme.
	Mod	Install new corrugated water tanks.
	Mod	Ensure window openings are weatherproof. Paint external joinery
	Mod	Repair/replace broken window sashes & sash cords and replace broken window panes as required.
	Mod	Install new door to Room 5 on the southern side of the verandah. Repair door between Room 4 & the Hallway by insertion of new plywood panels to replace broken sections.
	Mod	Replace broken or damaged Caneite ceiling panels with Gyprock sheets.
Low	Monitor condition of fences & landscape structures & undertake remedial	

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
		repairs as required.
Lakeside middle cottage M		Not inspected during CMP. Notes below are from CMS.
	High	Check and repair roof & ensure that fixings are secure & roof watertight. If necessary replace any broken roof battens.
	High	Check gutter falls to down pipes, drainage ditches or water tank locations. Ensure guttering is securely fixed, clear and watertight. Replace as needed. Install new galvanised iron downpipes. Ensure water drains away from buildings.
	High	Ensure storm water does not flow under the building or pond around stumps.
	High	Undertake pest inspection to identify any termite activity in the sub-floor area and treat if found.
	High	Replace rotted barge boards with boards of identical profile.
	High	Internal wiring & electrical fittings to be tested & repaired.
	High	Plumbing to be tested and repaired as needed.
	Mod	Progressively replace deteriorated floor stumps.
	Low	Monitor condition of fences & landscape structures & undertake remedial repairs as required.
Palmtree cottage M		Not inspected during CMP. Notes below are from CMS.
	High	Check and repair roof & ensure that fixings are secure & roof watertight. If necessary replace any broken roof battens.
	High	Check gutter falls to down pipes, drainage ditches or water tank locations. Ensure guttering is securely fixed, clear and watertight. Replace broken or damaged guttering & downpipes. Install new galvanised iron downpipes. Ensure water drains away from buildings.
	High	Ensure storm water does not flow under the building or pond around stumps.
	High	Undertake pest inspection to identify any termite activity in the sub-floor area and treat if found.
	High	Replace broken & deteriorated floorboards.
	High	Repair broken & damaged floor sections.
	High	Internal wiring & electrical fittings to be tested & repaired.
	High	Plumbing to be tested and repaired as needed.
	High	Re-point and repair brickwork at top of chimney.
	High	Replace broken window panes as required.
	Mod	Replace broken or damaged fibro wall sheets & paint to match existing wall colour schemes. Replace missing cover strips.
	Low	Monitor condition of fences & landscape structures & undertake remedial repairs as required.
Redgum cottage M	X	Not inspected during CMP. Notes below are from CMS.
	High	Check roof & ensure that fixings are secure, & roof watertight. Check for holes in roofing iron & patch. If necessary replace any broken roof battens.
	High	Check gutter falls to down pipes, drainage ditches or water tank locations. Ensure guttering is securely fixed, clear and watertight. Ensure water drains away from buildings.
	High	Ensure storm water does not flow under the building or pond around stumps.
	High	Undertake pest inspection to identify any termite activity in the sub-floor area and treat if found.
	High	Internal wiring & electrical fittings to be tested & repaired.
	High	Plumbing to be tested and repaired as needed.
Low	Monitor condition of fences & landscape structures & undertake remedial repairs as required.	
Grave H	Mod	Remove any vegetation close to headstone and photographically record the inscription.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
Others		
Yanga House rubbish dump west 19th C H	X	See policies - archaeological site.
Yanga House rubbish dump east 20th C M	X	See policies - archaeological site.
'Old Station' site H	X	See policies - archaeological site.
Yanga Lake regulator and bridge site H	X	See policies - manage bridge remains as a ruin and archaeological site and manage regulator as operating infrastructure or a stabilised ruin.
	High	Structural engineer with expertise in heritage structures to assess the regulator and advise on options for repair or stabilisation and how to manage the use to limit damage to the structure and alternate systems to make ongoing use possible. Alternatively advice on stabilisation in situ if replacement is proposed (in another location).
	High	Prepare risk assessments on all activities associated with the operation of the regulator.
	Mod	Record the regulator in detail including its construction, condition and remaining components.
Rabbiters Hut and silos M	X	See policies - manage as a ruin and archaeological site.
	Mod	In hut and outhouse check fixings of timbers and refix using nails, fencing wire etc. as appropriate. Prop sagging joists.
	Mod	Refix loose sheets of cgi to hut and outhouse.
	Mod	Adjust / fix gutter and clear chimney gutter and check chimney is secure.
	Mod	Ensure roofs of silos are securely fixed.
	Low	If origin of cgi sheets on ground can be found refix to hut. Otherwise stack sheets and weigh down so they do not blow away.
	Low	In adjacent collapsed structure (to northeast) either leave as is and weigh down cgi sheets or clear vegetation, record remains and stack
	Mod	Clear vegetation from within and around building and associated chook yards etc. Clear dirt etc. from floor (appear to be timber boards under).
Sheep dip M	X	See policies - manage as a ruin and archaeological site.
	Mod	Clear vegetation and branches from around and in sheep dip and associated pits.
	Mod	Record timber entry and exit structures carefully and remains of yards. Stabilise timbers in situ. Stack detached timbers or reattach of former location is evident.
Railway and Yanga Siding M	X	See policies - manage as a ruin and archaeological site.
		Not inspected during CMP.
Yacht Club (former) M	X	See policies - manage as a ruin and archaeological site.
	Mod	Check and stabilise as needed the water tank and tank stand and toilet structures.
	Low	Repair picnic tables and seats as needed for public use. Replacement may be needed.
Pumping Station L	X	See policies - manage for safety or use.
Pelican Point house site H	X	See policies - archaeological site.
B & S Ball site L	X	See policies - manage as a ruin and archaeological site.
Henry's Camp L	X	See policies - manage as a ruin and archaeological site.
Old Fishing Camp L	X	See policies - manage as a ruin and archaeological site.
Piggery L	X	See policies - manage as a ruin and archaeological site.
South Yanga homestead site	X	See policies - archaeological site.

YANGA CONSERVATION MANAGEMENT PLAN

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
NA		

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
Woolshed Precinct		
Yanga Woolshed Group E H		
Yanga woolshed H		<p>Note: Most of the Woolshed is in good condition but it is an very large building and some important structural repairs are required to limited areas. Some are noted below but a detailed inspection should be made and a full scope of works prepared including noting works required on plans prepared for this CMP.</p> <p>Generally (see also detail for sections of building below)</p> <p>High Structural engineer to assess the structural integrity of the water tank & stand on the northern side of the engine room & advise on repairs needed.</p> <p>High Many cgi roof and wall sheets are loose and need refixing. Replace missing and loose fixings to roof and wall sheeting and flashings (cladding is corrugated iron or mini orb). Use long traditional nails, or if they will not hold, use ring-shanked nails. Do not over-tighten fixings and cause dents in metal sheets. Use large washers to cover existing oversize holes. Patch holes with matching material and on roof patch small holes with silicon. Similarly patch holes in translucent roof sheeting. If necessary replace any deteriorated or damaged roof battens.</p> <p>High Replace or repair guttering & downpipes. Overstrap gutters. Check discharge of down pipes to drainage lines, ditches or water tank and that water can be discharged away from the building. If not refall gutters so water can be discharged away from the building. In some areas the structure needs repair to enable gutters to be fitted with even falls. Alternately downpipes can be added at low points. Downpipes have been replaced on the south wall of the area of the shearing board and catching pens but not elsewhere. Most other gutters and downpipes have failed and water drains under the building in several locations.</p> <p>High Inspect in detail and repair the box gutters between the Woolroom and Engine Room and between the Old and New Loading Areas. Ensure they discharge away from the building.</p> <p>High Install ground drains or pipes around the building to discharge stormwater well away from building. Ensure temporary above ground pipes fall away from the building.</p> <p>High Undertake pest inspection of timber frame and floors and treat any termite activity. Note the removal of sheep dung (below) needs to be done in conjunction with this.</p> <p>High Reduce sheep dung built up under the floor (in some places to the underside of the floor) and around the posts. Ensure the ground level outside the building is lower than the ground level under the building.</p> <p>Mod Fit chicken wire or similar to prevent access to sub-floor by rabbits etc.</p> <p>High Repair termite damaged and deteriorated timbers generally TME but marked with the date of installation. See below for some specific locations.</p> <p>High Restump or replace post bases in sunken areas including the northwest corner and the southern shearing board (see also under individual areas). Note: this may be termite damage.</p> <p>High Check and secure junctions of structural timbers including a few locations where the rafters are pulling away from the ridge (and the roof in the vicinity sagging)</p> <p>High Test and repair electrical wiring & fittings.</p> <p>Mod Paint exposed window and door joinery and any other previously painted timber (e.g. fascias) to match existing colour schemes.</p> <p>Mod Develop & implement a pest and weed control program for area around building.</p>

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	X	Sweating Pens - Skillion Roof Section (rows 35 to 37) This section is poorly built and is failing. One post has been replaced recently.
	High	Add flashing between the gable end and the top of the skillion roofed section on row 32.
	High	Overstrap gutter at east end and adjust so it falls to the downpipe. Replace missing downpipe at northeast corner and discharge water away from building.
	High	Refix loose wall sheets on the east end. Refix loose roof and wall sheets especially where lifted and flapping. (may need to replace failed timbers first)
	Mod	Replace or add corner flashings at east end and add corner flashing to exposed upper section of wall on row 35.
	High	Until replacement is done - brace or prop termite damaged or rotted posts, beams and other roof timbers.
	Mod	In rows 35-37 strengthen existing joists / rafters with sister members (or replace where failed) and add additional rafters between existing to reduce spans of roof battens and repair or replace sagged or rotted battens in sagging roof.
	Mod	Add additional columns on row 35 to support the beam.
	Mod	Replace failed beam on row 36, at the north-most end.
	Mod	Replace sapling sister member to joist with sawn member and bolt fix to early failed member.
	X	Sweating Pens - Gable Roof Section (rows 23 to 35) The main section of the sweating pens has a gabled roof with scissor trusses and a partial skillion roofed addition to the north (rows 32 to 35).
	Low	When access is available check the fixings of the chocks to the rafters (support the purlins) and check the fixing of the purlins. If needed refix chocks and fix purlins (e.g with hoop iron strap).
	Mod	Check posts (some have been replaced) which are split or appear out of alignment. Repair if leaning / misalignment indicates a structural defect otherwise leave as is.
	High	Refix scissor truss members at post on the southside in row 32, and restrain / stabilised the rafter that has spread.
	Mod	Replace split central droppers on column row 28 and 32.
	High	Replace failed top plates on the south wall especially between column rows 25 and 26 and column rows 28 and 29. Adjust / ease twisted battens (visible at eave) so roofing can sit flat.
	High	Replace fascia, gutter and downpipes on south side TME. Overstrap gutters on north side and check they fall to downpipes. On the north side add a downpipe on row 32 and replace missing downpipe on row 23. Discharge water away from building.
	Mod	Replace stumps in areas where floor has dropped substantially including on north wall of skillion at about row 25 / 26.
	Mod	Refix loose cgi sheeting to walls and roof and replace missing section of overflashing on east gable. Replace missing corner flashings to walls of skillion addition.
	Low	Repair gates at east end of skillion roofed section and external ramp.
	X	Shearing Board and Catching Pens (rows 6 to 23) This section is part of the original structure with a higher ridge, a bottom chord to the truss and a central column.
	High	Adjust gutter on the south side where out of alignment and adjust new downpipes and so they flow into the temporary plastic pipes on the ground (some plastic pipes have dropped).
	Mod	At the east gable replace the missing bargeboard and repair the other bargeboard. Replace hardwood cover strips (same profile as west end).
	High	Check roof structure at two locations where there is a gap under the ridge flashing indicating movement in the rafters. Undertake stabilisation repair as needed (note may be the repairs listed below).

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	High	Refix dropped bottom chord on column row 22. When access is available fix "collar ties" to vertical members in the centre (between the top of the post and the ridge)..
	Low	Repair gates / doors between the catching pens and shearing board. Add a brace where they have sagged.
	High	Check the shearing board on the north side where the floor has dropped near columns 11 and 12 and column 16. Restump if failed stumps is the cause.
	High	Restump south side the shearers board area and repair the floor and floor structure. (The floor boards are missing between column rows 12 and 17). Repair floor in one adjacent catching pen and repair floor access hatch which is falling in.
	Mod	Replace the cgi wall cladding on the south wall when repairs to the floor are complete.
	Low	Refix the collapsed fence on the north side in row 19 between D-E.
	X	Woolroom This is at the westmost end of the building and is similar in section to the central part of the building but the structure is adjusted to remove the central columns in the classing area.
	High	Repair leaks in some translucent roof sheets.
	Mod	Repair roof gablet and adjacent flashings and paint external timbers. Investigate original configuration of opening and replace (likely to have been timber louvres).
	High	At west gable end repair or replace bargeboards & cover strips with hardwood profile TME.
	High	Repair and overstrap remaining section of ogee profile guttering on the north and replace missing downpipe and add a drain or connect to water tank.
	High	Cover hole created by missing window sashes and glazing in west gable.
	Mod	Install & glaze new window sash in west gable to replace missing joinery. Repair remaining sashes and frame and reglaze where glass is broken. Paint.
	Mod	Repair double doors in west wall and paint.
	High	Move 2 heavy wool baling machines in the west end (at northwest corner and south part of west wall) onto the concrete bases.
	High	Replace failed stumps and other structural members in northwest corner of the woolroom and south part of west wall.
	Mod	Check fixings of wall structure on the north side at the west end and refix as needed after repair of stumps in the area.
	Low	Reassemble wool press now in northern corner of wool room.
	X	Old Loading Area This is a skillion roofed early addition to the south of the Woolroom.
	Mod	Check and repair timbers under box gutter at junction with new Loading Area.
	X	New Loading Area This is a modern structure with a concrete slab on ground and steel posts at the far southwest corner of the Woolshed.
	Mod	Repair damage to the west wall (torn the cladding, broken and detached bottom timber rail)
	Mod	Refix bottom rail to structure at the south-west corner.
	X	Engine Room Gable roofed structure on north side of Woolroom.
	Mod	Repair / refix flashings to gable ends.
	High	Repair and overstrap gutters and adjust to fall to downpipes. (ogee profile to north wall)
	High	Add new downpipe to east gutter and new drain.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	Mod	Assess timber floor platform adjoining the Woolroom which has dropped at the southeast corner. Restump if needed.
	Mod	Fix bottom plate to the corner post at the northwest corner.
	Mod	Repair or replace termite damaged studs in the added external wall.
	Mod	Replace broken glass in 3 east facing windows, minor repairs and paint windows and architraves.
	Mod	Repair or replace damaged sash to west window. Reglaze broken panes of glass. Refix architraves.
	Mod	Repair high double doors on the north side, including termite damage
	X	Woolroom Annex (adjacent and west of Engine Room) Skillion roofed structure on north side of Woolroom
	High	Repair and overstrap ogee profile gutter and adjust to fall to downpipe, adjust downpipe and add new drain.
	Mod	Replace or brace termite damaged posts & beams.
	Mod	Refix cgi sheets on north wall after wall frame has been repaired.
	Low	Replace exterior door with ledged and braced timber boarded door and replace timber external steps to this door.
Woolshed stables H	Mod	Remove peppercorn tree adjacent building.
	High	Replace missing and loose fixings to cgi roof and wall (mini orb) sheeting and flashings. Use long traditional nails or if they will not hold use ring-shanked nails. Do not over-tighten and cause dents in metal sheets. Use large washers to cover existing holes. Replace distorted and damaged sheets to skillion roofed section at north and to the north face of the main roof.
	High	Check guttering falls to down pipes and adjust as needed. Repair ogee profile gutters and overstrap to main roof. Clear guttering & seal leaks and gaps. Add new gutter to skillion roof.
	High	Replace missing downpipes on west walls and add pipes or ground drains so water is discharged away from building.
	Mod	Repair timber fascias and capping to gablets and paint. Replace bird mesh.
	Mod	Repair or replace timber cover strips at corners and paint.
	Mod	Repair termite damage to northwest corner on main part of building.
	High	Remove stored items against west wall (causing bowing).
	Mod	Repair and rehang the ledged and braced timber door to the addition.
	High	Replace missing door to north wall of skillion section.
Yanga Old Shearers' Quarters H	High	Replace missing and loose fixings to roof sheeting and flashings. Use long traditional nails or if they will not hold use ring-shanked nails. Do not over-tighten and cause dents in metal sheets.
	Mod	At gable ends repair or replace bargeboards & cover strips with hardwood profile TME. Repair and refix fascias.
	High	Check guttering falls to downpipes and adjust as needed. Repair or add gutter overstraps. Ensure guttering is securely fixed.
	High	Replace missing downpipes and add new downpipes at south end. Add pipes or drainage ditches to ensure water drains away from building.
	Mod	Electrician to review and test electrical installation. Repair or remove any dangerous items.
	High	Undertake pest inspection including roof space and treat and termite or other infestations found.
	Mod	Repair or replace broken window sashes & glazing on the eastern side of the old barracks building. Replace broken or missing sash cords.
	Mod	Repair & re-hang timber boarded and ripple iron clad doors and louvres over as required. Repair fly screen mesh to louvres over doors. Replacement timbers to match the profile of existing components.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
		evident under eaves).
	High	Analyse the materials composition of the concrete blocks prior to undertaking repairs.
	Mod	For minor damage of masonry block walls patch with compatible material.
	High	Fill washed out ground adjacent north wall so water does not pool in order to limit subsidence of the wall and footing into the soft ground.
	High	For major damage such as on north wall test repair methods using compatible materials. Methods may include filling of lower part of wall
	Mod	Repair severely damage wall sections using method agreed from testing.
	Mod	Test protective wall finishes such as lime wash or render. Apply tested finish to protect masonry blocks. (Colour to be researched)
	Mod	Refix the sagging eaves lining and the boards on the gable eave.
	Mod	Refix sagging ceiling in rooms 1, 2, 5 but form access hatch for roof inspections in one room (rooms 4 & 12 were not inspected).
Cookhouse and Mess Room	High	Replace missing and loose fixings to roof sheeting and flashings and to roof and walls of lean-to on west side. Use long traditional nails or if they will not hold use ring-shanked nails. Do not over-tighten and cause dents in metal sheets.
	High	Replace rusted roof sheet over brick structure of cooking range at northeast corner of building. Check sheets under small water tank above and replace if failed. Check and repair structure supporting small water tank. Check roof and barge detail in vicinity for water entry points and repair or adjust detail to discharge water away from building.
	High	Replace chimney flashings to kitchen chimneys including a chimney tray on the uphill side of the chimney. Check area around kitchen chimney and repair leaks.
	Mod	At gable ends repair bargeboards & overflashings (may have had edge roll). Repair and refix fascias.
	High	Check guttering falls to downpipes and adjust as needed. Add gutter overstraps. Ensure guttering is securely fixed. Add new section of gutter and fascia where missing to west end of north wall (over cooking range chimney).
	High	Check south and west (lean-to) gutters and downpipes for leaks and repair. Check water tank for leaks and repair. Add pipe or drainage ditch to drain tank overflow away from building.
	High	Rework north guttering to main section and bread oven to fall to new downpipes (now missing). Add new downpipe to new gutter at west end of north wall. Add pipes or drainage ditches to ensure water drains away from building.
	High	Undertake pest inspection including roof space and treat any termite or other infestations found. Cover large holes in walls to prevent pest etc. entry.
	Mod	Minor repairs to external and internal timber boarded and ripple iron clad doors and louvred openings over. Repair / rehang flyscreen doors and mesh over louvres.
	Mod	Repair double hung windows and louvred window (adjacent bread oven) and fly screens. Replace broken glazing. Replace broken or missing sash cords.
	Mod	Refix the sagging eaves linings.
	Mod	As far as possible without causing damage, remove cement pointing from joints in bricks and concrete blockwork and cement rich skim coat from bricks and some areas of masonry block wall.
	Mod	Repoint eroded mortar joints in the brickwork of the kitchen chimneys. Use lime mortar.
	High	Analyse the materials composition of the concrete blocks prior to undertaking repairs.
	Mod	For minor damage of masonry block walls patch and repoint with compatible material. This includes repair to cracks in internal walls.
	Mod	Fill eroded ground adjacent southeast corner and elsewhere as necessary to prevent undermining of concrete floor.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	Mod	Form expansion joint between kitchen chimney brickwork on west wall.
	Mod	Where steel straps and bars in masonry have rusted (sills and door heads) and damaged the wall treat rust and fill or remove and replace with ss helical ties such as Helibar or other approved material.
	Mod	For major damage such as on north wall test repair methods using compatible materials. Methods may include filling of lower part of wall.
		Repair severely damage wall sections using method agreed from testing.
	Mod	Test protective wall external finishes such as lime wash or render. Apply tested finish to protect masonry blocks. (Colour to be researched)
	Mod	Refix sagging "Caneite" mess room ceiling or replace with other sheet material. Retain timber boards in other rooms.
	Mod	Paint previously painted external timber including bargeboards, cover strips fascias, windows, door frames and external wall battens (colour evident under eaves). Colour to be reviewed (current blue colour is not significant)
	Mod	Electrician to review and test electrical installation. Repair or remove any dangerous items.
	Mod	Plumber to assess water supply and drainage. Ensure sink drain discharges appropriately and away from building. Retain old water heaters.
	Mod	Repair concrete tank base on west.
Meat house H	High	Remove shadecloth from west wall and fix temporary roof (cgi sheets or similar)
	Mod	Replace hipped roof and rainwater goods. Check if original roof is stored on site.
	Mod	Repair frame and windows and doors so they close. Check where door on floor was and if possible refit.
	Mod	Paint timber.
	High	Undertake pest inspection including roof space and treat and termite or other infestations found.
	Mod	Leave chicken wire and any earlier flywire in walls
Shearers' barracks M		
	Mod	Check cgi roof and wall fixings.
	High	Check external guttering fixings and overstraps and falls to downpipes. On east side add new downpipe and add pipes or drainage ditches to drain water away from building (now discharges to site of termite infestation in Shower block). Alternatively fall gutter to north and locate downpipe and drains to north. Check west downpipes which run towards the south discharge away from building.
	High	Undertake pest inspection including roof space and treat and termite or other infestations found.
	Mod	Electrician to review and test electrical installation. Repair or remove any dangerous items.
	Mod	Check plumbing and sewer drainage to attached toilet block and repair as needed.
	Low	Paint previously painted external fascias and bargeboards and door and window joinery TME
	Low	Minor repairs to internal linings including renail some cover strips.
	High	Assess material of wall sheeting. If asbestos encapsulate by painting.
Old Wash House H	High	Demolish east end of adjacent New Shower Block reducing it by one shower bay in order to separate the buildings. Redirect roof drainage pipe from New Shearers Barracks (it now discharges against the north wall of the Old Shearers Block). Rebuild section of Old Wash House wall where doorway was inserted. Modern materials, eg modern concrete block may be used.
	High	Remove severely termite damaged north and centre parts of roof and rebuild the roof structure to match existing (salvaged intact original timbers may be reused). Rebuild and refix eave on west side of building at junction with New Shower Block). Refix existing steel structural tie rods.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	High	Replace cgi roof sheeting and battens rebuilt north end of roof using cgi roof sheeting to match existing (salvaged original sheets may be reused). Replace missing and loose fixings to roof sheeting and flashings and to reef and walls of lean-to on west side. Use long traditional nails or if they will not hold use ring-shanked nails. Do not over-tighten and cause dents in metal sheets.
	High	Refix or replace eaves linings and barge linings. Replace one timber bargeboard to south gable to match remaining bargeboard. Rebuild whole of eave at north gable to match south.
	High	Retain existing ogee profile gutters to east and west sides. Repair and refix to repaired eaves, including overstraps. Fall to south. Replace downpipes to discharge to existing concrete apron and dish drain at south end. Clear dish drain and check if it discharges clear of building (ie water does not run back towards building or pond). Extend if needed.
	Mod	Refix and overstrap gutter to lean-to. Replace missing downpipe and pipe or ground drain to discharge water away from building.
	High	Undertake pest inspection, including space between this building and the New Shower Block, to identify and treat any active termite infestation.
	Mod	Adjust ground levels around the building so the top edge of the floor slab is visible and not obscured by earth.
	Mod	Where sections of concrete floor slabs some have subsided assess cause and if feasible adjust and fill under or resupport to limit further subsidence.
	Mod	Where timber is over floor slab junctions insert barrier under (such as sheet metal or dampproof course material) to limit termite entry.
	High	Analyse the materials composition of the concrete blocks prior to undertaking repairs and devise mortar mix for repairs.
	Mod	For minor damage of masonry block walls patch and repoint with compatible material (eg fibre reinforced lime mortar as soft as the blocks). Stitch cracks by inserting, at joints, ss helical ties such as Helibar or other approved material.
	Mod	For major damage test repair methods using compatible materials. Methods may include filling of lower part of wall. Repair severely damage wall sections using method agreed from testing. The north west corner has collapsed adjacent the new opening and a downpipe discharge. Sections of the walls on the west side at the base near the lean-to and on the east side at the back of the showers are badly deteriorated.
	Mod	Test protective wall external finishes such as lime wash or render. Apply tested finish to protect masonry blocks. (Colour to be researched)
	Mod	Replace termite damaged wall battens with seasoned hardwood to match existing and using existing metal ties and brackets.
	Mod	Repair highlight windows and replace broken glazing and damaged flywire.
	Mod	Repair & re-hang ripple iron clad, ledged and braced, timber framed double doors at each end. Replace missing door to small lean-to on the west side.
	Mod	Paint previously painted timber including bargeboards, fascias, windows, door frames and external wall battens (colour evident under eaves).
	High	Assess material of flue from internal copper. If asbestos encapsulate by painting or remove and replace with alternate material.
	Low	Rebuild and repair timber supports for laundry tubs resupport on concrete blocks retaining the intact timber members.
	High	Plumber to assess water supply and drainage. Cap off water supply but retain pipes and taps etc and old water heaters.
	High	Electrician to disconnect electrical installation. May be reconnected in future.
New Shower Block M	High	See Old Wash House. Demolish east end of New Shower Block reducing by one shower bay. Build new east wall with timber frame and fibrecement sheet cladding.
	Mod	Check fixings of cgi roof sheets, flashings gutters and downpipes.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	Mod	The gutters (and possibly shower drains) discharge into a sump at the southwest corner. Clear sump and check where it discharges. Redirecting or other work may be needed.
	High	Undertake pest inspection, including roof space, to identify and treat any termite activity.
	Mod	Electrician to review and test electrical installation. Repair or remove any dangerous items.
	Mod	Plumber to assess water supply and drainage. Ensure shower drain discharges appropriately and away from building. Replace missing shower head.
	Low	Paint previously painted external timber including bargeboards, cover strips fascias, windows, door frames. Clear finish as existing may be used or regular paint.
	High	Assess material of wall sheeting. If asbestos encapsulate by painting.
Contractor & experts quarters H	X	Note: Termite damage needs to be repaired prior to other work to stabilise the building and so fixings hold.
	High	Replace missing and loose fixings to cgi roof, external wall and internal wall and ceiling (mini orb) sheeting and flashings. Use long traditional nails or if they will not hold use ring-shanked nails. Do not over-tighten and cause dents in metal sheets. Where necessary replace any deteriorated battens.
	Mod	Treat rust patches on roofing and flashings and paint with Galmet or similar cold galvanising.
	High	Repair chimney flashings including chimney tray on upper side.
	High	To all roofs replace missing or damaged bargeboards & cover strips to match remaining bargeboard on northwest corner. & paint. One old bargeboard is stored in the rear lean-to. Repair or replace fascias to match rear fascia.
	High	Repair new front gutter now dislodged and replace missing gutters. Repair or add gutter overstraps. Ensure guttering is securely fixed. Check guttering falls to downpipes and adjust as needed. Replace downpipes and add drain pipes or ground drains at all locations to ensure water drains away from building.
	High	Undertake pest inspection including roof space and sub-floor and treat any termite or other infestations found.
	High	Reduce ground levels around building where soil is built up (east, southwest) and re-establish sub-floor ventilation. Grade so water runs away from building and does not run or pool under the building.
	High	Carefully jack up and re-stump the expert & contractor's quarters & verandah. The front verandah posts have dropped. Internally the floor is uneven, high in the centre and dropping to both the east and west due to damp and termite damage.
	High	At north-east corner of the building replace the verandah top plate and purlins (probably also concealed wall top plate and other timbers as well). Add additional rafters at mid-span of purlins.
	High	Replace deteriorated verandah floor boards. If feasible edge only may be replaced.
	Mod	Repair or replace deteriorated double hung window sashes & broken glazing. Replace broken or missing sash cords. Repair broken glass in louvred windows.
	Mod	Repair & re-hang timber boarded doors and architraves as required. Repair fly screen doors. Replacement timbers to match the profile of existing components.
	Mod	Paint exposed previously painted timber including window and door joinery to match existing colour schemes.
Mod	Check chimney mortar joints and repoint open joints with lime mortar. Repointing needed at base on outside - clean of growths before repointing).	

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	Mod	Electrician to review and test electrical installation. Repair or remove any dangerous items.
	Mod	Plumber to assess water supply and drainage. Disconnect or ensure sink drain discharges away from building.
Yanga Irrigation pump house H	Mod	Replace missing and loose fixings to cgi roof and wall sheeting and flashings. Replace missing barge flashings. Repair minor damage to roof from tree branch.
	Mod	Repair gutter supports where damaged by tree branch. Replacing two missing gutters on northwest walls. Add downpipe to lower roof and discharge over river bank.
	Mod	Replace broken glass louvres in windows.
	Mod	Repair and repaint timber doors
	Mod	Reduce ground level where built up against north corner (near river).
	Mod	Electrician to review and test electrical installation and repair.
Woolshed cottage (and adjacent Laundry) M	X	Note: Building in poor condition and considerably altered. May be further altered / adapted extensively depending on use. Works noted below are for repairs needed if building is retained as is.
	High	Replace deteriorated floor stumps. (Floor and whole building over has dropped in several locations).
	Mod	Adjust / reduce ground levels to north and south of front part of building to reinstate sub-floor ventilation and generally to expose edges of concrete slabs to eliminate entry paths for termites (or make trails visible).
	High	Replace missing and loose fixings to cgi roof and wall sheeting and flashings (including laundry). Use long traditional nails or if they will not hold use ring-shanked nails. Do not over-tighten and cause dents in metal sheets. Use large washers to cover existing holes. Cover holes with matching material.
	High	Repair / replace chimney flashing.
	High	Check and repair internal box gutter (over rear hall). Refix and repair sagged guttering and add overstraps. Replace missing guttering. Check falls to down pipes, drainage ditches or water tank locations. Ensure water drains away from buildings. Replace or repair missing or damaged flashings.
	High	Ensure storm water does not flow under the building or pond around stumps.
	High	Undertake pest inspection including roof space and sub-floor and treat any termite or other infestations found.
	High	Assess condition of water tank stand and repair. Ensure overflow continues to be discharged away from building (runs overhead supported on post).
	Mod	Replace missing brick on chimney and check pointing. Repoint with lime mortar where mortar is missing.
	Mod	Repair / refix timber fascias, eaves lining and moulding under gutters and corner covers strips to walls. Match existing profiles.
	High	Assess material of internal wall sheeting (external rear is modern and likely to not contain asbestos). If asbestos encapsulate by painting or replace.
	Mod	Refix or replace sagged ceiling lining (Caneite). Replace missing ceiling lining - plasterboard, ply or similar may be used.
	Mod	Repair / replace damaged internal wall cladding and replace missing coverstrips to cladding junctions (plasterboard. ply or similar may be used).
	Mod	Repair deteriorated timber sashes to doublehung windows including bottom sash of north window. Check operation and repair as necessary. Note: Some have mismatched sashes and some are nailed shut. Replace broken glass including panes in bottom and top sash in four windows in west and south walls. Repair / refix architraves or replace to match where missing.
	Mod	Minor repairs to external and internal timber panelled and highlights over.
Mod	Paint previously painted external timber including bargeboards, architraves fascias, windows and doors and frames.	

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	Mod	Plumber to assess water supply and drainage. Ensure sink and bathroom drains discharge appropriately and away from building. Retain old water heaters in Laundry.
	Mod	Electrician to review and test electrical installation. Repair or remove any dangerous items.
	Low	Monitor condition of fences & landscape structures & undertake remedial repairs as required. Repair fences especially in vicinity of water tank and support for tank overflow. Keep vegetation clear of buildings.
Irrigation cottage M	X	Not inspected during CMP. Notes below are from CMS.
	High	Check over the whole of the roof & ensure that fixings are secure, & roof watertight. Check for holes in roofing iron & patch. If necessary replace any broken roof battens.
	High	Check gutter falls to down pipes, drainage ditches or water tank locations. Ensure guttering is securely fixed. Clear guttering & seal leaks. Ensure water drains away from the building.
	High	Ensure storm water does not flow under the building or pond around stumps.
	High	Undertake pest inspection to identify evidence of termite activity in the sub-floor area.
	Mod	Check the integrity & function of double-hung windows. Repair as necessary.
	High	Internal wiring & electrical fittings to be tested & repaired by a qualified & suitably licensed electrical contractor.
	Mod	Test to ensure safe & hygienic operation of plumbing services.
	Mod	Repair or replace weather damaged floorboards & ensure floor is sound and safe.
	Low	Monitor condition of fences & landscape structures & undertake remedial repairs as required.
Slaughter House		Replace missing and loose fixings to cgi roof and wall sheeting and flashings. Replace missing barge roll flashing on west elevation (over the door) and section at east lying on ground.
		Replace missing gutters and downpipes and discharge water away from building.
		Eliminate rabbits undermining the northeast corner of the sheep pen and fill under subsiding concrete slab.
		Repair and refix fascias where loose.
		Repair and paint door.
		Replace missing timber slats in sheep pen area.
		Plumber to check taps for leaks and that water drains away from building.
Others		
Woolshed Toilet	Mod	Refix loose section of timber frame and cgi sheets.
	X	Note: Vent to the underground tank is lying inside.
Site of North Shedhands Quarters H	Mod	Remove vegetation from concrete slabs and footings.
	Mod	Record the remains and evidence of configuration of the structures.
	Mod	Stack remaining concrete blocks, timber and other building materials on cleared concrete slabs.
Embankment H	Mod	Move fuel stove on embankment to shedhands cookhouse slab.
	X	Maintain embankment / levee.
Sheepyards H	Mod	Develop & implement a pest and weed control program for the sheep yards & gates. Remove vegetation from vicinity of yards and control rabbits or other causes of undermining.
	Low	Minor repairs to yards and gates.
Races and Shelters over Sheep Yards M	Mod	Remove vegetation from vicinity
	Mod	Refix loose timbers and cgi roof sheets.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
Willows Precinct		
The Willows Homestead M	X	Not inspected during CMP. Notes below are from CMS.
	High	Check over the whole of the roof & ensure that fixings are secure, & roof watertight. Check for holes in roofing iron & patch. If necessary replace any broken roof battens.
	High	Check gutter falls to down pipes, drainage ditches or water tank locations. Ensure guttering is securely fixed. Clear guttering & seal leaks. Ensure water drains away from the building.
	High	Ensure storm water does not flow under the building or pond around stumps.
	High	Undertake pest inspection to identify evidence of termite activity in the sub-floor area & carport structure.
	High	Check the integrity & function of double-hung windows. Repair as necessary.
	High	Internal wiring & fittings: Internal wiring & electrical fittings to be tested & repaired by a qualified & suitably licenced electrical contractor.
	High	Test to ensure safe & hygienic operation of plumbing services.
	Mod	Progressively replace deteriorated floor stumps if required.
Low	Monitor condition of fences & landscape structures & undertake remedial repairs as required.	
Willows Woolshed M	X	Not inspected in detail during CMP. Notes below are from CMS with minor additions. The entry stairs were replaced in 2009. Other works noted below may also have been done.
	High	Check roof & ensure that fixings are secure, & roof watertight. Check for holes in roofing iron & patch. If necessary replace any broken roof battens.
	High	Check gutter falls to down pipes, drainage ditches or water tank locations. Ensure guttering is securely fixed. Clear guttering & seal leaks. Ensure water drains away from the building.
	High	Undertake pest inspection to identify evidence of termite activity in the sub-floor area.
	High	Internal wiring & electrical fittings to be tested & repaired by a qualified & suitably licensed electrical contractor.
	High	Test to ensure safe & hygienic operation of plumbing services. [in 2012 the authors do not know whether there was in fact plumbing in this structure]
	Low	Monitor condition of fences & landscape structures & undertake remedial repairs as required.
Others		
Parkers Homestead Ruin NA	X	See policies - possible archaeological site. Not found.
Parkers Sheep Yards NA	X	See policies - possible archaeological site. Not found
Railway, Impimi siding & town site NA	X	See policies - embankment and archaeological site.
Willows Well H	Mod	Remove any vegetation near the well and fence or cover for safety.
	Mod	Monitor and prop or otherwise stabilise if necessary.
	Low?	Assess in detail as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.
Hults Well H	Mod	Remove any vegetation near the well and fence or cover for safety.
	Mod	Monitor and prop or otherwise stabilise if necessary.
	Low?	Assess in detail as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
Oakhampton Precinct		
Oakhampton Homestead M	X	Not inspected during CMP. The Homestead was considered too deteriorated to warrant repairs in 2007, and there was no identified management need for the building or woolshed/quarters, so it was decided to abandon it. Notes below are from CMS and are not relevant if the building is to be retained.
	High	Record site if it remains abandoned.
	High	Replace roof battens & roof sheeting. Ensure that fixings are secure, & roof watertight. (To be confirmed on detailed inspection)
	High	Check gutter falls to down pipes, drainage ditches or water tank locations. Ensure guttering is securely fixed. Clear guttering & seal leaks. Ensure water drains away from the building.
	High	Replace box gutter between the original homestead and lounge room extension.
	High	Ensure storm water does not flow under the building or pond around stumps.
	High	Undertake pest inspection to identify evidence of termite activity in the sub-floor area.
	High	Reconstruct front verandah & screened enclosure to front verandah in a style similar to that in place.
	High	Repair or replace damaged weatherboards & plywood lining sheets.
	High	Check the integrity & function of double-hung windows. Repair as necessary.
	High	Ensure lawns are mown and weeds are controlled. Remove dead plants & fallen trees from around the homestead to minimise fire risk.
	High	Internal wiring & electrical fittings to be tested & repaired by a qualified & suitably licensed electrical contractor.
	High	Test to ensure safe & hygienic operation of plumbing services.
	Low	Monitor condition of fences & landscape structures & undertake remedial repairs as required.
Oakhampton Cottage L	X	Not inspected during CMP. Notes below are from CMS. Some notes have been removed and others may no longer be relevant as the cottage is repaired and occupied by NPWS staff. The following works were done in 2007: interior painted, shower screen replaced, rainwater tanks added (gutters drain to tanks, tanks are plumbed to house), new floor coverings, air-conditioning installed and kitchen replaced. The yard is maintained (by occupier)
	High	Check roof & ensure that fixings are secure, & roof watertight. Check for holes in roofing iron & patch. If necessary replace any broken roof battens.
	High	Undertake pest inspection to identify evidence of termite activity in the sub-floor area.
	High	Paint exterior of cottage.
	High	Reconstruct arbour to create more height clearance.
	High	Internal wiring & electrical fittings to be tested & repaired by a qualified & suitably licenced electrical contractor.
	Low	Monitor condition of all services and of fences & landscape structures & undertake remedial repairs as required.
Oakhampton Woolshed M		Not inspected during CMP or CMS. No scope of works prepared. Understood to need stabilisation.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
Others		
Oakhampton Irrigation NA	X	Not inspected during CMP or CMS. No scope of works prepared. May not have heritage values as the system is relatively recent (approx 1990's onwards). This irrigation commenced after Oakhampton was repurchased by Yanga. There may be some older elements such as ground tanks. Assess as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.
Abercrombie channels NA	X	Not inspected during CMP or CMS. No scope of works prepared. Believed to have negligible heritage value. Assess as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.
Lower Fingerboard Well H	Mod	Remove any vegetation near the well and fence or cover for safety.
	Mod	Monitor and prop or otherwise stabilise if necessary.
	Low	Assess in detail as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
Uara Precinct		
The Island Charcoal Kiln H	Mod	Remove encroaching vegetation and soil.
	Mod	Relay missing or collapsed bricks in matching mortar.
Kietu Head Station site H	X	See policies - archaeological site.
	Low	Monitor peppercorn to restrict spread of seedlings but ensure succession ie allow one tree in vicinity to replace existing if it dies.
Kieeta Creek Outlet regulator (ruin) (Kieeta Escape) NA	X	Not inspected during CMP. Notes below are from CMS. Regulator may require replacement or alteration for water management and to restore fish passage / connectivity between the river and floodplain
	Mod	Undertake a full archaeological assessment of the regulator and record its construction, condition and remaining components.
	Mod	Prepare a more complete Conservation Management Plan for the regulator and its components.
	Low	Assess as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.
Yanga Creek regulator H	X	Not inspected during CMP. Notes below are from CMS. Significant repair and upgrading of this structure was undertaken in 2008/09 for water management purposes. The drop boards were replaced with wind-up doors and the whole structure reinforced (an REF was done for works). Some of the notes below may no longer be relevant.
	High	A formal structural assessment of the regulator to be undertaken by a suitably qualified structural engineer.
	High	Prepare risk assessments on all activities associated with the operation of the regulator.
	Mod	Undertake a full archaeological assessment of the regulator and record its construction, condition and remaining components.
	Low	Assess as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.
Other Irrigation Regulators NA	Low?	Assess as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.
Devil's Creek regulator NA	X	Not inspected during CMP. Notes below are from CMS. In 2008/09 this regulator was replaced with new structure adjacent. The old structure remains but buried as part of approach bank to new structure. Works were required for water management as the old structure had failed. An REF was done as part of this project. Some of the notes below may no longer be relevant.
	High	Structural assessment: A formal structural assessment of the regulator to be undertaken by a suitably qualified structural engineer.
	High	Risk assessment: Prepare risk assessments on all activities associated with the operation of the regulator.
	Mod	Archaeological assessment: Undertake a full archaeological assessment of the regulator and record its construction, condition and remaining components.
	Low?	Assess as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.
Jardine Irrigation banks etc NA	X	Not inspected during CMP. Notes below are from CMS.
	Low?	Assess as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.
Railway line M	X	Not inspected during CMP. Notes below are from CMS.
	X	See policies - embankment and archaeological site.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
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Tala Precinct

Breer Hut Complex		
Breer Hut H	X	Not inspected during CMP. Notes below are from CMS.
	High	Check roof, walls & window shutters to ensure that fixings are secure, & roof watertight. Check for holes in cladding iron & patch. If necessary replace any broken roof battens.
	High	Ensure storm water does not flow under the building or pond around stumps.
	High	Undertake pest inspection for termite activity in the sub-floor area.
	High	Assess condition of entry steps & repair as necessary.
	Mod	Check the integrity & function of the hinged window shutters. Repair as necessary.
	Mod	Internal wiring & electrical fittings to be tested & repaired by a qualified & suitably licenced electrical contractor.
	High	Test to ensure safe operation of fuel stove. Sweep flue.
	Mod	Monitor condition of landscape, including build-up of leaf litter & fallen tree limbs. Ensure clear fire breaks are maintained around buildings.
Breer Hut crutching shed H	X	Not inspected during CMP. Notes below are from CMS.
	High	Check over the structure to ensure timbers are sound and fixings are secure. If necessary replace any broken sapling rafters.
	Mod	Ensure wire mesh roof cladding is complete and securely fixed. Repair as necessary.
	High	Ensure storm water does not flow under the building or pond around stumps.
	High	Undertake pest inspection for termite activity in the sub-floor area.
	High	Assess condition of entry ramp & repair as necessary. Replace missing boards.
	Mod	Assess condition of fences & gates within the shed, including integrity of hinges & metal fasteners. Repair as necessary.
Mod	Monitor condition of landscape, including build-up of leaf litter & fallen tree limbs. Ensure clear fire breaks are maintained around buildings.	
Smyth's		
Smyth's Hut M	X	Not inspected during CMP. Notes below are from CMS.
	Mod	Check roof, walls & window shutters to ensure that fixings are secure, & roof watertight. Check for holes in cladding iron & patch. If necessary replace any broken roof battens.
	Mod	Ensure storm water does not flow under the building or pond around stumps.
	Mod	Undertake pest inspection for termite activity in the sub-floor area.
	Mod	Assess condition of floor structure & repair as necessary.
	Mod	Reconstruct entry steps & deck if required or demolish and add new stair.
	Mod	Monitor condition of landscape, including build-up of leaf litter & fallen tree limbs. Ensure clear fire breaks are maintained around building.
Smyth's Crutching Shed & Sawmill M	X	Not inspected during CMP. Notes below are from CMS.
	High	Check the structure to ensure timbers are sound and fixings are secure.
	High	Check the roof, walls & window shutters to ensure that cladding fixings are secure, & roof watertight. If necessary replace any broken roof battens.
	High	Ensure storm water does not flow under the building or pond around stumps.
	High	Undertake pest inspection for termite activity in the sub-floor area.
	Mod	Assess condition of fences & gates within the shed, including integrity of hinges & metal fasteners. Repair as necessary.
	Mod	Monitor condition of landscape, including build-up of leaf litter. Ensure clear fire breaks are maintained around building.
Mod	At Sawmill monitor condition of landscape, including build-up of leaf litter & fallen tree limbs. Ensure clear fire breaks are maintained around the	

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
		structure.
Peacock's		
Peacock's Hut H	X	Refer also to detailed report by Caroline Lawrance, NPWS heritage architect.
	High	Temporarily prop slab hut. Clear growth from adjacent collapsed later building and record in detail. Remove collapsed materials generally, but the floor and stumps may be able to be retained and materials stockpiled suitable for the hut reconstruction eg timbers cgi sheets, gutters. Retain elements such as fuel stove as interpretation.
	High	Undertake an archaeological / architectural investigation & clean-up of the slab hut floor and surrounding ground under the supervision of an archaeologist / architect. Record the location of collapsed items such as roof timbers and slabs and posts and details such as which is interior face and number items (e.g. with chalk) then lift and store nearby, protected from deterioration. Note carefully evidence of former door, window and possible fireplace locations.
	Mod	Investigate and adjust ground levels to former level. Assumed earth floor but not confirmed. Ensure storm water does not flow into the building or pond around wall bases.
	Mod	Check integrity of posts. Repair or replace base of posts where deteriorated. Replace missing post on the northeast corner of the hut. Straighten and brace the frame of the hut & reinstate dislodged wall slabs using existing and matching new materials.
	Mod	Refix / replace roof timbers including bracing and battens.
	Mod	Repair or replace gable-end weatherboard cladding.
	Mod	Replace missing cgi roof sheeting and refix existing sheeting. Patch holes in cladding iron so roof is watertight.
	Mod	Undertake pest inspection to identify evidence of termite activity in wall components.
	Mod	Reinstate fireplace at south end if found otherwise cover opening with cgi. Cover gaps in walls left by missing slabs with corrugated iron.
	Mod	Repair hinged window as necessary, replace broken glass and rehang. Reinstall other windows and doors if found. Otherwise install recycled windows and doors from stockpile or a simple glazed sash for the second east facing window and simple ledged and braced timber and cgi or timber clad doors or shutters to fit other openings.
	Mod	Reduce build-up of leaf litter & fallen tree limbs in vicinity and remove seedlings of shrubs and trees. Establish fire breaks around buildings.
	Mod	Laundry & outhouse: Check roof and wall cladding to ensure that fixings are secure & roofs watertight. Check for holes in cladding iron & patch.
Others		
Sawmill site NA	X	Not inspected during CMP. No scope of works prepared. (near Smyth's Crutching Shed)
Breer Yards NA	X	Not inspected during CMP. No scope of works prepared.
Tala Escape R3, regulator NA	X	Not inspected during CMP. No scope of works prepared. The structure may be owned by State Water and if so would be maintained by them and the following recommended works undertaken by them
	Low	Assess as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.
Breer regulator NA	X	Not inspected during CMP. No scope of works prepared. Locality and detailed ownership not established.
	Low	Assess as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.
Tala boat H	X	More detailed assessment is needed of scope of preservation works.
	Mod	Undertake preservation measures for Tala boat if recommended by

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
		archaeologist (such as covering with sand or similar). Excavation of a trench to further study the vessel as proposed by Flinders University or similar research projects are appropriate. In 2012 the boat was submerged.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
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**Waugorah
Precinct**

Waugorah		
Waugorah Homestead L	X	The Homestead itself is a modern residence and the fabric is not significant. It is not a heritage item but the existence of a house on the site has heritage value. No works are identified here.
	Mod	Monitor condition of fences to home paddock & repair as required.
Waugorah Kitchen H	X	Not inspected in detail during CMP. Notes below are from CMS with some detail added or deleted where generic notes do not apply.
	High	Check cgi roof and wall cladding & ensure that fixings are secure & roofs watertight. Check for holes in cgi & patch.
	Mod	Gutters and downpipes recently replaced. Not known where drains go. Check falls to down pipes, drainage ditches or water tank locations. Clear gutters, seal leaks and check fixings are secure. Confirm water drains away from buildings.
	Mod	Clear gutter between chimney and north wall of building, repair as needed and ensure water discharges away from building.
	High	Undertake pest inspection to identify evidence of termite activity and treat if found.
	Mod	Repair double-hung and louvred windows so operable.
	Mod	Repair / refix weatherboards and fill any gaps or holes.
	Mod	Paint the exterior of building to match existing colour scheme.
	Mod	Check plumbing associated with sink and bathroom and repair as necessary.
Waugorah School House H	X	Not inspected in detail during CMP. Notes below are from CMS with some detail added or deleted where generic notes do not apply.
	High	Check cgi roof cladding & ensure that fixings are secure & roof watertight. Check for holes in cgi & patch.
	Mod	Repair / replace gutters and missing downpipes. Connect to drains or otherwise discharge away from building. Check gutter falls to down pipes. Clear gutters, seal leaks, overstrap and check fixings are secure.
	Mod	Clear gutter between chimney and east wall of building, repair as needed and ensure water discharges away from building. Check flue is secure and treat any rust.
	High	Undertake pest inspection to identify evidence of termite activity and treat if found.
	Mod	Repair double-hung windows so operable.
	Mod	Repair timber panelled and flyscreen doors.
	Mod	Replace missing coverstrips to wall cladding and encapsulate by painting or if required replace compressed asbestos fibre cladding and lining sheets and cover strips.
	Mod	Paint the exterior of building to match existing colour scheme.
Sheds at Waugorah NA	X	Not inspected during CMP. No scope of works prepared.
Waugorah Yards NA	X	Not inspected during CMP. No scope of works prepared.
Waugorah Woolshed NA	X	Not inspected during CMP. No scope of works prepared. Located on other side of Waugorah Creek.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
Redbank		
Redbank Cottage NA and adjacent structures.		Not inspected in detail during CMP. Notes below are from CMS. In 2007/08 the corrugated asbestos roof was removed and disposed of, off site to an appropriate and registered disposal site. It was replaced with a corrugated steel roof by skilled tradespeople. Damaged or broken roof battens and flashings were replaced and repaired as necessary.
	Mod	For adjacent corrugated iron shed replace missing and loose fixings to roof and wall sheeting and flashings.
	High	Replace broken or damaged gutters and downpipes. Check gutter falls to down pipes, drainage ditches or water tank locations. Ensure guttering is securely fixed. Clear guttering & seal leaks. Reconnect to water tanks and check tank overflows discharge clear of buildings. Ensure water drains away from the buildings.
	High	Undertake pest inspection to identify evidence of termite activity and treat if found.
	Mod	Check the integrity & function of double-hung windows and louvre windows to adjacent shed. Repair as necessary.
	Mod	Repair eaves and fascias.
	Mod	Undertake a structural assessment of chimneys. Carry out structural repairs as required.
	Mod	Repair wooden steps & landings & make safe.
	Mod	Electrician to review and test electrical installation. Repair or remove any dangerous items.
	Mod	Test to ensure safe & hygienic operation of plumbing services.
	Low	Repair or replace damaged internal lining sheets & paint to match existing colour scheme.
	Mod	Paint the exterior of the cottage to match existing colour scheme.
	Low	Monitor condition of fences & landscape structures & undertake remedial repairs as required.
Redbank Hut NA		Not inspected in detail during CMP. Notes below are from CMS
	High	Check over all cladding & ensure that fixings are secure, & roof watertight. Check for holes in roofing iron & patch. If necessary replace any broken roof battens.
	High	Undertake pest inspection to identify evidence of termite activity in the timber frames of the hut. Evidence of rabbit burrows at chimney.
	High	Assess chimney & flue. Carry out structural repairs as required.
Redbank Cook House & Meat House NA	X	Not inspected during CMP. General works included.
	High	Encapsulate or replace corrugated asbestos roof of cooks house with corrugated Colorbond roof. Repair / replace flashings.
	Mod	To Cookhouse and Meathouse replace missing and loose fixings to corrugated iron roof and flashings.
	High	Replace broken or damaged gutters and downpipes. Check gutter falls to down pipes, drainage ditches or water tank locations. Ensure guttering is securely fixed. Clear guttering & seal leaks. Reconnect to water tanks and check tank overflows discharge clear of buildings. Ensure water drains away from the buildings.
	High	Undertake pest inspection to identify evidence of termite activity and treat if found.
	Mod	Replace defective stumps.
	Mod	Clear gutter between chimneys and wall of building, repair as needed and ensure water discharges away from building. Check flues are secure and treat any rust.
	Mod	Repair / refix weatherboards and fill any gaps or holes.

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
	Mod	Replace damaged wall sheeting missing coverstrips to wall and gable cladding and encapsulate by painting or if required replace compressed asbestos fibre cladding and lining sheets and cover strips.
	Mod	Paint match existing colour scheme.
	Mod	Repair existing windows and doors and replace missing doors.
Pocock's Hut NA	X	Not inspected in detail during CMP. Notes below are from CMS
	Mod	Check over all cladding & ensure that fixings are secure, & roof watertight. Check for holes in roofing iron & patch. If necessary replace any broken roof battens.
	Mod	Undertake pest inspection to identify evidence of termite activity in the timber frames of the hut.
	Mod	Assess chimney & flue. Carry out structural repairs as required.
	Mod	Assess the contents of the hut & yard & list items required for retention.
	Mod	Clean up area within & around hut to ensure the safety of the hut & surrounds.
	Low	Undertake landscape maintenance to ensure the ongoing viability of the hut, its hedges, vineyard & orchards.
Pocock's artefact scatter NA	X	Not inspected during CMP. No scope of works prepared.
Others		
Tarwillie yards H	X	Not assessed in detail.
	Mod	Remove vegetation from vicinity of yards and control rabbits.
	Low	Minor repairs to posts, rails and gates.
Bridges over Redbank Swamp NA	X	Not inspected during CMP. No scope of works prepared. The bridges were replaced in 2008/09 with concrete regulators with wind-up doors, rather than drop boards, for effective water management (REF was prepared)
Hill Paddock Bridge (ruin) H	X	Not inspected in detail during CMP. Notes below are from CMS with added notes.
	Mod	Undertake a full archaeological assessment of the bridge and record its construction, condition and remaining components.
	Mod	Prepare a more complete Conservation Management Plan for the bridge and its components.
	Mod	Monitor condition of landscape, including build-up of leaf litter & fallen tree limbs. Ensure clear fire breaks are maintained around the bridge.
	High	Remove vegetation from vicinity of bridge and control rabbits.
Barge Wreck, Woolpress Bend NA	Low	Record in detail when river level is low and barge visible.
Embankment & Woolshed site & on Woolpress bend H		See policies - archaeological site.
		Manage vegetation in embankment to preserve ground formation including removing potentially damaging plants.
House site near woolshed site NA	X	See policies - archaeological site.
1AS regulator (R2) (Yanga) NA The notes re works apply to State Water who own the structure, not NPWS.	X	Not inspected in detail during CMP. Notes below are from CMS. The structure is owned by State Water not OEH. State Water plan to replace the structure in near future as it leaks, and drop board structures are no longer OHS compliant.
	High	A formal structural assessment of the regulator to be undertaken by a suitably qualified structural engineer.
	High	Prepare risk assessments on all activities associated with the operation of the regulator.
	Mod	Undertake a full archaeological assessment of the regulator and record its construction, condition and remaining components.
	Low	Assess as part of general detailed study of the location, physical fabric,

ITEM / ELEMENT	PRIORITY	WORKS REQUIRED
		significance and condition of water management structures. Study should also address stability and risks.
1ES regulator (R1) NA The notes re works apply to State Water who own the structure, not NPWS.	X	Not inspected in detail during CMP. Notes below are from CMS. The structure is owned by State Water not OEH and is operated in conjunction with NPWS.
	High	A formal structural assessment of the regulator to be undertaken by a suitably qualified structural engineer.
	High	Prepare risk assessments on all activities associated with the operation of the regulator.
	Mod	Undertake a full archaeological assessment of the regulator and record its construction, condition and remaining components.
	Low	Assess as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.
Old Swamp regulator (Shaws regulator) NA	X	Not inspected in detail during CMP. Notes below are from CMS but are no longer relevant and the structure was replaced in 2008/09 with concrete regulator next to it. Old structure remains but is buried (REF was prepared)
	High	A formal structural assessment of the regulator to be undertaken by a suitably qualified structural engineer.
	High	Prepare risk assessments on all activities associated with the operation of the regulator.
	High	Assess the condition of the milled hardwood planked wings & repair/replace as necessary.
	Low?	Assess as part of general detailed study of the location, physical fabric, significance and condition of water management structures. Study should also address stability and risks.
Juanbung regulator NA	X	Not inspected in detail during CMP. No scope of works prepared. May be on west of river and not in Yanga Reserves.
Glenn Dee regulator NA	X	Not inspected in detail during CMP. No scope of works prepared. May be on west of river and not in Yanga Reserves.
Redbank weir NA	X	Managed by others, not within Reserve but adjoins.
Munkugerie regulator NA	X	Not inspected in detail during CMP. No scope of works prepared. May be on west of river and not in Yanga Reserves.

8.4 Cyclic Maintenance

General Cyclic Maintenance charts are included for the site, buildings and ruins & stabilised structures. These charts should be used as a basis for the first inspection (which may be by an appropriate specialist) and then developed into a more detailed inspection checklist for use by the NPWS rangers or consultants. Copies of these forms with the right columns blank, for carrying out survey work, follow the cyclic maintenance charts.

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YANGA – CYCLIC INSPECTIONS/MAINTENANCE – SITE

Item Name:
Date of Inspection:
Inspectors:

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Setting/Curtilage			
Native Vegetation	Natural vegetation in decline from erosion, feral animals, weeds, use, etc.	1 L	Determine cause of decline and if possible rectify. Protect by restricting access, fencing. Control feral populations.
Environmental issues	Erosions, water pollution, path erosion.	1 L	Undertake remedial action as required. Where relevant, check toilet facilities are functioning and adequate. Stabilise paths or reroute to allow revegetation. Incorporate in work plan.
Weeds	Presence of exotic species and environmental weeds.	1 L	Remove and control generally, bush regeneration. Incorporate in work plan.
Fuel Loads	Integrity of fire breaks, level of fuel loads near buildings, other items or infrastructure.	1 H	Clear fire breaks. Prune or remove trees in accordance with CMP.
Views, clearings and paths	Natural regrowth of fallen trees encroaching on clearings, views and paths.	1 L	Pruning, removal and thinning in accordance with CMP/work plan. Remove branches and senescent trees that pose a danger to items (eg. dangerously overhanging). Incorporate further remedial action in work plan.
Structures/Objects	Undermining, cracking, corrosion of reinforcing, buildup of soil on top, rot of timbers, plants growing in structures. Evidence of vandalism.	1 M	Reroute or pipe water. Replace damaged timbers. Ensure water run-off where possible away from item. Remove plants growing in structures (poison first if roots are in masonry). Remove soil/debris. Prop temporarily and underpin, fill voids etc. as part of works plan. Enforcement actions/warning to improve safety and security.

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Former building sites, routes	Check for vegetation, soil build up in drains, culverts. Check for movement in retaining walls or banks.	1 L	Clear soil build up and trees in drains. Investigate movement, holes and stabilise if necessary as part of work program.
Underground structures	Associated elements not previously identified. Soil/water washing in.	1 H	Temporarily fence for safety. Investigate item and its significance. Repair, fill or stabilise as appropriate.. Direct surface water away.
Setting generally	Rubbish or debris.	0.5 L	Clear rubbish etc. away from site and within structures.
Erosion or siltation of earth structures, ramp, terrace, other associated item, etc.	Deflections, levels, splitting, rot and termites in timbers. Check for corrosion in metals.	1 M	Remove soil built up around structures. Redirect water damaging feature. Treat rust. Undertake remedial action as required.
Rain Water Disposal			
Discharge/Drains	Earth drains are open and discharge into drains and away from structures. Check drainage lines and open channels.	1 & after storms M	Clear open drainage channels and/or drains. Install surface drains to divert water.
Services, etc			
Exterior fireplaces, barbecues	Encroaching vegetation, clear of debris, vandalism, overuse.	0.5 H	Remove informal fire rings. Remove encroaching vegetation and debris in fireplaces/barbecues in picnic area. Repair as necessary.
Picnic facilities	Vandalism, overuse, stolen, clear of debris, deterioration of seats, tables.	0.5 L	Clean, paint, repair or replace.
Interpretive signs	Vandalism, stolen, overgrown, deteriorated.	1 L	Repair or replace, clear around.

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Lighting	Check for broken fixtures, blown globes.	0.5 L	Repair or replace.
Power supply	Check attachment points to buildings, check power poles.	1 M	Repair if defective.
Fire hydrants, extinguishers – if relevant	Check hoses, leaking valves, fire extinguishers are in place, check expiry date.	0.5 H	Repair leaks, replace hoses, recharge or replace extinguishers if required.
Water Supply	Inspect water supply systems for function and leaks. Check for deterioration of supports.	1 H	Repair leaks, broken plumbing, leaking tap etc. Repair deteriorated supports.
Notes			
Historical	Note date of repair work.	-	Discreetly mark any replaced timber or other work with year of replacement and record work. Materials for repairs to structures should be of similar age or style to those being replaced or new matching materials. Traditional construction techniques to be used where practical.
Environmental	Note any pesticide or chemical use.	-	No use of pesticides or chemicals without NPWS approval. Preferably use durable materials such as hardwoods, treated timbers or metals.
Other			

YANGA – CYCLIC INSPECTIONS/MAINTENANCE SCHEDULE – BUILDINGS

Item Name:
Date of Inspection:
Inspectors:

Element	Inspect For	Frequency	Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low		
Setting/Curtilage				
Environmental issues	Erosion.	1	M	Undertake remedial action as required. Stabilise paths or reroute to allow revegetation. Incorporate in work plan.
Weeds	Presence of exotic species and environmental weeds.	1	M	Remove and control generally, bush regeneration. Incorporate in work plan.
Fuel loads	Integrity of fire breaks, level of grass, shrub and tree fuel loads near building.	1	H	Clear fire breaks around building. Prune or remove trees in accordance with CMP.
Views, clearings and paths	Natural regrowth on fallen trees encroaching on clearings and paths.	1	L	Pruning, removal and thinning in accordance with CMP/work plan. Remove branches and senescent trees that endanger building (eg. dangerously overhanging). Add further remedial action to work plan.
Retaining walls	Dislodged masonry units, rot in timbers, undermining by water.	1	M	Prop or support temporarily & reroute or pipe water. Replace missing units.
External slabs, paving	Undermining, cracking, corrosion of reinforcing, plants growing in concrete, buildup of soil on top, settlement in paving, ponding.	1	L	Direct water away from area. Remove plants growing in concrete / paving (poison first if roots are in masonry) and remove soil/debris. Relay paving units. Prop temporarily if undermined and underpin, fill voids etc, as part of works plan.

Element	Inspect For	Frequency	Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low		
Setting	Rubbish or debris, combustible material.	0.5	H	Clear rubbish etc. away from around building.
Structure				
Foundations	Subsidence, deterioration of fabric, animal damage, stability of floor and wall above foundations. Look for cracks. Inspect subfloor areas for signs of moisture or deterioration. Inspect steel posts for rust, timber for rot, masonry for damp & mortar loss.	0.5	M	Stabilise structure and/or undertake remedial action as required.
Adjacent Vegetation	Look for trees and substantial plants growing against the building and areas of damp related to plantings.	1	M	Remove trees growing against buildings. Relocate garden beds away from buildings.
Floor frame	Deflections, levels, splitting, rot and termites in timber. Corrosion of steel members and connections/support. Inspect space between floor and ground including items stored under. Cracks or movement in masonry floor structures. Look for joinery moving apart; doors sticking or locks not matching (indicate settlement).	1	M	Ensure gap between floor and ground is maintained clear and ant caps, damp proof courses are not breached. Undertake remedial action as required.
Walls	Deflections, levels, splitting, rot and termites in top and bottom wall plates, posts and studs. Cracks in masonry walls and open mortar joints. Check for corrosion in metals. Check connections of elements and to foundation structure. Check plumb and bracing.	1	M	Undertake remedial action as required.

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Roofs	Movement, deflections, levels, splitting, rot and termites in timbers. Check for corrosion in metals, cracks in masonry or dislodged masonry unit. Check connections and tie down to walls. Check square and bracing.	1 H	Identify and remove sources of moisture where possible. Undertake remedial action as required. Brace or prop if necessary. Patch rotted or damaged members. Treat corrosion. Scarf or sister member repair to termite damaged or weak sections. Replace defective connections.
Chimneys	Check condition of chimneys, including integrity of brickwork and mortar. Check junctions between walls and chimneys for movement or opening of gaps. Inspect for internal and external cracks, note differences in movement if cracks are severe or appear to be getting worse. (A simple way to do this is to put two permanent marks on the wall, either side of the crack, 100mm apart. Check periodically for movement).	1 M	Undertake remedial works as required. May include structural repair, repointing, underpinning, refixing, additional of structural ties.
Ramps, stairs	Deflections, levels, splitting, rot and termites in timbers. Check for corrosion in metals. Cracks in masonry, movement. Check connections to other structure inc. for splits & for soil build up & deterioration of ends of beams and bottom of posts.	1 M	Remove soils built up around structure. Treat rust, fill cracks in masonry. Undertake remedial action as required.
Rain Water Disposal			
Gutters	Leaf litter, falls to downpipes, holes, leaks, dislodged or missing components.	1 & after storms H	Refix loose gutters. Clean gutters. Repair leaks where possible. If necessary replace gutters. Undertake remedial action as required.
Down pipes, spouts	Blockages, connection to gutters and discharge away from structure, rust, leaks, dislodged or missing components.	1 & after storms H	Refix loose downpipes and connections. Clear blockages. Repair leaks where possible. Repair or replace rusted or damaged pipes. Ensure downpipes discharge away from structure. Undertake remedial action where required.

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Discharge/Drains	Earth drains are open and discharge away from structure, especially posts. Check drainage lines and open channels.	1 & after storms H	Clear open drainage channels and/or drains. Install surface drains to divert water building up against the structure.
Soil Level around Building	Check that garden beds have not been built up against walls and that the ground is sloping away from the building.	1 M	Adjust ground levels or dig drains.
Water tanks	Check for blockages from leaves etc. Check integrity of water tank and stand. Ensure overflows drain away from buildings.	1 H	Clear blockages, repair defects, adjust or add drains or pipes for overflows.
External Cladding			
Walls	Signs of water penetration. Check for changes in colour or discolouring of wall materials, bubbling of finishes, powdering of finishes, etc. Check for missing, damaged, rotted boards or excessively corroded sheets. Check for rusting of nails and embedded metal. Check for holes, splits, rust, excessive deflection, borers or termites. Check for movement at connections and joints and for adequate lap. Check fixings to frame. Check corner coverstrips / flashings. Check subfloor space enclosure is intact. Check for discolouration of walls near base of building often seen as a 'tide' line around the buildings, failing joints etc.	1 M	Identify and remove sources of moisture where possible. Refix loose elements. Patch repair damaged sections where possible. Replace missing or badly damaged elements to match. Repair damaged sections with matching materials, may be second hand. Use appropriate fixings either to match original or new and either non-ferrous or with galvanised finish or high grade stainless steel (as outlined in CMP).
Walls - asbestos cladding	Check asbestos cladding has an intact surface and is not broken. Check if encapsulated.	1 H	Remove deteriorated asbestos using a disposal method, as required by OHS and replace with fibre cement sheeting. Encapsulate asbestos by painting.

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Roofing	Built up debris and leaf litter, water ponding. Check sheets and cappings for wind or impact damage, loose sheets, leaks, rust or other corrosion and correct falls. Check for cracks/holes and dislodged slates or tiles. Check for spalling concrete, sheet laps, connection to roof frames and loose or raised fixings. Check for lifted flashings or dislodged cappings. Check condition of bargeboards, fascias etc.	1 & after storms H	Clean down as necessary. Refix loose elements. Replace missing elements to match. Retain existing roofing as long as possible. Patch and seal damaged or leaking sections, membranes may need adding or replacing. Repair damaged sections where possible. Dress down lifted flashings. Use appropriate fixings either to match original or new and either non-ferrous or with galvanised finish or high grade stainless steel (as outlined in CMP).
Roofing - asbestos	Check asbestos roofing has an intact surface and is not broken. Check if encapsulated.	1 & after storms H	Repair breakages or replace sheet. Repaint or encapsulate
Doors and Windows			
Security screens, boarding up	Check for signs of illegal entry. Check integrity of screen/board and fixings.	1 H	Repair/refix. Consider enforcement actions/warning to improve security.
Doors	Check closing and fixing of hinges and latches. Check door condition including loose and missing components, damaged or rotting boards. Check threshold is stable and sound. Check for corrosion of structural members; embedded metal may be seen in frames or fixings or lintels.	1 M	Ease and adjust door to close, tighten screws and bolts. Refix loose elements. Replace missing components to match. Replace or patch threshold.
Windows	Check opening mechanisms and flashings. Check condition of window including frames and sashes for loose, missing, damaged or rotting components, particularly base of frame and whether window panes are intact. Look for water entry, rust and corrosion in metal items. Look for cracks in glazing from frame or surrounding movement.	1 M	Replace broken damaged window panes using matching material including putty. Replace flashings as necessary. Ease and adjust to operate, tighten screws and bolts. Refix loose elements. Replace missing components to match. Incorporate further remedial action in work plan.

Element	Inspect For	Frequency	Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low		
Internal Linings				
Flooring	Loose, missing, damaged or rotting timber flooring. Check for splits, cracks, changes in levels, excessive deflection and connection to floor framing. Check for signs of water penetration, borers or termites. Check for water penetration under doors and integrity of concrete.	1	M	Where possible identify and remove sources of moisture if are evident. Refix loose flooring. Repair damaged sections where possible and undertake remedial action as required.
Floor covering	Check for cracks, damage.	1	L	Sweep out regularly. Repair, patch if required.
Wall Linings/ Ceiling	Check for falling damp by signs of water penetration, mould or staining. Check for loose or missing components, spalling render or plaster or other damage. Check for borers or termites.	1	L	Identify and remove sources of moisture where possible. Refix loose linings. Repair damaged sections where possible and undertake remedial action as required.
Roof space	Check for possums, birds, etc, entering & causing damage. Check for signs of water penetration, mould or staining. Check for loose or missing components or other damage and fixing to roof framing. Check for borers or termites.	1	M	Remove animals causing damage and seal entry points. Identify and remove sources of moisture where possible. Refix loose linings. Repair damaged sections where possible and undertake remedial action as required.
Fittings and Fixtures				
Built in items	Check condition, sagging, supports, fixings.	1	L	Check item is secure. Repair if not.
Loose items	Check against inventory.	1	L	Assess need and if required replace.
Signage	Check signage in place, legibility.	0.5	L	Replace if required and not readable, reattach if loose.
Other fittings	Check against inventory.	1	L	Assess need and if required replace.

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Paint and coatings			
Oil preservative treatment	Check condition of exterior unpainted exposed timber.	1 L	Where appropriate apply coating of oil based preservative to exposed external timber.
Paint finish	Check condition of paint. Look for peeling or deteriorating paint finish. Check that finishes are stable and protect timber from deterioration. Check for rust of metal surfaces.	1 L	Repaint deteriorated painted finished with matching paints. Do not paint unpainted surfaces. For rusted metals scrape off rust, treat to stabilise and inhibit corrosion then paint if previously painted.
Remedial coatings	Spalling of sacrificial renders, poultrices loose.	1 M	Clean away salt laden materials. Reapply if required as advised.
Services			
Lighting	Check for broken fixtures, blown globes.	0.5 L	Repair or replace.
Power supply	Check attachment points to building, check power points, switchboard. Check fittings within the building, including heating and cooling systems etc.	1 L	Repair if defective.
Fire hydrants, extinguishers – if relevant	Check hoses, leaking valves, fire extinguishers are in place, check expiry date.	0.5 H	Repair leaks, replace hoses, recharge or replace extinguishers if required.
Water Supply/ Plumbing	Inspect water supply systems, including: Pipes and flow of water to taps, leakages. Taps, washers and fittings. Drainage, internal exposed and underfloor. Fittings such as toilet bowls, baths and basins.	1 M	Look for leaks, broken plumbing, leaking tap etc. Repair.

YANGA CONSERVATION MANAGEMENT PLAN

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Notes			
Historical	Note date of repair work.	-	Discreetly mark any replaced timber or other work with year of replacement and record work. Materials for repairs to structures should be of similar age or style to those being replaced or new matching materials. Traditional construction techniques to be used where practical.
Environmental	Note any pesticide or chemical use.	-	No use of pesticides or chemicals without NPWS approval. Preferably use durable materials such as hardwoods, treated timbers or metals.
Other			

YANGA – CYCLIC INSPECTIONS/MAINTENANCE – RUINS and STABILISED STRUCTURES

Item Name:
Date of Inspection:
Inspectors:

Element	Inspect For	Frequency Priority		Action
		Frequency in years. Priority - H, M or L = High, Medium or Low		
Setting/Curtilage				
Environmental issues	Erosions, landslip, water pollution, path erosion.	1	L	Undertake remedial action as required. Stabilise paths or reroute to allow revegetation. Incorporate in work plan.
Weeds	Presence of exotic species and environmental weeds.	1	L	Remove and control generally, bush regeneration. Incorporate in work plan.
Fuel Loads	Integrity of fire breaks, level of fuel near item.	1	H	Clear fire breaks. Prune or remove trees in accordance with CMP.
Views, clearings and paths	Natural regrowth and fallen trees encroaching on item or access paths or views.	1	L	Pruning, removal and thinning in accordance with CMP/work plan. Remove branches and senescent trees that endanger items (eg dangerously overhanging). Add further remedial action in work plan.
Item generally	Plants growing in structures. Evidence of vandalism.	1	M	Remove plants growing in structures (poison first of roots are in masonry). Enforcement actions/warning to improve security.
Ground around	Rubbish or debris, combustible material. Check for vegetation, soil build up in drains, culverts. Check for movement in retaining walls.	0.5	L	Clear rubbish etc. away from site and within structures. Clear soil build up and trees in drains. Investigate movement, holes and stabilise if necessary as part of work program.

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Structure of Item			
Foundations	Undermining, subsidence, deterioration of fabric, stability of elements above foundations. Inspect timber for termites and rot, metals for corrosion, masonry for salt activity, damp, loss of mortar.	0.5 M	Stabilise structure and/or undertake remedial action as required.
Other associated item, etc.	Soil buildup. Deflections, levels, splitting, rot and termites in any timbers. Check for corrosion in metals and cracks in masonry. Check connections to other structure inc. for splits.	1 M	Remove soil built up around structures. Treat rust. Undertake remedial action as required.
Rain Water Disposal			
Item generally	Water in structure, blockages, connections and discharge away from structure. Dislodged or missing components.	1 & after storms M	Refix loose items and clear blockages. Repair leaks where possible. Ensure rainwater is discharged away from structure. Undertake remedial action where required.
Discharge/Drains	Earth drains are open and discharge into drains and away from structures, especially posts. Check drainage lines and open channels.	1 & after storms M	Clear open drainage channels and/or drains. Install surface drains to divert water building up against the structure.
External Envelope			
Masonry Walls	Signs of water damage, dislodged elements, or other change. Cracking, leaning, bulging, rising damp, mortar joints, salt damage. Failure of props or dislodged props. Cracking of mortar capping.	1 M	Repoint mortar or patch or replace capping in accordance with CMP/work plan. Replace or brace cracked or falling sections and failed props. Identify and remove sources of moisture where possible. Direct water away from masonry, desalinate.
Roof (if any)	Built up debris and leaf litter. Wind or impact damage, loose sheets & connections.	1 & after storms H	Clean down as necessary. Refix loose elements. Retain existing roofing as long as possible.

Element	Inspect For	Frequency Priority		Action
		Frequency in years. Priority - H, M or L = High, Medium or Low		
Openings				
Heads	Check for signs of sagging, dislodged ends, rust, cracking.	1	H	Prop and/or replace or resupport from below.
Security screens, boarding up	Check for signs of illegal entry. Check integrity of screen/board and fixings.	1	L	Repair/refix. Consider enforcement actions/warning to improve security.
Interior				
Floor	Loose, missing, damaged or rotting timber flooring. Check for changes in levels, excessive deflection and connections. Check for water penetration, pest activity and integrity of concrete floors.	1	H	Where possible identify and remove sources of moisture if are evident. Refix loose flooring. Identify cause of cracking and rectify if possible.
Wall Linings	Signs of water penetration, mould or staining. Check for loose or missing components, spalling render or other damage. Check for borers or termites.	1	M	Identify and remove sources of moisture where possible. Refix loose linings. Repair damaged sections where possible and undertake remedial action as required.
Fittings and Fixtures				
Signage	Check signage in place, legibility.	0.5	L	Replace if required and not readable, reattach if loose.
Other fittings	Check against inventory.	1	L	Assess need and if required replace.

Element	Inspect For	Frequency	Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low		
Paint and coatings				
Oil preservative treatment	Check condition of exterior unpainted exposed timber.	1	L	Where appropriate apply coating of oil based preservative to exposed external timber.
Paint finish	Check condition of paint. Check for rust of metal surfaces.	1	L	Repaint deteriorated painted finished with matching paints. Do not paint unpainted surfaces. For rusted metals scrape off rust, treat to stabilise and inhibit corrosion then paint if previously painted.
Bridges & Regulators				
Timber Structure	Check for deterioration of timber structure, including signs of termite attack and rot.	1	M	Replace or repair structural members.
Movement or instability of structural members	Look for movement of structural members that could lead to catastrophic failure of remaining bridge elements. Inspect areas around pile bases for signs of moisture or deterioration. Look for cracking or movement of footings, aprons and other structural members that could lead to catastrophic failure. Check for erosion of concrete or signs of concrete cancer.	1	H	Replace or prop structural members (engineers advice may be needed). Adjust ground level so water drains away. Fill eroded areas. Treat rusted reinforcing and patch concrete.
Adjacent Vegetation	Look for trees and substantial plants growing against the bridge and possibly causing instability. Check for potentially unstable overhanging limbs that could damage the bridge structure. Monitor build-up of leaf litter and fallen branches.	1	M	Remove or prune potentially damaging plants. Ensure clear fire breaks are maintained.

YANGA CONSERVATION MANAGEMENT PLAN

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Site drainage	Check that water is running away from the pile bases, look for ponding of water in wet weather.	1 M	Adjust ground level so water drains away.
Walkways and Roadways	Check integrity of walkways and roadways.	1 H	Replace or repair missing elements.
Notes			
Historical	Note date of repair work.	-	Discreetly mark any replaced timber or other work with year of replacement. Record the work. Materials for repairs should be of similar age or style to those being replaced or new matching materials. Use traditional construction techniques where practical.
Environmental	Note any pesticide or chemical use.	-	No use of pesticides or chemicals without NPWS approval. Preferably use durable materials such as hardwoods, treated timbers or metals.

YANGA – CYCLIC INSPECTIONS/MAINTENANCE – SITE

Item Name:
Date of Inspection:
Inspectors:

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Setting/Curtilage			
Native Vegetation	Natural vegetation in decline from erosion, feral animals, weeds, use, etc.	1 L	
Environmental issues	Erosions, water pollution, path erosion.	1 L	
Weeds	Presence of exotic species and environmental weeds.	1 L	
Fuel Loads	Integrity of fire breaks, level of fuel loads near buildings, other items or infrastructure.	1 H	
Views, clearings and paths	Natural regrowth of fallen trees encroaching on clearings, views and paths.	1 L	
Structures/Objects	Undermining, cracking, corrosion of reinforcing, buildup of soil on top, rot of timbers, plants growing in structures. Evidence of vandalism.	1 M	

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Former building sites, routes	Check for vegetation, soil build up in drains, culverts. Check for movement in retaining walls or banks.	1 L	
Underground structures	Associated elements not previously identified. Soil/water washing in.	1 H	
Setting generally	Rubbish or debris.	0.5 L	
Erosion or siltation of earth structures, ramp, terrace, other associated item, etc.	Deflections, levels, splitting, rot and termites in timbers. Check for corrosion in metals.	1 M	
Rain Water Disposal			
Discharge/Drains	Earth drains are open and discharge into drains and away from structures. Check drainage lines and open channels.	1 & after storms M	
Services, etc			
Exterior fireplaces, barbecues	Encroaching vegetation, clear of debris, vandalism, overuse.	0.5 H	
Picnic facilities	Vandalism, overuse, stolen, clear of debris, deterioration of seats, tables.	0.5 L	
Interpretive signs	Vandalism, stolen, overgrown, deteriorated.	1 L	

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Lighting	Check for broken fixtures, blown globes.	0.5 L	
Power supply	Check attachment points to buildings, check power poles.	1 M	
Fire hydrants, extinguishers – if relevant	Check hoses, leaking valves, fire extinguishers are in place, check expiry date.	0.5 H	
Water Supply	Inspect water supply systems for function and leaks. Check for deterioration of supports.	1 H	
Notes			
Historical	Note date of repair work.	-	
Environmental	Note any pesticide or chemical use.	-	
Other			

YANGA – CYCLIC INSPECTIONS/MAINTENANCE SCHEDULE – BUILDINGS

Item Name:
Date of Inspection:
Inspectors:

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Setting/Curtilage			
Environmental issues	Erosion.	1 M	
Weeds	Presence of exotic species and environmental weeds.	1 M	
Fuel loads	Integrity of fire breaks, level of grass, shrub and tree fuel loads near building.	1 H	
Views, clearings and paths	Natural regrowth on fallen trees encroaching on clearings and paths.	1 L	
Retaining walls	Dislodged masonry units, rot in timbers, undermining by water.	1 M	
External slabs, paving	Undermining, cracking, corrosion of reinforcing, plants growing in concrete, buildup of soil on top, settlement in paving, ponding.	1 L	

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Setting	Rubbish or debris, combustible material.	0.5 H	
Structure			
Foundations	Subsidence, deterioration of fabric, animal damage, stability of floor and wall above foundations. Look for cracks. Inspect subfloor areas for signs of moisture or deterioration. Inspect steel posts for rust, timber for rot, masonry for damp & mortar loss.	0.5 M	
Adjacent Vegetation	Look for trees and substantial plants growing against the building and areas of damp related to plantings.	1 M	
Floor frame	Deflections, levels, splitting, rot and termites in timber. Corrosion of steel members and connections/support. Inspect space between floor and ground including items stored under. Cracks or movement in masonry floor structures. Look for joinery moving apart; doors sticking or locks not matching (indicate settlement).	1 M	
Walls	Deflections, levels, splitting, rot and termites in top and bottom wall plates, posts and studs. Cracks in masonry walls and open mortar joints. Check for corrosion in metals. Check connections of elements and to foundation structure. Check plumb and bracing.	1 M	

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Roofs	Movement, deflections, levels, splitting, rot and termites in timbers. Check for corrosion in metals, cracks in masonry or dislodged masonry unit. Check connections and tie down to walls. Check square and bracing.	1 H	
Chimneys	Check condition of chimneys, including integrity of brickwork and mortar. Check junctions between walls and chimneys for movement or opening of gaps. Inspect for internal and external cracks, note differences in movement if cracks are severe or appear to be getting worse. (A simple way to do this is to put two permanent marks on the wall, either side of the crack, 100mm apart. Check periodically for movement).	1 M	
Ramps, stairs	Deflections, levels, splitting, rot and termites in timbers. Check for corrosion in metals. Cracks in masonry, movement. Check connections to other structure inc. for splits & for soil build up & deterioration of ends of beams and bottom of posts.	1 M	
Rain Water Disposal			
Gutters	Leaf litter, falls to downpipes, holes, leaks, dislodged or missing components.	1 & after storms H	
Down pipes, spouts	Blockages, connection to gutters and discharge away from structure, rust, leaks, dislodged or missing components.	1 & after storms H	

YANGA CONSERVATION MANAGEMENT PLAN

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Discharge/Drains	Earth drains are open and discharge away from structure, especially posts. Check drainage lines and open channels.	1 & after storms H	
Soil Level around Building	Check that garden beds have not been built up against walls and that the ground is sloping away from the building.	1 M	
Water tanks	Check for blockages from leaves etc. Check integrity of water tank and stand. Ensure overflows drain away from buildings.	1 H	
External Cladding			
Walls	Signs of water penetration. Check for changes in colour or discolouring of wall materials, bubbling of finishes, powdering of finishes, etc. Check for missing, damaged, rotted boards or excessively corroded sheets. Check for rusting of nails and embedded metal. Check for holes, splits, rust, excessive deflection, borers or termites. Check for movement at connections and joints and for adequate lap. Check fixings to frame. Check corner coverstrips / flashings. Check subfloor space enclosure is intact. Check for discolouration of walls near base of building often seen as a 'tide' line around the buildings, failing joints etc.	1 M	
Walls - asbestos cladding	Check asbestos cladding has an intact surface and is not broken. Check if encapsulated.	1 H	

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Roofing	Built up debris and leaf litter, water ponding. Check sheets and cappings for wind or impact damage, loose sheets, leaks, rust or other corrosion and correct falls. Check for cracks/holes and dislodged slates or tiles. Check for spalling concrete, sheet laps, connection to roof frames and loose or raised fixings. Check for lifted flashings or dislodged cappings. Check condition of bargeboards, fascias etc.	1 & after storms H	
Roofing - asbestos	Check asbestos roofing has an intact surface and is not broken. Check if encapsulated.	1 & after storms H	
Doors and Windows			
Security screens, boarding up	Check for signs of illegal entry. Check integrity of screen/board and fixings.	1 H	
Doors	Check closing and fixing of hinges and latches. Check door condition including loose and missing components, damaged or rotting boards. Check threshold is stable and sound. Check for corrosion of structural members; embedded metal may be seen in frames or fixings or lintels.	1 M	
Windows	Check opening mechanisms and flashings. Check condition of window including frames and sashes for loose, missing, damaged or rotting components, particularly base of frame and whether window panes are intact. Look for water entry, rust and corrosion in metal items. Look for cracks in glazing from frame or surrounding movement.	1 M	

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Internal Linings			
Flooring	Loose, missing, damaged or rotting timber flooring. Check for splits, cracks, changes in levels, excessive deflection and connection to floor framing. Check for signs of water penetration, borers or termites. Check for water penetration under doors and integrity of concrete.	1 M	
Floor covering	Check for cracks, damage.	1 L	
Wall Linings/ Ceiling	Check for falling damp by signs of water penetration, mould or staining. Check for loose or missing components, spalling render or plaster or other damage. Check for borers or termites.	1 L	
Roof space	Check for possums, birds, etc, entering & causing damage. Check for signs of water penetration, mould or staining. Check for loose or missing components or other damage and fixing to roof framing. Check for borers or termites.	1 M	
Fittings and Fixtures			
Built in items	Check condition, sagging, supports, fixings.	1 L	
Loose items	Check against inventory.	1 L	
Signage	Check signage in place, legibility.	0.5 L	
Other fittings	Check against inventory.	1 L	

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Paint and coatings			
Oil preservative treatment	Check condition of exterior unpainted exposed timber.	1 L	
Paint finish	Check condition of paint. Look for peeling or deteriorating paint finish. Check that finishes are stable and protect timber from deterioration. Check for rust of metal surfaces.	1 L	
Remedial coatings	Spalling of sacrificial renders, poultrices loose.	1 M	
Services			
Lighting	Check for broken fixtures, blown globes.	0.5 L	
Power supply	Check attachment points to building, check power points, switchboard. Check fittings within the building, including heating and cooling systems etc.	1 L	
Fire hydrants, extinguishers – if relevant	Check hoses, leaking valves, fire extinguishers are in place, check expiry date.	0.5 H	
Water Supply/ Plumbing	Inspect water supply systems, including: Pipes and flow of water to taps, leakages. Taps, washers and fittings. Drainage, internal exposed and underfloor. Fittings such as toilet bowls, baths and basins.	1 M	

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Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Notes			
Historical	Note date of repair work.	-	
Environmental	Note any pesticide or chemical use.	-	
Other			

YANGA – CYCLIC INSPECTIONS/MAINTENANCE – RUINS and STABILISED STRUCTURES

Item Name:
Date of Inspection:
Inspectors:

Element	Inspect For	Frequency Priority		Action
		Frequency in years. Priority - H, M or L = High, Medium or Low		
Setting/Curtilage				
Environmental issues	Erosions, landslip, water pollution, path erosion.	1	L	
Weeds	Presence of exotic species and environmental weeds.	1	L	
Fuel Loads	Integrity of fire breaks, level of fuel near item.	1	H	
Views, clearings and paths	Natural regrowth and fallen trees encroaching on item or access paths or views.	1	L	
Item generally	Plants growing in structures. Evidence of vandalism.	1	M	
Ground around	Rubbish or debris, combustible material. Check for vegetation, soil build up in drains, culverts. Check for movement in retaining walls.	0.5	L	

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Structure of Item			
Foundations	Undermining, subsidence, deterioration of fabric, stability of elements above foundations. Inspect timber for termites and rot, metals for corrosion, masonry for salt activity, damp, loss of mortar.	0.5 M	
Other associated item, etc.	Soil buildup. Deflections, levels, splitting, rot and termites in any timbers. Check for corrosion in metals and cracks in masonry. Check connections to other structure inc. for splits.	1 M	
Rain Water Disposal			
Item generally	Water in structure, blockages, connections and discharge away from structure. Dislodged or missing components.	1 & after storms M	
Discharge/Drains	Earth drains are open and discharge into drains and away from structures, especially posts. Check drainage lines and open channels.	1 & after storms M	
External Envelope			
Masonry Walls	Signs of water damage, dislodged elements, or other change. Cracking, leaning, bulging, rising damp, mortar joints, salt damage. Failure of props or dislodged props. Cracking of mortar capping.	1 M	
Roof (if any)	Built up debris and leaf litter. Wind or impact damage, loose sheets & connections.	1 & after storms H	

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Openings			
Heads	Check for signs of sagging, dislodged ends, rust, cracking.	1 H	
Security screens, boarding up	Check for signs of illegal entry. Check integrity of screen/board and fixings.	1 L	
Interior			
Floor	Loose, missing, damaged or rotting timber flooring. Check for changes in levels, excessive deflection and connections. Check for water penetration, pest activity and integrity of concrete floors.	1 H	
Wall Linings	Signs of water penetration, mould or staining. Check for loose or missing components, spalling render or other damage. Check for borers or termites.	1 M	
Fittings and Fixtures			
Signage	Check signage in place, legibility.	0.5 L	
Other fittings	Check against inventory.	1 L	

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Paint and coatings			
Oil preservative treatment	Check condition of exterior unpainted exposed timber.	1 L	
Paint finish	Check condition of paint. Check for rust of metal surfaces.	1 L	
Bridges & Regulators			
Timber Structure	Check for deterioration of timber structure, including signs of termite attack and rot.	1 M	
Movement or instability of structural members	Look for movement of structural members that could lead to catastrophic failure of remaining bridge elements. Inspect areas around pile bases for signs of moisture or deterioration. Look for cracking or movement of footings, aprons and other structural members that could lead to catastrophic failure. Check for erosion of concrete or signs of concrete cancer.	1 H	
Adjacent Vegetation	Look for trees and substantial plants growing against the bridge and possibly causing instability. Check for potentially unstable overhanging limbs that could damage the bridge structure. Monitor build-up of leaf litter and fallen branches.	1 M	

YANGA CONSERVATION MANAGEMENT PLAN

Element	Inspect For	Frequency Priority	Action
		Frequency in years. Priority - H, M or L = High, Medium or Low	
Site drainage	Check that water is running away from the pile bases, look for ponding of water in wet weather.	1 M	
Walkways and Roadways	Check integrity of walkways and roadways.	1 H	
Notes			
Historical	Note date of repair work.	-	
Environmental	Note any pesticide or chemical use.	-	

8.5 Interpretation Plan

8.5.1 Background to Interpretation of the Site

The NSW OEH Heritage Branch defines the following terminology:

Interpretation plan is a document that provides the policies, strategies and detailed advice for interpreting a heritage item. It is based on research and analysis and plans to communicate the significance of the item, both during a conservation project and in the ongoing life of the item. The plan identifies key themes, storylines and audiences and provides recommendations about interpretation media. It includes practical and specific advice about how to implement the plan.

Media means the tools, techniques and technologies used to convey the interpretation. These can include signs, orientation, notices, guided and self guided walks, audio guides, installations, displays, models, dioramas, exhibitions, lighting, street naming, holograms, films, video, soundscapes, oral history, maps, brochures, books and catalogues, public art, writers and artists in residence programs, events, activities, role play, demonstrations, educational programs, websites, CD ROM programs, reconstructions, sets, and replicas and other means of communication.

8.5.2 Recommended Future Visitor Opportunities

The following table summarises the recommendations contained in the Yanga Visitation Report prepared by PWG Western Branch in 2008 to set directions for establishing visitor facilities and guiding visitor management during the early stages of the park's development, precinct by precinct, and adds suggestions for individual historic items contained within the park. The aspects raised in the Visitation Report are indicated in italics and the normal text is comments by the CMP authors. The table includes the same items as other tables in this CMP. Many aspects noted here may be interpreted on site and electronically.

Precinct	Existing	Future Visitor Opportunities <i>Italics indicate text from Visitation Plan</i>
Reserve generally		See also precincts later in table
	Limited road and trail access, subject to weather. Some activities continue to be undertaken informally, particularly by locals.	<i>Roads and trails suitable for self or guided drive and cycle tours with interpretation at points of interest in various locations. Pleasure drive. Guided / tag-along tours.</i> <i>Cycling – short and/or extended with overnight stops – selected management trails.</i> <i>Horse riding tours via former stock routes - short and/or extended with overnight stops. (Pony Club) – conflict with walk/cycle?</i> <i>Heritage appreciation.</i> <i>River generally:</i> <i>Camping – bush or medium, depending on location.</i> <i>Boating (tinny). Canoeing/kayaking.</i> <i>Fishing from bank.</i> <i>Day use – Woolshed, ...other?</i> <i>Eco-cabins – hard top.</i> <i>“Conservation” hunting??</i>
Yanga precinct		
Yanga Lake	Boating plan limits speed and extent for conservation reasons. Boating access from picnic area on northeast side of lake. No boating area at Yanga Creek mouth and south west of Pelican Point.	<i>Day use (inc. when dry), walking etc. Provide areas / access.</i> <i>Picnic areas etc on foreshore.</i> <i>Allow managed visitor access across lake to Pelican Point etc when lake is dry.</i> <i>Walking / cycling circuit.</i> <i>Provide longer walks and a cycle route in the vicinity with interpretive signs / guide.</i>

Precinct	Existing	Future Visitor Opportunities <i>Italics indicate text from Visitation Plan</i>
	<p>Boating access proposed from former Yacht Club when work complete.</p> <p>Viewing area and interpretation on peninsula south of Homestead and 1km walking track to lake shore and east side of peninsula.</p>	<p><i>Canoeing. Kayaking. Sailing. Power boating / ski.</i></p> <p>Aim to maintain Yanga Lake full and provide watercraft access and controlled use.</p> <p><i>Aboriginal heritage and culture. Pelican Point sites and mounds, burial site and lunette (same age as Mungo).</i></p> <p>Develop and install appropriate interpretative material.</p> <p>Develop Pelican Point tours when lake is dry.</p> <p>Develop Aboriginal guided tours.</p> <p>Interpret Dreaming story.</p>
Yanga Homestead Group - Homestead & residences	<p>Carpark developed and paths.</p> <p>Visitor centre and main park office.</p> <p>Daily guided tours of group.</p> <p>Open to self-guided access.</p>	<p><i>Historic heritage appreciation – self-guide external or minimal internal including MP3 (digital audio).</i></p> <p><i>B&B Guesthouse and possible coffee shop. See below.</i></p> <p><i>Gallery / Yanga interpretation exhibition.</i></p> <p><i>Self-contained cottages - adaptive re-use of existing houses (3-3.5 star rating)</i></p> <p><i>Schools syllabus programs</i></p> <p>CMP considers star standard is not suitable or useful for significant heritage structures.</p> <p>Conservation works to buildings as recommended in this CMP prior to other more intensive use.</p> <p>Use movable heritage items to support interpretation.</p> <p>Continue to develop interpretive material.</p> <p>Continue tours and organise occasional special interest tours and events and update brochures etc.</p>
Main building	<p>Guided tours.</p> <p>Setting for collection of artefacts including branded cutlery etc.</p>	<p><i>Prepare feasibility study for adaptive reuse of portion of main homestead or ancillary buildings as Bed and Breakfast for fully catered overnight stays to a minimum AAAT 4 star standard. Coffee Shop/Café – ancillary to other uses.</i></p> <p>CMP considers star standard is not suitable or useful for significant heritage structures.</p> <p>Potential use of small sections for accommodation in association with interpretive events or similar subject to provision of any additional services in separate structures.</p> <p>Suitable for themed events or in association with weddings etc in garden.</p> <p>Potential to interpret design and construction, contents and historical use. Interpret the historical changes and 1950s modernisation.</p>
Kitchen wing	<p>Guided tours.</p> <p>Store for Station records, maps and other artefacts.</p>	<p>As above after conservation work is undertaken.</p> <p>Station records and maps collection to be conserved and safely stored prior to other use.</p> <p>Potential to interpret kitchen / cooking / dining.</p> <p>Potential to interpret Station office and store.</p> <p>Potential to use kitchen and dining room for afternoon teas etc. providing any additional services required are provided in separate structures or without compromising structure.</p> <p>Potential use of small sections for accommodation in association with interpretive events or similar</p>
Ablution block	Toilets	Toilets and interpret simple facilities that existed historically.

Precinct	Existing	Future Visitor Opportunities <i>Italics indicate text from Visitation Plan</i>
Cook's cottage	Main exhibition / interpretation with visual displays, artefacts, audio and video. Open daily.	<i>Heritage appreciation.</i> Interpret form use. Potential use of small sections for accommodation if in future building is no longer used for exhibition with provision of any additional services in the existing bathroom or in separate structures.
Front garden	Original plantings being maintained and reestablished including through the work of the Friends of Yanga.	Continue to maintain / reinstate original plantings including through the work of the Friends of Yanga. Interpret through reinstated garden structures. Possible future vegetable garden interpretive planting. Visitor use for recreation and social events.
Orchard		
Back garden		
Tennis Court	Basic maintenance.	Repair tennis court and use for tennis games. Interpret original garden and picket fence and later pepper tree windbreak.
Yanga Homestead Group - Sheds and service buildings	Interpreted in self guided or guided tours as part of Homestead Group.	Guided tours. Self guided brochure. Signage indicating former use.
Laundry	As above. View from outside	As above. Interpret service activities on Yanga Station. May suit adaptive reuse for accommodation.
Meat house	As above. View from outside	As above With Kill House and Refrigeration Shed interpret food supply to the Homestead.
Refrigeration shed	As above. View from outside	As above With Kill House and Meat house interpret food supply to the Homestead. Early development of refrigeration at Yanga
Workshop & machinery shed	As above. View from outside	As above. Interpret transport and maintenance at Yanga Station
Former stores building	As above. View from outside.	As above. Interpret collection and former function as Station store.
Pump house	As above. View from outside	As above. Interpret pumping of water from lake.
Stores outhouse	As above. Not stable View from outside	As above.
Water tank towers	As above. View from outside	As above. Interpret use for water storage and gravity feed to buildings and historical photos taken from structure.
Long shed	As above. View from outside	As above. Interpret former stables use through signage, display of photos etc and fire truck on tours.
Stables	As above. View from outside. Contents visible through security mesh	As above. If restored possible use for group shelter and space for educational events etc. Interpret horse stalls, feed store and bins, tack room and grooms quarters etc. with signage and tours.
Carriage shed/smithy	As above. View from outside. Contents visible through security mesh	As above. If restored possible use for group shelter and space for educational events etc. Interpret Blacksmiths hearth etc. with signage and tours and use of carriages and wagons.
Kill house and yards	As above. Unrestricted access.	As above. With Meat House and Refrigeration Shed interpret food supply to the Homestead. Interpret the use of the horse yards and difference between horse and other stock yards.

Precinct	Existing	Future Visitor Opportunities <i>Italics indicate text from Visitation Plan</i>
Staff barracks (Singlemens quarters)	Adaptive reuse as park office and visitor centre.	Conserve and reuse other buildings in group, may suit accommodation. Interpret former use. Signage.
Lakeside manager's cottage	Nil, residence.	Interpret as managers / staff cottages in brochures etc. If no longer needed for park management or park worker accommodation consider adapting for tourist accommodation.
Lakeside middle cottage	Nil, residence.	
Palmtree cottage	Nil, residence.	
Redgum cottage	Nil, unoccupied	
Parkers grave	Nil.	Interpret grave and construction of bridge after drowning in Yanga Creek.
Others		Guided tours. Self guided brochure. Signage indicating former uses.
Yanga House west rubbish dump	Nil.	Occasional special interest tours with archaeologist.
Yanga House east rubbish dump	Nil.	Nil.
'Old Station' site	Nil.	Interpret on site with signage and brochures etc as site of Wentworth's cattle station and later head station.
Yanga Lake regulator & bridge site	Nil.	As above. Most accessible regulator - interpret regulators and water management generally and include historic photos and plans. Explain how drop boards worked. Interpret construction of bridge after drowning of Alfred Parker, in conjunction with grave.
Rabbiters Hut & silos	Nil.	When safe mark / identify site. Self-guided brochure.
Sheep dip	Nil.	When safe mark / identify site. Self-guided brochure.
Railway and Yanga Siding	Nil.	Mark / identify site. Self-guided brochure. Possible use as bicycle route.
Yacht Club	Nil.	Proposed location for Yanga Lake day use facilities and boat access. Interpret former Yacht Club on site.
Pumping station	Nil.	Occasional guided tours. Formal site interpretation not necessary.
Pelican Point house site	Nil.	Develop Aboriginal interpretation focusing on Aboriginal values of park and Dreaming story from peninsula at homestead over lake towards Pelican Point. <i>Mounds, scar trees, burial site and a lunette with same aging as Mungo</i> <i>Potential for guided tours, perhaps by Aboriginal people as part of comanagement? Include stories.</i>
B & S ball site	Nil.	Occasional guided tours. Formal site interpretation not necessary. Interpret informal settlement around lake in brochure or electronically.
Henry's camp	Nil.	
Old Fishing Camp	Nil.	
Piggery (former)	Nil.	
South Yanga homestead site	Nil.	

Precinct	Existing	Future Visitor Opportunities <i>Italics indicate text from Visitation Plan</i>
Woolshed precinct		
Generally near Woolshed	Carpark. Access & directional signage and park information. Day use area. Events including school groups, syllabus. See below re exhibition. Interpretive shelter at river & walking track.	<i>Fishing from bank. Canoeing/kayaking. Walking. Historic heritage appreciation – shed, yards, quarters, self-guided digital audio and potential video. Schools syllabus programs.</i> Guided tours. Install bench seats at river. Fishing – identify suitable areas. Identify suitable boat launching areas, provide suitable access and include in park information.
Generally along river to south - Mamanga	Basic medium campground at Mamanga including provision for caravans and facilities.	<i>Camping. Fishing from bank. Walking. Bird watching Scar trees, potential for guided tours, perhaps by Aboriginal people as part of co-management?</i> <i>Prepare a feasibility study for eco-cabins – hard roofed accommodation to AAAT 3 star standard provided in the proximity of the caravan campground.</i>
Yanga woolshed	Intepretative exhibition. Conservation / repair of some elements. Venue for events.	<i>Park visitor orientation. Heritage appreciation.</i> Organise tours and events including interpretive events such as shearing. Develop and update interpretive material over time. Secure movable heritage items that support interpretation.
Woolshed stables	View from exterior. Collection and park materials store.	Interpret former use with sign or brochure. If not needed for storage use as shelter or group learning space.
Yanga Shearers' Quarters	Nil. View from exterior.	Interpret former use and construction. When conserved consider for adaptive reuse - group accommodation.
Cookhouse	Nil. View from exterior.	Interpret former use and construction. Interpret bread oven and range, servery and separate Cook's room. When conserved consider for adaptive reuse - group accommodation.
Meat house	Nil. View from exterior.	Interpret former use and construction.
Shearers' barracks	Nil. View from exterior.	Interpret former use. Consider for adaptive reuse - group accommodation.
Wash House	Nil. View from exterior.	Interpret former use and construction of old section. Consider new section for use as showers - group accommodation.
Contractor & experts quarters	Nil. View from exterior.	Interpret former use and design with bedrooms off central living space. When conserved consider for adaptive reuse - tourist accommodation / teachers.
Yanga Irrigation pump house	Nil. View from exterior.	Identify by signage.
Woolshed cottage	Nil. View from exterior.	Interpret former use. Higher level of change allowed. Possible adaptive reuse as accommodation, management, office, visitor centre etc.
Irrigation cottage	Nil.	Nil.

Precinct	Existing	Future Visitor Opportunities <i>Italics indicate text from Visitation Plan</i>
Others		
Site of North Shedhand Quarters	Nil. Walk to site.	Walk from woolshed. Sign identifying site. Interpret archaeological remains, use photos of former buildings.
Embankment	Nil. Walk to site.	Walk from woolshed. Sign identifying site. Interpret with photos of river in flood being held back by embankment.
Sheepyards	Nil. Walk around.	Walk through yards to woolshed - a sheep's path. Interpret with photos of sheep in yards at last shearing.
Races and Shelters over Sheepyards	Nil. Walk to site.	As above. Explain use of crush and drenching.
Willows Precinct		
The Willows Homestead	Nil.	Mothballed or staff accommodation. Consider adapting for tourist accommodation.
The Willows Woolshed	Camping facilities, tents and caravans Day use facilities. Some interpretation.	<i>Bird watching in diverse vegetation</i> <i>Historic heritage appreciation – small woolshed</i> Occasional specialised events or tours focused on activities such as bird watching or the pastoral history.
Others		
Parkers Homestead Ruin	Site not found.	Site not known.
Parkers Sheep Yards	Site not found.	Site not known.
Railway and Impimi siding and town site	Nil.	Mark / identify site. Self-guided brochure. Possible use as bicycle route.
The Willows Well	Nil.	Guided tour to slabbed well, windmill and associated remains. Self-guided when conserved and safe.
Hults Well	Nil.	Guided tour to slabbed well, windmill and associated remains. Self-guided when conserved and safe.
Oakhampton Precinct		
Oakhampton Homestead	Nil.	Interpret as 20 th century development in brochures etc. Mothballed / managed ruin. Consider adapting for tourist accommodation if demand exists.
Oakhampton Cottage	Staff residence.	Nil. If no longer needed for park worker accommodation consider adapting for tourist accommodation.
Oakhampton Woolshed	Nil	Interpret as small woolshed in brochures etc. Mothballed / managed ruin.
Others		
Oakhampton Irrigation	Nil	Interpret modern water supply and irrigation.
Abercrombie channels	Nil	Interpret modern water supply and irrigation.
Lower Fingerboard Well	Nil.	Guided tour to slabbed well, windmill and associated remains. Self-guided when conserved and safe.

Precinct	Existing	Future Visitor Opportunities <i>Italics indicate text from Visitation Plan</i>
Uara Creek Precinct		<i>Wetland and riverine self-guided walks, cycling, drives. Guided / tag-a-long drive tours. Scar (and ring) trees, burial site, potential for guided tour, by Aboriginal people</i>
The Island Charcoal Kiln	Nil.	Guided tour to site. Self-guided tours when conserved. Identify and interpret with sign. Audio recording of Bes Murray about operation of kiln (run by his father).
Kietu Head Station site	Nil.	<i>Historic heritage appreciation – reported (now confirmed) site of Wentworth’s Managers house site – Kieta Creek.</i> Guided tours to site. Self-guided tours when tracks condition allows. Interpret nearby Blacks Burial Ground on guided tours.
Kieta Creek Outlet regulator (ruin) (Kieta Escape)	Nil.	Show location on guide maps. Consider interpreting the functions of regulators and escapes in managing water at accessible site or electronically.
Yanga Creek regulator	Nil.	Show location on guide maps. See above.
Other Irrigation regulators	Nil.	Show locations on guide maps. See above.
Devil’s Creek regulator	Nil.	Show location on guide maps. See above.
Jardine Irrigation banks etc	Nil.	Show location on guide maps and interpret early hut locations.
Railway line	Nil.	Self-guided brochure. Possible use as bicycle route from Balranald.
Tala Precinct		<i>Wetland and riverine self-guided walks, cycling, drives. Guided / tag-a-long drive tours. Scar (and ring) trees, potential for guided tours by Aboriginal people.</i>
Breer Complex		
Breer Hut	Nil.	<i>Day use OR overnigher tied into potential horse riding/cycling opportunity. Historic heritage appreciation.</i> Consider developing as remote accommodation for researchers, bird watchers, artists, scientists, tourists. Interpret the pastoral need for remote accommodation (on site / electronically).
Breer Hut crutching shed	Nil.	Identify in brochure or electronically. Interpret former function and need for this to be undertake in a remote area. Interpret the bough / mesh roof and the need for shade.
Smyth’s		
Smyth’s Hut	Nil.	Remote area shelter for walkers etc - similar to pastoral era function. Interpret former function and need for this to be undertake in a remote area.
Smyth’s Crutching Shed	Nil.	Interpret former function in brochure or electronically.
Peacock’s		
Peacock’s Hut	Nil.	Guided tour / interpretation of only remaining remote drop slab structure on Yanga. Identify site and adjacent buildings and interpret former functions in brochure or electronically.

Precinct	Existing	Future Visitor Opportunities <i>Italics indicate text from Visitation Plan</i>
Others		
Sawmill site (near Smyth’s Crutching Shed)	Nil.	Identify site. Interpret former function in brochure or electronically.
Breer Yards	Nil.	Identify site. Interpret former function in brochure or electronically.
Tala Escape R3, regulator	Nil.	Show location on guide maps.
Breer Regulator	Nil.	Show location on guide maps.
Tala boat	Nil.	<i>Historic heritage appreciation – sizeable remains of old barge - Woolshed Creek.</i> Guided tour / interpretation of unusual remains. Identify site and interpret in brochure or electronically.
Waugorah Precinct		
	<p>Limited road and trail access, subject to weather. Some activities continue to be undertaken informally, particularly by locals.</p>	<p><i>Wetland and riverine self-guided walks, cycling, drives. Guided / tag-a-long drive tours. Fishing. Walking. Scar (and ring) trees, potential for guided tours, by Aboriginal people.</i></p> <p><i>Bush camping - 6-8 people per site. 4 sites considered in Visitation Report - Woolpress Bend, Sandy Bend, Wetland & Waugorah</i></p> <p><i>Wetland walks. Develop short – medium walks. Suggestions include the main wetland, Mercedes Swamp, the two bridges near Redbank and the Lagoon at Waugorah.</i></p> <p><i>Wetland and Riverine drives. Develop self drive and cycle routes. Consider separation from bush camping in Waugorah and wetland areas to avoid user conflicts.</i></p> <p><i>Guided/tag-a-long tours. Develop Discovery Holiday program with guides around existing wetland drive routes. Investigate opportunities to run Aboriginal guided tours.</i></p> <p><i>Prepare feasibility study for on site accommodation. Eco tents - Moveable soft/tent top accommodation to AAAT 3 star standard and Self contained cottages - Adaptive re-use of existing cottages to a minimum AAAT 3.5 star standard. Consider partnership with a commercial provider.</i></p> <p>CMP considers star standard is not suitable or useful for significant heritage structures. Visitor plan drive and camping proposals not practical at present due to road conditions and are dependent on extent of flooding and wet soil. Develop and install simple directional signage from Waugorah Road. Include in park information and maps. Develop and install signage, interpretation and appropriate facilities.</p>

Precinct	Existing	Future Visitor Opportunities <i>Italics indicate text from Visitation Plan</i>
Waugorah	Limited road and trail access, subject to weather. Some activities continue to be undertaken informally, particularly by locals, scientists and special interest groups.	<p><i>Wetland:</i> <i>Camping, Bushwalking, Bird watching</i> <i>Wildlife viewing – particularly Southern Bell frog</i> <i>Discovery programs at these specific times?</i> <i>Schools syllabus programs</i> <i>Day use?</i> <i>Aboriginal heritage</i> <i>Short walking trail</i> <i>Soft top movable eco-tents – 4-5 star rating</i> <i>Research</i> <i>Canoeing/kayaking when full</i></p> <p><i>Woolpress Bend or other site</i> <i>Camping - bush</i> <i>Fishing from bank</i> <i>Historic heritage – part of old barge</i> <i>Proposed Lagoon walk</i> <i>Bird watching including at Lagoon</i></p>
Waugorah Homestead	Nil.	<p>Staff accommodation. Interpret need for remote outstation in brochures and electronically. Interpret Hobler's occupation of area and his diary records and Wentworths station site. If no longer needed for park management or park worker accommodation consider tourist accommodation or other tourist use. Note Homestead itself is a modern building..</p>
Waugorah Kitchen	Nil.	<p>Staff accommodation. Interpretation in brochures and electronically. If no longer needed for park management or park worker accommodation consider adapting for tourist accommodation.</p>
Waugorah School House	Nil.	<p>Staff accommodation. Interpretation remote schooling system in brochures and electronically. If no longer needed for park management, park worker accommodation consider adapting for tourist accommodation.</p>
Sheds at Waugorah	Nil.	Park management storage.
Waugorah Yards	Nil.	<p>Yards site not confirmed. Interpret need for remote outstation, woolshed and yards in brochures and electronically.</p>
Redbank		<p><i>Research accommodation (wetlands)</i> <i>Self-contained holiday lettings – existing houses</i> <i>Historic heritage appreciation – weir, sawmill bridge?</i> <i>Aboriginal cultural camp/use?</i> <i>Conservation hunting?</i></p>
Redbank Cottage	Nil.	<p>Consider developing as remote accommodation for researchers, bird watchers, artists, scientists and other tourists. Interpret the need for outstations on site and electronically.</p>
Redbank Hut	Nil.	<p>Remote area shelter for walkers etc - similar to pastoral era function. Interpret the need for pastoral huts in a remote locations.</p>
Redbank Cook House and Meat House	Nil.	

Precinct	Existing	Future Visitor Opportunities <i>Italics indicate text from Visitation Plan</i>
Pocock's Hut	Nil.	Remote area shelter for walkers etc - similar to pastoral era function. Interpret former use, identify.
Pocock's artefact scatter	Nil.	Little visitor opportunity. Interpret relationship of materials to hut.
Others		
Tarwillie yards	Nil.	Visit yards on drive or cycle tours. Identify on site and interpret purpose and function of remote yards and of yard elements such as loading ramp, horse ring etc.
Bridges over Redbank Swamp	Nil.	Visit yards on drive or cycle tours. Identify and interpret the former use.
Hill Paddock Bridge (ruin)	Nil.	Visit yards on drive or cycle tours. Identify on site and interpret the former use and the need for sheep bridges.
Barge wreck at Woolpress bend	Nil.	Provide dry weather road access. Identify location with signage incorporating photos of barge exposed (low river level).
Woolshed site on Woolpress bend	Nil.	Provide dry weather road access. Identify, using on site signage and brochure, the site of woolshed and enclosing embankment. Interpret the woolpress and the need for river location and protection for flood by embankment.
House site near woolshed site	Nil.	With above.
1AS regulator (R2)	Nil.	Visit regulators on drive or cycle tours.
1ES regulator (R1)	Nil.	Identify on site and interpret the purpose and function of regulators to maintain flood waters in the landscape.
Old Swamp regulator (Shaws)	Nil.	
Juanbung Regulator?	Not in Reserve?	Nil.
Glenn Dee regulator?	Not in Reserve?	Nil.
Redbank Weir?	Nil.	With NSW water interpret on site and / or electronically. Early 20 th century water management. Importance in watering Yanga and surrounding lands.
Munkugerie regulator?	Not in Reserve?	Nil.

8.5.3 Exhibition Themes – Yanga Geography & History (Eastburn)

In August 2008 David Eastburn prepared a report, 'Exhibition Themes – Yanga – Geography and History', that identified relevant themes related to Yanga for Interpretation purposes. This report provides additional references and quotes from primary sources. Areas for further research are also suggested (as they are in this CMP). These themes are the basis for the existing (2012) exhibitions. The themes and sub-themes (dot points) identified in his report are as follows:

Geological History

- A Bioregion
- Antarctic separation
- Murravian Gulf
- Delta Land
- The formation of a new landscape from the sea floor
- Lake Bungunna
- Wind formed landscape
- Megafauna
- Global warming
- Giant ancestral 'Murrumbidgees'
- A hostile cold arid environment
- Landscape Recovery

Comments on the Lower Murrumbidgee Floodplain Landscape recorded by 19th Century European Explorers

- Sturts' experience - all the appearance of far spread inundation
- Reduced channel capacity results in overflowing
- Bulrushes and reeds growing beneath flooded-gum
- Mitchell's description - rich soil, luxuriant grass and fine forest scenery

Lower Murrumbidgee-Lachlan Folklore

The flooded country below Hay – A unique landscape created by a dramatic reduction in river channel capacity

- A ninety percent reduction in channel capacity between Hay and Balranald
- Simply a 'full river' at Hay will result in extensive flooding Downstream
- Natural Flooding Pattern and Frequency
- Floodplain Drainage Pattern
- Flood-runners – the 'lifelines' of the floodplain and the 'health-lines' of the river
- Redundancy of natural flood-runners
- Areas above Flood Level
- Stranded Landscapes
- The role of floodplains in sustaining the Australian landscape past and future

Wetlands

- A natural mid-river water storage
- Mid-river ecological 'storage'
- Aquatic Habitat
- Snags – overcoming an 'image problem'
- Capitalising on the Unique Characteristics of Floodplain Soils to contribute to a Sustainable Future for Inland Australia
- Utilizing 'young' resilient landscapes

Floodplain Hydrological Divisions

- Redbank System
- Fiddler's-Uara System
- Nimmie – Caira System
- Weimby System

A cultural landscape – evidence of long occupation by a large aboriginal population

- The central place of the floodplain wetlands in the economy and society of the Aboriginal residents of the lower Murrumbidgee
- Food
- Taking advantage of the landscape for fishing
- Personal adornment
- Weapons
- Canoes
- Nets

Characters and conditions of the first decade of European occupation of the Lower Murrumbidgee Floodplain

- George Hobler (1800-1882) - The first squatter on the Lower Murrumbidgee
- Augustus Morris (1820-1895) - Run-hunter/explorer, landholder, politician, and saltbush and refrigeration advocate
- William Charles Wentworth (1790-1872) - Explorer, land speculator and politician
- 1845-1855: Economic depression, drought, low stock prices, disease, land reform, gold discovery, and river transport
- Orders in Council land reform 1847
- 'Rumours of good pastoral country' - pioneering conditions 1840s
- Impacts of the Gold Rush
- Steam navigation 1853 – improved quality of life for inland settlers
- Typical steamer cargo
- Distribution of river-borne traffic

'Drought-proofing' – floodplain wetlands

Key to European settlement on the Lower Murrumbidgee & Lower Lachlan

- The 'Tyson pattern'
- Floodplain wetlands at the centre of the local economy, ecology and society
- Protecting Floodplain wetland areas for 'drought proofing'
- Environmental 'compensating' weirs

Sustaining the floodplain with a reduced volume of water: The universal upstream-downstream power struggle

Yanga – A history of conversation

- Wetland defenders 1899
- Department of Public Works inquiry, findings and Recommendations
- The 'Gibson Scheme' – a large-scale private Murrumbidgee irrigation proposal
- John Monash – Yanga link
- John Monash identified flooding as the key to the sustainability of the lower Murrumbidgee - area subject to inundation exceeds half a million acres, while the area directly dependent upon it is more than double
- Demonstrating the possibility of irrigation and wetland coexistence
- Reserves
- A need to protect water supply 'Life lines' as well as 'Sites'

Yanga Pastoral Holding No. 76

- Yanga 1872
- Detailed Station Statistics 1916
- Snapshot 1923
- Woolshed 1924

Yanga Lake

- Three sources of water for Yanga Lake
- Five reasons why it is currently dry (2008)

Yanga Garden

- Hollyhock journeys

- References to Yanga garden
- Garden produce

Yanga Management

Lower Murrumbidgee Floodplain land use

- Mutually beneficial land-use in the Lower Murrumbidgee-Lachlan Floodplain Bioregion
- Floodplain land-use activities
- Commercial
- Eco-cultural
- Ecological and cultural land-use
- Vernacular land-use methods
- The annual floodplain-saltbush cycle
- Red gum and community resilience
- Floodwater Farming
- Possible central role of Yanga National Park in sustaining the southern Murray-Darling river system

Yanga Context

Timeline of Key dates of development in the Murrumbidgee Valley since 1813

Boxes

- Native fish – a key river health indicator
- The ‘Gum Creek Weir Saga’ - How the Fiddlers-Uara Creeks System became a stranded landscape
- Sheep returns from the Sheep District of Balranald 1886
- District Context 1916
- Mechanised Shearing

Note: The information above is from David Eastburn’s 2008 report, ‘Exhibition Themes – Yanga – Geography and History’.

Comment by CMP authors

The authors of this CMP comment that these themes and sub-themes should be added to so the cultural landscape theme is broader including the pastoral aspects as considered in this CMP. Further, the physical and architectural aspects of the extant structures should be considered. Of particular interest is the range of construction techniques from vernacular, with materials sourced on the property, to industrialised. Also of interest and significance is design and construction of elements, particularly of key heritage structures such as the Homestead and Woolshed and associated buildings and the irrigation structures.

8.5.4 Interpretation Plan

Aspects of the cultural significance of Yanga are not readily apparent in the place, particularly the exploration and squatting phase and how the pastoral station developed and operated including water management. This should be explained by interpretation, which aims to enhance understanding and enjoyment and to educate. Interpretation should strengthen and sustain relationships to the community particularly in view of the social value of the site to the local community.

Generally

The CMP recommends the presentation and interpretation of Yanga as a cultural landscape. The policies provide for a range of interpretive options including tours, displays, events, activities, adaptive reuse, restoration, reconstruction and provision of access.

There is substantial potential to interpret the Yanga Reserves to enhance visitor appreciation of the history and heritage of the site. Interpretation should involve both on and off-site material and virtual means. Occasional events in association with community commemorative activities are an important aspect of any interpretation of the site.

Interpretation at the site needs to be guided by the level of public access that is possible for the site, public safety and the conservation needs. On-site interpretation should initially be focused on basic access to safe areas without putting structures at risk. In the medium term, when and if roads are made trafficable and structures are stabilised more sites and interiors may be available and exhibition / interpretive material. In the long term on-site interpretation could include staying in or experiencing interpretive events at adaptively reused structures and accessing currently unstable features such as wells and buildings. The extent of site interpretation will depend on the funding available and site access, which is often weather dependant.

On-site interpretation should assist visitors to read / understand and recognise the unique qualities of Yanga and be easily understood by the community. The use of extant material should be the basis for any interpretation rather than the introduction of new fabric. Simple information signs and information pamphlets could complement the existing fabric of the place as well as electronic information on the public website and information at associated sites.

Aspects of interpreting the heritage values of Yanga are discussed below.

Audience

Yanga is located in proximity to several tourism-defined regions including the Riverina, NSW Outback and both the NSW and Victorian Murray regions. The Visitation Establishment Plan 2008 considered the audience for Yanga National Park and the executive summary notes that the predominant visitor expected at Yanga was the tourist.

The visitation plan estimated the size of the total regional tourist market for Yanga is 470,000. This was based on current visitation within the catchment area for visitors engaged in a holiday or leisure pursuit. The catchment area was considered to be those towns located within a 1–2 hour drive from Yanga, with the addition of Griffith located just over 3 hours away and took into account the location of Yanga on the Sturt Highway, the main road corridor between Sydney and Adelaide. The site is close to the Victorian border and likely to attract visitors from there including nearby Mildura (less than 2 hours drive) and Swan Hill. There are river crossings at Mildura, Robinvale (halfway to Mildura) and at Tooleybuc on the Mallee Highway directly south of Yanga.

The residents of towns located within the catchment area were considered as potential tourists when travelling greater than 50 kilometres on a trip. Local residents (within 50 kilometres) were assumed to use nearby parks for recreation on a short stay, repeat basis. Neighbouring Balranald (township population 1500 and shire population 2000) is the only town in the immediate vicinity.

Locals

The site is currently visited by locals, some of whom have an association with Yanga. The place has a history of local use and this can largely be ongoing with fishing, camping and boating activities. Locals are also involved in volunteer activities at Yanga and local school children in educational activities. The local people are likely to be a substantial proportion of the visitors numbers to Yanga especially initially. There is the potential for the site to be used more regularly for local visitors if some areas are managed to allow access such as the Yacht Club site (when the Lake is full). More regular interpretive visits by heritage enthusiasts, associated families and school groups are likely, if interpretive activities are targeted appropriately and access maintained. Relationships between local schools and other local community

groups could provide education and enhance local appreciation of the site and of the aims and objects of the Reserves.

Day visitors

Other potential audiences are day visitors, as a stopover when traveling in the vicinity. Guided tours are available daily at the Homestead for such visitors.

Extended stay visitors

Other potential audiences are recreational visitors for relaxation and for activities such as fishing and experiencing nature. Specialist visitors are a base for longer term stays such as those interested in aboriginal, natural and pastoral history and descendants of past workers on the pastoral station. Groups such as bird watchers will be influenced by weather and water conditions with higher demand when there is water in swamps and bird breeding events. Specialist visitors could be catered for or targeted with special events such as discovery tours or conferences.

Camping

Formal camping is currently available at Mamanga near the Woolshed and at The Willows Woolshed and informal camping is available throughout the Reserves. The formal areas include provision for caravans etc. suitable for touring parties for short or medium term stays.

Virtual tourism

There is also a potential virtual audience including students and educational institutions, historians and others including the groups mentioned above.

Commemoration

Yanga closed in November 2005 with a final shearing event and dinner at the Homestead. This could be commemorated annually to ensure the stories in the community about the place are not lost. There may be other historical events commemorated occasionally such as centennials.

Collaboration

Collaboration in managing the site in general and interpreting it in particular is needed because there are strong community links with this site, parts of the original Yanga Station are on adjoining properties, features extend into lands in other ownership, features are managed by others eg NSW Water and it has historical relationships with other pastoral stations.

The CMP policies detail the need for collaboration for a range of activities. There are aspects of interpretation at the site that will require collaboration such as for the Ynaga Creek Regulator and bridge site and the adjacent Old Station site or if it is proposed to hold shearing events in the Woolshed. It is also preferable that any interpretation of social value is in conjunction with those who hold these values.

There is potential to involve local people, especially people who worked at the site (while they are alive), in interpretation such as taking guided tours of the site or in recording audio and/or visual material.

Access

Access to many parts of the site limits interpretation potential. Improvement in roads has made the Mamanga site accessible and improvement of some roads in the north of the Reserves could make other sites available. However it is not desirable to improve all roads and whatever improvements are made some areas will be inaccessible during periods of high water. Where public access is not desirable or practical off site interpretation should be used to make information about heritage sites available.

Refer to other sections of this report for disabled access.

Activities

Tours

There is the opportunity to conduct tours of Yanga as operated or self guided tours. Self-guided tours require maps, leaflets or guides of some description to be produced. The internet is a valuable aid to accomplish this because the information could be added to or updated as required. Guided tours could also be operated. Consideration should be given to involving former workers from Yanga.

Suitable cultural tourist activities include:

Natural

- Walking tracks of varying lengths
- Natural appreciation – Experience nature and landscapes of Yanga - different eco-systems
- River based experiences – boat, canoe, kayak and fishing
- Lake experiences - sailing
- Camping – tents and caravans
- Day use – picnics etc
- Bird viewing platform/hide - wetlands, riverine areas
- Self and guided tours – drive, cycle and possibly horse riding

Archaeological

- Guided tours of known sites

Aboriginal

- Aboriginal cultural experiences

Pastoral heritage

- Tours of historic buildings – guided and self guided – experience history of Yanga Station and changes through time
- Exhibition – Interpretation
- Volunteering in the Homestead garden or other conservation projects
- Events interpreting activities such as shearing or droving
- Horse riding tour along former stock routes
- Using the research and records collection

Moveable Heritage

- Open museum viewing and exhibition of artefacts at Homestead and Woolshed

Stabilisation and Conservation Works

Stabilisation of structures will allow items to be visited for interpretation. Conservation of the pastoral heritage is proposed on the site. The initial phase has included minor works to allow access to intact structures, with later works proposed to allow more general access and access to sites not currently safe for visitors. The CMP generally proposes interpretation at sites readily accessible to the public with additional areas becoming accessible in the future depending on budgets and site safety issues.

During any major conservation works their interpretive potential should be utilised. Communities should be informed of the activities and may be able to provide information in planning phases or visit to see progress, subject to OH&S. Conservation works themselves can interpret the heritage values and layers of history by exposing construction details for interpretation or exposing parts of earlier structures or details covered by later works. Such opportunities should be used to interpret the heritage values.

Interpretive Devices - Signage

Provision of information could encourage more meaningful presentation of the heritage values of the place. Basic identification signs are needed indicating what structures where. Important features are not readily apparent at the place such as pastoral history and activity and water management. Features whose function is not evident to visitors need presentation through interpretation. The relationship between features and how the pastoral station operated could be explained by interpretation. The former use of extant structures and their operation should be presented to visitors.

Signage is required at the site to identify the location of various elements around the site and its formal entry points. Interpretive signage is appropriate at standing structures or substantial remains such as the Shedhands Quarters or regulators. Where structures are not stable or where access routes are not safe or practical it is not appropriate to install signage until access is provided and site stabilisation carried out. The site may be subject to vandalism and while this remains an issue signage should be located in places with a reasonable level of public surveillance to deter vandalism and be made of robust materials.

Interpretive Devices - Other

Brochures or a guide should be produced with a map and interpretive information to encourage visitation and give basic information. This is important because of the limitations of placing signage at the site itself. Such information could also be available at related sites, such as the Balranald Tourist Information Centre and electronically.

The Cook House interpretation includes a soundscape. There is potential to use further audio presentations based on available oral history. An appropriate soundscape could be commissioned for the Woolshed.

Electronic information is available as mentioned above, however it would also be desirable for further information and links to be available on the DECC Internet site to disseminate information and publicise the place. This could also include extracts from the CMP, contacts to give or get information, copies of historical material and issues for comment or input.

Electronic media offers opportunities for interpretation with interactive tools utilising the internet and mobile devices. Examples include DigiMacq: Parramatta and the Spirit of Lachlan Macquarie, an iPhone self-guided walking tour of Parramatta. While Yanga physical conditions and electronic and power access make such interpretation of limited value at present, this will improve in the future and should be considered.

Themes and Story Lines

It is recommended to interpret the place with emphasis on the use of Yanga as a cultural landscape. The following table indicates key periods and themes that should be the basis of interpretation. These are based on the significance of the site and aim to ensure all aspects of significance.

The place features stories and remains summarised below (see also section 6.5 of this CMP).

Period	Key Message
Pre History	Rivers, geology, wetlands.
Pre Contact	Aboriginal people living on the land, Aboriginal creation stories
1820 - 1845	Exploration
1845 - early 1850s	Squatting
1845 - to today	Aboriginal life and work on the pastoral station, and in heritage conservation
Early 1850s - 1900	Selection and Pastoral Runs, River Steamers, developing Yanga
1900 - 1920s	Closer Settlement, Rail transport, water and irrigation
1919 - 2005	Yanga Pty Ltd / Sims Cooper and the Black family. Managing a pastoral station. Holidaying in the country.
2005 to today	Conservation, biodiversity

The more detailed list of themes and storylines developed by David Eastburn should form the basis for future interpretation of the place. His work provides a wealth of primary sources and a strong direction.

Records and Research

The content of interpretation should be based on research and documentary evidence, careful study of the surviving physical fabric and incorporating oral history where relevant but ensure it is presented as such.

Considerable information is already available for this site. This CMP includes some original research from primary sources as well as summarising material from secondary sources. There is also a collection of reference material made during the project. David Eastburn's report should be referred to in preparing any interpretation. The Oral History compiled by Stephen Gapps should also be referred to. Historic images and plans should be used. The Yanga records and moveable heritage collections also provide content for interpretation. Local groups also hold many historical records. Such information can inform the content of brochures and other interpretation.

Many good photos of the former site are available at:

- State Library of NSW- <http://www2.sl.nsw.gov.au/picman/>
- www.yanga.com
- Sims Cooper Archives Melbourne

Summary of Recommended Interpretation

The following list of works takes into account the need for conservation works to occur on site and that some activities require liaison and collaboration with others to develop, investigate and plan work. Activities are recommended to be phased to reflect this.

Short Term (1 year)

1. Build on existing visitor infrastructure and interpretation focused around the Homestead and Woolshed Precincts.
2. Continue links with community groups, develop a strategy for continuing communications.
3. Participate in regional and statewide events, for example the National Trust Heritage Week (annually) and arrange other interpretive events.
4. Conduct occasional guided tours of the more remote parts of the site.
5. Facilitate special interest group access depending on climatic conditions eg nature observations at swamps when filled or archaeology of the Yanga Homestead dump when the lake is dry.

Medium Term (3 years)

1. Provide information brochures on site, at PWG Office in Hay and on department website. Liaise with adjoining property owners and community about involvement in and coordination of special events. Hold a "Back to Yanga Day" to launch new programs, facilities and interpretation.
2. Extend the Woolshed interpretation to include how the shed operated including audio content / soundscape.
3. Maintain day-use visitor facilities including barbecues and seats and keep clear of weeds. Maintain camping facilities.
4. Organise special events to showcase conservation projects while they are underway.
5. Make accommodation available in conserved former pastoral buildings including outstations.
6. Undertake program of heritage site identification with signage and maps and interpretive information in prominent significant structures or sites.

Long Term (5-10 years)

1. Conduct interpretation/education programs including fieldwork by local students at all levels and continue to hold occasional events that focus on pastoral activities and stories.
2. Develop special interest programs / events / workshops possibly including volunteer work and stays in conserved accommodation on site.
3. If demand warrants, and possibly in partnership with private operators, develop accommodation as recommended in the visitation plan.
4. Consider developing tourism routes or interpretation linking sites in the region.
5. Develop a guidebook (physical or virtual).
6. Develop interpretation using multi media tools such as electronic information using mobile phones or similar and geo-location technology and incorporating historic images, and audio and video content.

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