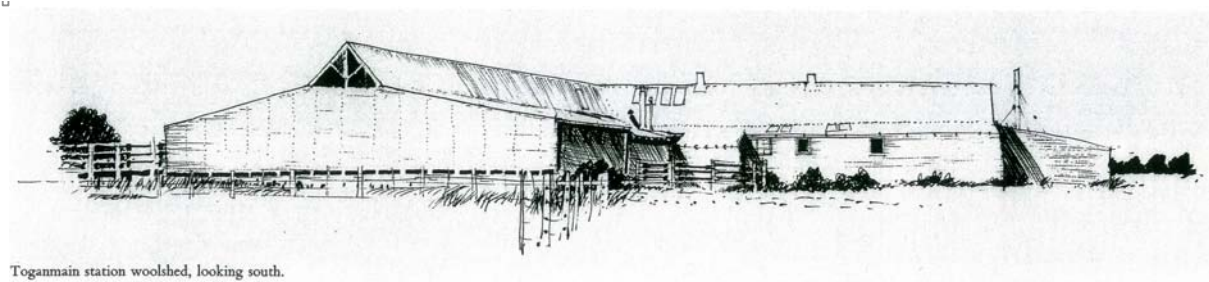




ABOVE: THE TOGANMAIN WOOLSHED BOARD, JAMES BRASZELL 2018 PHOTOGRAPH; ' TOGANMAIN STATION WOOLSHED LOOKING SOUTH', PETER FREEMAN 1979 SKETCH.



Toganmain station woolshed, looking south.

PLANNING PROPOSAL: 'TOGANMAIN WOOLSHED PRECINCT'

PART LOT 1, DP750901, STURT HIGHWAY, DARLINGTON POINT, NSW 2706
AMENDMENT TO SCHEDULE 5 OF THE MURRUMBIDGEE LOCAL ENVIRONMENT PLAN 2013¹

PREPARED BY THE TOGANMAIN WOOLSHED PRECINCT INC FOR
SUBMISSION TO THE MURRUMBIDGEE COUNCIL

¹ Prepared as Draft November 2017, amended Draft Final: March 2018 and April 2018

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EXECUTIVE SUMMARY

The project aims to achieve the following three key goals:

- 1 To achieve heritage listing for the Toganmain woolshed and surrounding buildings (the Toganmain Woolshed Precinct), initially as a Local heritage listing, and ultimately as a State and Federal heritage listing;
- 2 To preserve and enhance the Toganmain woolshed precinct to showcase and interpret the history of large and significant Australian shearing sheds, thus bringing to life the communities they supported and to enhance understanding of relationships with the local environment and transport networks; and
- 3 To enhance cultural tourism amenity in the Murrumbidgee Shire and hence increase tourist visitor stays and spending in the district.

1.0 INTRODUCTION

The purpose of this Planning Proposal is to support an amendment to Schedule 5: Environmental Heritage and the Heritage Maps of the *Murrumbidgee Local Environmental Plan 2013* (MLEP 2013) as it relates to Part Lot 1, DP750901 Sturt Highway, Darlington Point, more commonly known as the 'Toganmain Woolshed Precinct'.

The Planning Proposal has been prepared based on the recommendations of the Ordinary Council meeting held on Tuesday 24 October 2017. At that meeting Council resolved, amongst other matters, in relation to Item No. 227/10/17 that:

The Toganmain Wool Shed Precinct, the subject of the Development Application 23-17/18, be listed as an item of Environmental Heritage in Schedule 5 of the Murrumbidgee Local Environmental Plan 2013, by way of amendment no. 1 to the Plan. The amendment is to be subject to a separate report to council.

Accordingly, this Planning Proposal has been prepared in accordance with this council resolution, and has been prepared to address the requirements of Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as well as addressing the requirements of the NSW Department of Planning & Environment documents *A Guide to Preparing Local Environmental Plans*, August 2016; and *A Guide to Preparing Planning Proposals*, August 2016.

As required by the EP&A Act, this Planning Proposal has been prepared in support of the proposed amendment, and demonstrates that the proposed inclusion of the subject land within Schedule 5 (MLEP 2013) and Heritage Maps (MLEP 2013), and is generally consistent with the intent and objectives of the relevant planning instruments. Consequently, this proposal will provide the Murrumbidgee Council and the NSW Department of Planning and Environment with the confidence to endorse the proposed amendment to Schedule 5 and to the relevant Heritage Maps.

2.0 SITE & CONTEXT DESCRIPTION

The land the subject of this Planning Proposal is identified as Part Lot 1, DP750901, Sturt Highway, Darlington Point, NSW 2706, the 'subject land', more commonly known as

the Toganmain Woolshed precinct. The subject land has a total area of 6.234 ha., and contains the main Toganmain Woolshed building and a number of associated outbuildings.

The Toganmain woolshed dates back to 1875 and is the largest remaining woolshed in the NSW Riverina region. The woolshed has an iconic status in Australian pastoral folklore. Originally boasting a 110-blade stand, the shed and its associated outbuildings were in use until 2001, probably one of the longest operating periods for a woolshed of this size. Toganmain was one of the first major woolsheds to embrace the Wolseley Sheep Shearing Machine, which was developed in 1887. The machine revolutionised shearing by enabling a large increase in the number of sheep to be shorn per day and increased the amount of fleece taken per sheep.¹

More specifically, the woolshed has a floor area of 2,567square metres (277.25 squares) set nearly a metre above ground level on approximately 950 round timber stumps with timber floor framing of Red Gum and Cypress Pine.² The timber framing comprises posts, beams and braces, etc., with stud wall panels sheeted externally with corrugated galvanised iron. The centre gable roof section of the shed is framed with traditional king post principals at approximately 3.03 metre (10 feet) centres with three purlins on each roof plane of top chords of trusses. The skillion roofs are constructed with two intermediate rows of posts and beams at 10 feet centres both ways, with rafters at approximately 900mm centres and roof battens. The bracing of building was achieved with knee braces. However installation of shearing machines driven through pulleys, shafts, belts from steam engine would have necessitated the extensive bracing system now still in place to prevent shaking. The pens and handling races are traditional style with timber stock gates.³

The external walls of the entire shed and roofs are clad with traditional short lengths of galvanised corrugated iron nail fixed to thin hardwood battens and it is the later which is causing, to a large degree, failure of sheet fixing. The eaves and gutters are early style half-round supported on long galvanised bolts or coach screws. The other buildings important to the historic curtilage of the precinct are the shearer's quarters, the wool store, the stables, the sheep yards, the blacksmith's shop, the accommodation building and the pump house.⁴

The Toganmain woolshed is in reasonably good condition and in recent years maintenance has been undertaken to secure the roof and some stumps have been replaced to prevent further deterioration of the flooring and treatment to stop termite activity has been introduced. However, there has been recent damage to the roof cladding due to high wind events, with the result that many sheets have been blown off the roof and should be replaced, otherwise the integrity of the entire roof (and roof structure) is threatened (refer to photograph below of the failing wool room structure). The other, smaller precinct outbuildings are in fair to poor condition generally.

It is noted that the subject land is currently owned by the Paraway Pastoral Company. A Development Application to sub-divide the current property has also recently been approved by Council (see Development Application No. 23-17/18). It is intended that

¹ The Toganmain Shearing Shed Sturt Highway Hay NSW: Its Structure, Use, Significance and Conservation, Kenneth Young Architect, 1997.

² Excepting the flooring to the later store and engine rooms.

³ Kenneth Young Architect, 1997.

⁴ *Ibid.*



ABOVE: THE TOGANMAIN WOOLSHED WOOLROOM, JAMES BRASZELL 2018 PHOTOGRAPH.

ownership of the land containing the Toganmain Woolshed and associated outbuildings, as well as road access will be gifted to the not-for-profit Toganmain Woolshed Precinct Incorporated.

3.0 OBJECTIVES & INTENDED OUTCOMES

The objective or intended outcome of the Planning Proposal is to amend the *Murrumbidgee Local Environmental Plan 2013* so as to list the Toganmain Woolshed Precinct as a heritage item to ensure its ongoing protection. This objective will be achieved by including the subject land within Schedule 5: Environmental Heritage and the Heritage Maps of the MLEP 2013. This strategy will enhance access to public and private sector funding to allow for the restoration of a portion of the Toganmain Woolshed and the installation of museum artefacts interpretation and signage. A not-for-profit association has been established to ensure that an appropriate business plan is enacted and a local advisory committee and local partnerships will ensure the community owns the resource.⁵

This restoration will provide the local community and the wider heritage tourism sector with access to an iconic Australian shearing shed, bringing to life the communities they supported and enhancing understanding of Australia's pastoral history and its relationships to local communities, Indigenous culture and the natural environment.

A unique documentary record of Toganmain's workers and operations over more than a century, together with historical images and extant structures provides the opportunity to

⁵ Toganmain Woolshed Precinct Incorporated.

showcase for visitors on-site a curated, cohesive story. This immersive experience will use recorded oral shearers stories and written accounts to bring to life Australia's vital pastoral history in an environment which stimulates all the senses, while illustrating evolving relationships between landowner, itinerant worker, Indigenous communities and the local environment.⁶

A long term aim of the planning policy will be to increase visitor nights spent in the Murrumbidgee district in line with 'Destination NSW' strategies.

4.0 EXPLANATION OF PROVISIONS

The Planning Proposal seeks to amend Schedule 5: Environmental Heritage of MLEP 2013 and insert a new item number (no. 14) as outlined below:

Schedule 5 Environmental Heritage

(insert after item no. 13)

Suburb: Darlington Point

Item Name: Toganmain Woolshed Precinct

Address: Sturt Highway

Property description: Part Lot 1, DP750901

Significance: Local significance

Item no: 14

The Planning Proposal also seeks to amend the Heritage Map of MLEP 2013 as follows: Introduce Heritage Map Sheet HER_004 as it applies to the subject land, being Part Lot 1, DP750901, Sturt Highway, Darlington Point by identifying it as Heritage Item no. 14.

5.0 JUSTIFICATION FOR THE PROPOSAL

The Toganmain Woolshed is of Local (and State) heritage significance because the woolshed's size, integrity and historical and folklore associations are unique and irreplaceable. Its significance is further enhanced by the associated woolshed outbuildings, which enable a fuller and richer understanding of the shearing, cleaning, pressing and transporting processes of the late 19th and 20th centuries. The shearing shed was in continuous use from c. 1875 to 2001, one of the longest operating periods for a shearing shed of this size.

The survival of such a complex, strategically located in close proximity to the Murrumbidgee River, is not only rare, but is also representative of large pastoral properties located on inland river systems. The aesthetic significance of the Toganmain woolshed resides in its characteristic scale and form, representative of many Australian shearing sheds, as well as in the patina of age accrued over a century of continuous use as a working shearing shed. The long low form of the Toganmain shed is a classic example of Australian vernacular shearing shed architecture and design, and the woolshed's proportions are pleasing to the eye as only truly vernacular architecture can be. This aesthetic, cultural and vernacular significance has been documented in the photography of Harry Sowden, Peter Freeman James Braszell and Andrew Chapman; and in the writings of Charlie Massy, Peter Freeman and others.⁷

⁶ Donated to the Mitchell Library, State Library of NSW by Toganmain's long-time owners, the Robertson family.

⁷ Refer **Appendix E: Statements of Significance Toganmain Woolshed Precinct**.

Given the proximity of the precinct to the Sturt Highway, the Toganmain woolshed stands out as a significant landmark situated on the grassy Riverina plains set against the backdrop of trees lining the Murrumbidgee River bank. The interior of the shed is rich in natural timbers aged by a long history of continuous use by both men and sheep. The vernacular composition and layout of the woolshed precinct is peculiarly Australian, and references the functional operation of the precinct, and its use both as a workplace, but as a 'home away from home' for the itinerant shearers and station workers.

The cultural values and the legendary status of shearers is celebrated in both Australian folk music and folklore and Toganmain is mentioned, along with other Riverina woolsheds, in bush ballads, for example in 'Flash Jack from Gundagai'. The nomadic trades of the 19th and 20th centuries encompassed drovers, shearers, bullockies and it was these men (and women) who made a significant contribution to the folklore, poetry and music of the bush.

*'...I've shore at Burrabogie) and I've shore at Toganmain
I've shore at big Willandra and upon the old Coleraine
But before the shearing was over I've wished myself back again
Shearing for old Tom Patterson on the One Tree Plain.'*⁸

5.1 SECTION A: NEED FOR THE PLANNING PROPOSAL

Is the planning proposal a result of any strategic study or report?

- The Planning Proposal is not the result of any strategic study or report, however the property has been identified for listing in the heritage schedule of MLEP 2013 following the preparation and completion of an abbreviated conservation plan in support of a recently approved subdivision.
- Notwithstanding the above, the subject Planning Proposal has been prepared based on the recommendations of a conservation plan and a Statement of Significance, which were previously prepared for this site.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

- A Planning Proposal is the only method of amending a Local Environmental Plan to add heritage items. Protecting heritage through an environmental planning instrument is an effective way of conserving heritage items and ensuring any proposed changes to the heritage item are managed in a way that values the local heritage significance of the item.
- Discussions with the regional Dubbo Office of the Western Region of the NSW Department of Planning and Environment have advised that the inclusion of the Toganmain Woolshed Precinct on the Murrumbidgee Council LEP as a Local item would provide the necessary identification of, and protection of the woolshed for the benefit of the local community, whilst further enabling the subdivision of the Woolshed from the agricultural holding through the Development Application process.

⁸ Author unknown.

- The subdivision of the land would enable the transfer of the woolshed to Toganmain Woolshed Precinct Incorporated for its ongoing care, restoration and development as a local tourist attraction.
- By achieving a local heritage classification, the landowner may be able to apply for Local and/or State grants and funding under various heritage, tourism, community and cultural programs. Assistance would also be available through the local grants and heritage advisory service provided by the local council. These measures will ensure continued conservation of the building for future generations.

5.2 SECTION B: RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

- The Riverina Murray Regional Plan is the relevant sub-regional strategy and provides the strategic planning framework to guide decision-making and development in the Riverina-Murray region for the next 20 years. Accordingly a response to the relevant goals, directions and actions of the Riverina-Murray Regional Plan has been prepared and addressed, refer **Appendix I**.
- In summary, the Planning Proposal is consistent, or where applicable, justifiably inconsistent with the relevant goals, directions and actions of the Riverina-Murray Regional Plan, refer **Appendix I**.

Is the planning proposal consistent with Council's local strategy or other local strategic plan?

- *Murrumbidgee 2030* is Council's Community Strategic Plan. The Community Strategic Plan includes a number of Strategic Directions that achieve the community's vision for the future. The following actions are of relevance to the Planning Proposal:
People: Provide opportunities for our community to showcase their heritage and diversity;
Economy: Encourage and promote tourism ventures and activities

Is the planning proposal consistent with applicable State Environmental Planning Policies?

- The Planning Proposal is considered to be consistent with applicable State Environmental Planning Policies. Refer **Appendix A: Consideration of State Environmental Planning Policies**.

Is the planning proposal consistent with applicable Ministerial Directions s.9.1 (formerly s.117) directions?

- The Planning Proposal is considered to be consistent with the applicable Ministerial Directions. Refer **Appendix B: Consideration of s.9.1 (formerly s.117) directions**.

⁹ Known as SEPPs.

5.3 SECTION C: ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACTS

Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, would be adversely affected as a result of the proposal?

- There are no identified adverse impacts relating to these matters. It is reiterated that the proposal only seeks to list the subject land within Schedule 5 of the LEP as a Local heritage item.

Are there any other likely environmental effects as a result of the planning proposal and how are they to be managed?

- There are no likely environmental effects arising from the implementation of the planning proposal. The subject land is also not identified as being flood-prone, bushfire-prone or subject to soil erosion or acid sulphate soils.

How has the planning proposal adequately addressed any social and economic effects?

- The social and economic benefits of the Planning Proposal are considered to be positive. The Planning Proposal contributes towards the Murrumbidgee region as a place of heritage and cultural significance. It also highlights the social and tourism significance of the Toganmain Woolshed
- The owners have been informed about the implications of listing, benefits and funding opportunities. The project proposal will have an overall positive social and economic impact as it seeks to retain a cultural significant building that shows traditional ties to the past and early farming methods; the proposal will retain cultural values; the proposal will support economic development and tourism and the project will result in additional funds and resources being provided to retain this culturally significant building.

5.4 SECTION D: STATE & COMMONWEALTH INTERESTS

Is there adequate public infrastructure for the planning proposal?

- The matters subject to this planning proposal will not impact on public infrastructure.

What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

- The views of the state and commonwealth public authorities would be ascertained in accordance with the comments contained in the Gateway Determination.

6.0 MAPPING

The Planning Proposal seeks to amend the Heritage Maps of the MLEP 2013 by introducing Heritage Map Sheet HER_004 as it applies to the subject land by identifying it as Heritage Item I4. An extract showing the requested change is provided below at **Appendix C: Heritage Maps**. Upon the issuing of a Gateway Determination, draft LEP maps and an associated Map Cover Sheet will be prepared in accordance with the NSW Department of

Planning & Environment's: *Standard Technical Requirements for Spatial Datasets and Maps* (Version 2.0, August 2017).

7.0 COMMUNITY CONSULTATION

The Planning Proposal will be exhibited in accordance with the requirements of Division 1, Part 1 of Section 1, Part 1 of Schedule 2 of the EP&A Act, the NSW Department of Planning and Environment's: *A Guide to Preparing Local Environmental Plans* and any conditions of the Gateway Determination (to be issued).

Section 5.5.2 of *A Guide to Preparing Local Environmental Plans* identifies two different exhibition periods for community consultation: low impact proposals: 14 days and all other planning proposals (including any other proposal to reclassify land): 28 days. The Planning Proposal is not considered to be a 'low impact proposal' for the purposes of public exhibition and will therefore be publicly exhibited for a minimum period of 28 days.

We (TWP Inc) have also consulted with five visitor information centres in the district to understand their tour volumes, interest in the heritage concept and market size issues, refer below **Appendix H: Consultation with Stakeholders**.

Community consultation will be undertaken by the Local Government Authority and will commence by giving notice of the public exhibition of the Planning Proposal as follows:

- In a newspaper that circulates in the area affected by the Planning Proposal;
- On the Murrumbidgee Council's website at www.murrumbidgee.nsw.gov.au

It is proposed that written notice will be provided to relevant Government Departments and agencies, services providers and other key stakeholders where required in the Gateway Determination by the local authority.

The written notice will provide the following:

- Description of the objectives or intended outcomes of the Planning Proposal;
- The land affected by the Planning Proposal
- Advice where and when the Planning Proposal can be located and viewed;
- The contact information for the receipt of submissions;
- The closing date for submissions; and
- Advice on whether the Minister has chosen to delegate the making of the LEP to the Council.

During the exhibition period, it is anticipated that the following material will be made available:

- The Planning Proposal, including appendixes and attachments, in the form approved for community consultation by the Gateway Determination;
- The Gateway Determination; and
- Any technical or other information relied upon by the Planning Proposal.

At the conclusion of the notification and public exhibition period Council staff will consider any submissions made concerning the proposed LEP and will further prepare a report to Council. It is considered that a Public Hearing will not be required to be undertaken.

In addition to the formal consultation required through the planning proposal process, consultation has been carried out with 32 bus & tour operators who already run tours passing through the district to ascertain current volumes and their interest in the proposed heritage attraction. As part of our business plan development, we have consulted with a number of Local stakeholders, refer **Appendix H: Consultation with Stakeholders**.

8.0 PROJECT TIMELINE

The project timeline for the Planning Proposal is set out below. It is noted however, that there are many factors that can influence compliance with the timeframe including Council staffing resources, the cycle of Council meetings and submissions received and issues raised. Consequently the timeframe should be regarded as indicative only.

Report to Council

Report to Council seeking endorsement of the Planning Proposal and referral to NSW DPE seeking a Gateway Determination

Commence: April 2018 Complete: May 2018

Request Gateway Determination

Forward Planning Proposal to NSW DPE seeking the issuing of a Gateway Determination (including any delegation of plan-making powers to Council)

Commence: June 2018 Complete: June 2018

Public Exhibition

Undertake public exhibition of the Planning Proposal in accordance with the conditions of the Gateway Determination

Commence: June 2018 Complete: July 2018

Consider Submissions & Finalise Document

Council to consider, respond and report on submissions received and issues raised (if any) and where necessary, recommend relevant changes to the Planning Proposal

Commence: August 2018 Complete: August 2018

Submission to NSW DPE/ Parliamentary Counsel for finalisation

Forward Planning Proposal to NSW DPE/ Parliamentary Counsel (if delegated) for finalisation following public exhibition

Commence: September 2018 Complete: September 2018

Notification

Anticipated date LEP will be notified

Commence: October 2018 Complete: October 2018

9.0 SUMMARY

This Planning Proposal has been prepared in support of a request to list Part Lot 1, DP750901, Sturt Highway, Darlington Point, more commonly known as the Toganmain Woolshed, within Schedule 5 of the Murrumbidgee Local Environmental Plan 2013 as a Local heritage Item no. 14. The proposal is considered to be consistent with the requirements of the EP&A Act, NSW Department of Planning and Environment Guidelines, relevant SEPPs, s. 9.1 (formerly s. 117) Directions, the Murrumbidgee Council LEP 2013, as well as a number of recent heritage strategies completed for the building.

Having regard to the above, the proposal should be supported because:

It seeks to retain and protect a significant and prominent local building that is reflective of

the Murrumbidgee's agricultural and pastoral past; it seeks to encourage economic development, heritage tourism and tourism; it will have an overall positive social and economic impact; it will not create any adverse environmental impacts; and it will not place any undue demands of public infrastructure.

10.0 REFERENCES

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Andrew Chapman, *Woolsheds*, Five Mile Press, Scoresby 2011
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Toganmain, Tellerage and Brewarrina Stations pastoral records 1835-1986, State Library of NSW, MLMSS 4997
Kenneth Young, 'Toganmain Shearing Shed' unpublished draft, Twynam Pastoral Company, 1997.

11.0 FIGURES



LOCATION OF THE TOGANMAIN WOOLSHED PRECINCT ON THE STURT HIGHWAY: AERIAL VIEW.



TOGANMAIN PROPOSED DA, HERITAGE CURTLAGE & SUBDIVISION PLAN

THE ORIGINAL DA BOUNDARY IS SHOWN IN **RED** AND THE PROPOSED DA BOUNDARY IS SHOWN IN **PURPLE**. THE WESTERN AND SOUTHERN BOUNDARIES REMAIN AS ORIGINALLY PROPOSED AND THE EASTERN BOUNDARY IS PLACED IMMEDIATELY TO THE EAST OF THE EXISTING TOGANMAIN STATION ACCESS ROAD. THE DISTANCE FROM THE NORTHERN FACE OF THE SHED TO THE BOUNDARY IS 26.5 METRES. THE BOUNDARY LINE RUNNING ALONG THE WESTERN SIDE OF THE SHEARERS' QUARTERS IS 5 METRES CLEAR OF THE BUILDING WITH THE SAME DISTANCE BEHIND THE OLD SHEARERS' KITCHEN. THE EASTERN BOUNDARY WILL ALLOW ACCESS FOR BOTH TWP AND PARAWAY (ALTHOUGH PARAWAY MAY CHOOSE TO GET ACCESS TO THE STOCK YARDS FROM A NEW ROAD TO THE NW). THERE WILL NEED TO BE GRIDS WHERE THE ROAD CROSSES THE BOUNDARIES. THE PROPOSED REALIGNMENT WOULD PRESERVE FULL ACCESS TO THE LOADING RAMP FOR PARAWAY AND WOULD ALLOW PARKING FOR TOGANMAIN WOOLSHED VISITORS WITH THE NECESSARY TURNING CIRCLES.

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APPENDIX A

STATE ENVIRONMENTAL PLANNING POLICIES COMPLIANCE TABLE¹

No. 55

State Environmental Planning Policy Title: Remediation of Land

Applicable to the Planning Proposal: Yes, applies to the whole of the State

Consistency: Consistent

This SEPP sets out considerations relating to land contamination across the state and contains the matters that must be considered when assessing rezoning or development of a potentially contaminated site. The intention of the SEPP is to establish 'best practice' guidelines for managing land contamination through the planning and development control process.

In the context of this proposal, clause 6 of SEPP 55 generally requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose.

Up until now, the subject land has been used for agricultural (grazing) purposes. There are no known specific locations within the subject land that may have been utilised for activities ancillary to agriculture such as sheep dips or fuel storage that may lead to potential contamination. Consequently further investigation of the land for potential contamination is not warranted.

Rural Lands 2008

State Environmental Planning Policy Title: Rural Lands 2008

Applicable to the Planning Proposal: Yes, as the planning proposal relates to land currently zoned for rural purposes.

Consistency: Justifiably inconsistent

SEPP RURAL LANDS 2008

The proposal is considered to be generally consistent with the aims of this policy as it seeks to facilitate the orderly and economic use and development of rural lands for rural and related purposes, which in this instance involves the protection of a significant agricultural landmark. In addition, the Planning Proposal does not derogate from the rural planning and subdivision principles in the SEPP that seeks to assist the proper management, development and protection of rural lands, reduce land use conflicts and promote social, economic and environmental welfare. A response against the rural planning and subdivision principles is provided below.

RURAL PLANNING PRINCIPLES

¹ Only relevant SEPPs have been considered in the Appendix.

The subject land represents an opportunity to provide for the conservation and interpretation of a nationally important woolshed precinct. The conservation and interpretation of the Toganmain precinct will ensure the conservation of this iconic heritage precinct, and will allow the interpretation of the buildings for the visiting public.

The subject land can be readily serviced and has access to a number of infrastructure and services, including sealed road frontage to the Sturt Highway.

It is noted that the purpose of the Planning Proposal is to list the Toganmain Woolshed within Schedule 5 of Council's LEP as a local heritage item. In doing so, this will afford greater protection of this landmark building and will provide opportunities to obtain grant funding for the establishment of a museum and interpretative centre, which are both permitted with consent in the RU1 Primary Production Zone.

RURAL SUBDIVISION PRINCIPLES

The subject proposal does not involve subdivision and therefore the rural subdivision principles of this SEPP do not apply.

APPENDIX B

CONSIDERATION OF SECTION 9.1 (FORMERLY SECTION 117) MINISTERIAL DIRECTIONS

Appendix A Consideration of State Environmental Planning Policies

Direction	Applicable	Consistent	Comment
1 Employment & Resources			
1.2 Rural Zones	Yes	Yes	This s117 Direction relates to rezoning of rural land and is not relevant to this Planning Proposal
1.5 Rural Lands	Yes	Yes	This s117 Direction relates to land identified as being located in an existing or 1.5 Rural Lands Yes Yes proposed rural or environmental protection zone. The proposed item is located on rural land however will not inhibit the application of the State Environmental Planning Policy (Rural Lands) 2008 provisions in relation to the land. The Planning Proposal is consistent with the direction.
2 Environment & Heritage			
2.1 Environment Protection Zone	Yes	Yes	The Planning Proposal does not propose to change existing provision in the LEP relating to environment protection.
2.3 Heritage Conservation	Yes	Yes	Consistent with s117 Directions as it is protecting and conserving heritage Yes Yes items to protect the integrity of the items of local significance in accordance with Council's Heritage Study. The inclusion of additional items into the LEP (Schedule 5) already identified in the study further strengthens the LGA's stance on the importance of supporting local heritage.
2.4 Recreation Vehicle Areas	Yes	Yes	The Planning Proposal does not propose to include provisions relating to recreation vehicle areas.
3 Housing, Infrastructure & Urban development			
3.2 Caravan Parks and Manufactured Home Estates	Yes	Yes	The Planning Proposal does not propose to include or alter provisions relating Estates to caravan parks or manufactured home estates.
3.3 Home	Yes	Yes	The Planning Proposal does not propose to

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Occupations			include or alter provisions relating Yes Yes to home occupations.
4. HAZARD AND RISK			
4.4 Planning for Bushfire Protection	Yes	Yes	The Planning Proposal does not relate to land that is either mapped or in proximity to land that is mapped as bushfire prone land. The Planning Proposal does not include new structures to be built and is not considered to be located in a hazardous area. The Planning Proposal is not inconsistent with the provisions of the s117 Direction.
6. LOCAL PLAN MAKING			
6.1 Approval and Referral Requirements	Yes	Yes	The Planning Proposal does not include any approval or referral requirements.
6.2 Reserving Land for Public Purposes	Yes	Yes	The Planning Proposal does not propose to create, alter or reduce existing zonings or reservations of land for public purposes.
6.3 Site Specific Provisions	Yes	Yes	The Planning Proposal is for inclusion as a local heritage item into Schedule 5 of the Murrumbidgee LEP 2013. The structure is existing and inclusion will allow protection and the use of heritage provisions if further development is proposed at a later date through the DA process. The Planning Proposal does not include provisions to rezone the land to allow a development to take place nor does the proposal propose any amendments to existing development standards within the LEP. The Planning Proposal does not refer to drawings or details of any specific development.

APPENDIX C

HERITAGE & SUBDIVISION MAP



TOGANMAIN PROPOSED DA, HERITAGE CURTILAGE & SUBDIVISION PLAN

THE ORIGINAL DA BOUNDARY IS SHOWN IN **RED** AND THE PROPOSED DA BOUNDARY IS SHOWN IN **PURPLE**. THE WESTERN AND SOUTHERN BOUNDARIES REMAIN AS ORIGINALLY PROPOSED AND THE EASTERN BOUNDARY IS PLACED IMMEDIATELY TO THE EAST OF THE EXISTING TOGANMAIN STATION ACCESS ROAD. THE DISTANCE FROM THE NORTHERN FACE OF THE SHED TO THE BOUNDARY IS 26.5 METRES. THE BOUNDARY LINE RUNNING ALONG THE WESTERN SIDE OF THE SHEARERS QUARTERS IS 5 METRES CLEAR OF THE BUILDING WITH THE SAME DISTANCE BEHIND THE OLD SHEARERS' KITCHEN. THE EASTERN BOUNDARY WILL ALLOW ACCESS FOR BOTH TWP AND PARAWAY (ALTHOUGH PARAWAY MAY CHOOSE TO GET ACCESS TO THE STOCK YARDS FROM A NEW ROAD TO THE NW). THERE WILL NEED TO BE GRIDS WHERE THE ROAD CROSSES THE BOUNDARIES. THE PROPOSED REALIGNMENT WOULD PRESERVE FULL ACCESS TO THE LOADING RAMP FOR PARAWAY AND WOULD ALLOW PARKING FOR TOGANMAIN WOOLSHED VISITORS WITH THE NECESSARY TURNING CIRCLES.

APPENDIX D

COUNCIL MEETING ITEM 227/10/17 DA APPLICATION

**DEVELOPMENT APPLICATION 23-17/18 2 LOT SUBDIVISION
TOGANMAIN WOOL SHED
DA23-17/18**

227/10/17 RESOLVED on the motion of Councillors Gilbert and Black that:

1. The Toganmain Wool Shed Precinct, the subject of the Development Application 23-17/18, be listed as an item of Environmental Heritage in Schedule 5 of Murrumbidgee Local Environmental Plan 2013, by way of amendment 1 to the Plan. The amendment is to be subject to a separate report to Council.
2. Consent be granted to Development Application 23-17/18 for 2 Lot Subdivision of Lot 1, DP 750901, Sturt Highway, Darlington Point dated 30 August 2017 as shown on Plan Number DA 23-17/18 and described in details accompanying the application under Section 80 (1) of the Environmental Planning and Assessment Act 1979, subject to the following conditions:

The development shall take place in accordance with the plans and documentation submitted with the application. A copy of these are held by Council as Plan No.23-17/18.

Reason: To clarify the extent of the consent.

Work as executed drawings are to be submitted to the Council on completion of all work. The drawings are to be accompanied by a Subdivision Certificate Application.

Reason: To ensure Council has a true and accurate record of the development.

Prior to release of the subdivision certificate, proof that phone and electricity services are available on each allotment is to be furnished to Council.

Reason: To ensure adequate services are available to each allotment.

Potable water supply is to be provided on site for each allotment/dwelling.

Reason: To provide a suitable water supply for stock and domestic purposes.

No additional vehicle access points are to be created as a result of the subdivision.

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 General Manager Mayor

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Reason: To ensure access arrangements are unaltered as part of the development.

Please note: if the access to either of the resulting lots requires upgrading, a road opening permit will be required to be obtained and approved by Murrumbidgee Council and the Roads and Maritime Services.

Within 2 years of the subdivision certificate being released, a Heritage Management Plan is to be prepared in accordance with the NSW Heritage Branches Guidelines and provided to Council, along with a schedule of annual maintenance works to maintain the buildings and a restoration works schedule to restore the buildings when funds are available.

Reason: To ensure the Toganmain Wool Shed Heritage Precinct is maintained.

APPENDIX E

STATEMENTS OF SIGNIFICANCE: TOGANMAIN WOOLSHED PRECINCT

'Toganmain' was selected on behalf of the Macleays during Charles Sturt's 1829-1830 expedition to explore the Murrumbidgee. This European expedition was the first to sight the saltbush plains of the Riverina. Saltbush was recognised as a nutritionally valuable stock feed, especially for sheep. Hence the Toganmain property is associated with early European exploration and settlement of the Riverina.

The property was settled by George Macleay in 1838, third son of NSW's Colonial Secretary Alexander Macleay. Sir George was an MLC (1851-1856), and an MLA (1856-1859).

By 1857, its 212,000 acres had become one of the principal grazing properties in the Riverina with about 13 miles of river frontage. The Toganmain wool clip had an excellent and enviable reputation for both quality and style in Australian and English wool trade circles. Toganmain was purchased by Thomas Robertson Senior commencing in 1867, remaining in the family until 1988.

Toganmain woolshed was built by shipwrights and completed on 26 June 1875, - 61 metres long and 16.459 metres wide. It has two wings, each 4.572 metres long and five folding tables, two sorting tables and two wool presses. It is the largest remaining woolshed in the NSW Riverina region. It originally boasted positions for 110 blade stand shearers. It was not unusual to have 60 shearers engaged, along with rouseabouts, cooks and shearing hands, as well as another 30 men employed on contract to work at wool scouring. The shearing shed was used from circa 1875 to 2001, one of the longest operating periods for a shearing shed of this size.

The woolshed retains much of its integrity and the site was equipped with a horse drawn tramway to move the numerous bales to the river for scouring, repressing, storage and loading to barges for river transport via the Murrumbidgee and Murray Rivers to Echuca, and the rail line to Melbourne and the SE coast markets. A scour was situated on the river at the end of the tramway for the treatment of the dirty wool. For many years Toganmain wool was shipped to England from Melbourne to be sold.

In 1876 Toganmain recorded a total of 202,292 sheep shorn by 92 blade shearers, an Australian record never to be beaten.

Its history is intertwined with that of the Australian shearing labour movement and Toganmain's owners were leaders in adopting new shearing technologies such as Wolseley's shearing machine.

By 1891 Toganmain was over 300,000 acres in size. By now Toganmain was the fourth biggest machine stand woolshed in Australia, as 'Tinenburra' Station, west of Cunnamulla in Queensland, had 101 machine stands, 'Burrawang', between Forbes and Condobolin had 88 stands, and 'Brookong' near Lockhart had 80 machine stands

Expansion was only halted by the great drought of 1895-1903. Ultimately these would be replaced by 40 diesel driven stands. By 1958 Toganmain was much reduced in size and capacity.

The aesthetic significance of the Toganmain woolshed resides in its characteristic scale and form, as well as in the patina of age accrued over a century of continuous use as a working

shed. The long low form of the Toganmain shed is a classic example of Australian vernacular shearing shed architecture and design, and the woolshed's proportions are pleasing to the eye as only truly vernacular architecture can be. The interior of the shed is rich in natural timbers aged by a long history of continuous use by both men and sheep.

The woolshed precinct references its use both as a workplace, but as a 'home away from home' for itinerant shearers and station workers.

The Toganmain woolshed ceased to operate as a fully functional working shearing shed in 2001 because it did not comply with contemporary NSW WorkCover Occupational, Health and Safety Guidelines, and no shearing has taken place at the shed since that date.

The property is now owned by Paraway Pastoral Company which has significant corporate interest in Riverina property.

Timeline

1838	Toganmain property established
1867	Toganmain purchased by Thomas Robertson Senior
1875	Toganmain Woolshed construction
1876	Toganmain shearers shored a record 202,292 sheep
1887	Wolseley Sheep Shearing machine Company demonstrates mechanised shearing in Toganmain woolshed
1888	15 Wolseley machines installed, supplementing 65 manual blade stands.
1904	John Seymour Robertson takes over management
1910	Woolshed board reduced to 55 'Wolseley' machine stands.
1940s	Skillion added to northern end of shed
1990	Toganmain sold to Twynam Pastoral Company
1989	Toganmain homestead & outbuildings demolition
2001	Toganmain Woolshed ceased operations
2010	Paraway purchases Toganmain and surrounding properties
2014	Toganmain Woolshed Precinct incorporated

A unique aspect to Toganmain is the rich documentary record of Toganmain donated to the State Library of NSW by the past owners the Robertson family. This comprises 141 boxes, which provide a graphic picture of the day-to-day running of a large pastoral enterprise. The records comprise 21 series.

This collection will provide an invaluable source of display material for the woolshed exhibit. The workforce comprised a complex hierarchy of roles including not only shearers but penners-up, yardmen, broom-men, basket-men, pickers up, piece-pickers, tar-boys, wool rollers, pressers, firewood cutters, musterers, trolley-men, grinders, yardmen, tilers, cooks, mechanics and hut keepers. This workforce formed the backbone of the emerging unionist movement in Australia and each labourer was governed by a specific agreement outlining their rights.



1891 TOGANMAIN WOOLSHED SHEARING HANDS



1891 TOGANMAIN SCOURING WORKS (NOW DEMOLISHED)



1891 TOGANMAIN BLACKSMITH AND CARPENTRY WORKS (NOW DEMOLISHED)



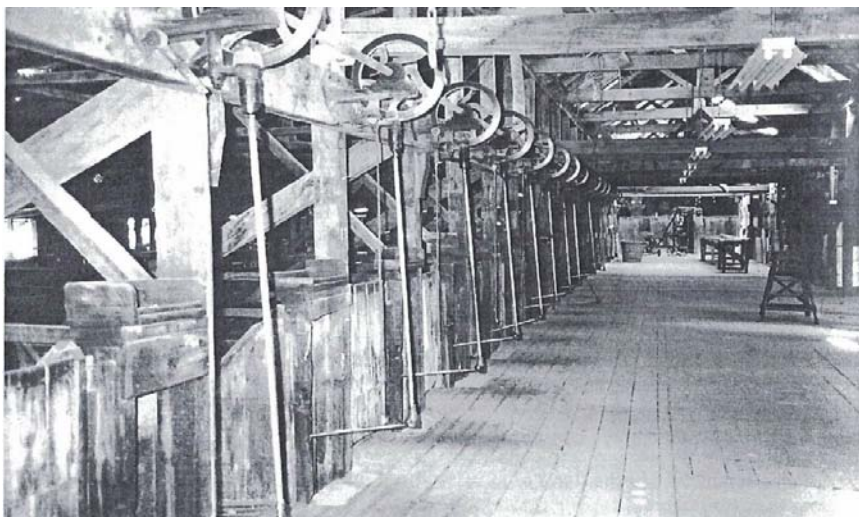
1891 TOGANMAIN MEN'S HUT (NOW DEMOLISHED)



THE TOGANMAIN WOOL ROOM, PASTORAL HOMES OF AUSTRALIA



THE TOGANMAIN BOARD 2017 & 2001





TOGANMAIN COLLAPSED NW WALL APRIL 2016



TOGANMAIN DAMAGED SE CORNER APRIL 2016



TOGANMAIN DAMAGED BEAMS WOOLROOM APRIL 2016



TOGANMAIN MISSING ROOF SHEETING MARCH 2017

APPENDIX F**SHR DRAFT HERITAGE INVENTORY & NOMINATION 2012²**

ITEM DETAILS							
Name of Item	Toganmain Woolshed Complex						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name	Toganmain is one of several Riverina properties owned by the Twynam Pastoral Company						
Street number	30 kilometres from Carrathool						
Street name	Sturt Highway east of Carrathool						
Suburb/town	Carrathool				Postcode	2711	
Local Government Area/s	Murrumbidgee						
Property description	Parish – Toganmain Lot 4						
Location - Lat/long	Latitude South 34.28.766				Longitude East 145.36.392		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Twynam Pastoral Company						
Current use	Woolshed ceased operations in 2001						

² Note that this draft nomination was for State Heritage listing, however Local Heritage listing only is proposed.

Former Use	Shearing	
Statement of significance	<p>The shearing shed's size, integrity and historical and folk associations would clearly suggest it as an item of State significance. Its heritage value is further enhanced by the presence of the associated outbuildings, which enable a fuller and richer understanding of the shearing, cleaning, pressing and transporting processes of the late 19th and 20th centuries. The survival of such a complex, strategically located in close proximity to the Murrumbidgee River, is not only rare, but is also representative of large pastoral properties located on inland river systems.</p> <ul style="list-style-type: none"> • The property is associated with early European exploration and settlement of the Riverina • The shearing shed was used from circa 1875 to 2001, one of the longest operating periods for a shearing shed of this size • The shearing shed retains much of its integrity, allowing for minor functional additions over time. Standing on the board still provides a rich sense of its 19th century origins • The shearing shed is reportedly one of the largest in Australia • The site was equipped with a horse drawn tramway to move the numerous bales to the river for scouring, repressing, storage and loading to barges for river transport to Echuca • A series of associated outbuildings and structures are still present including shearers and other staff quarters, blacksmith, workshops, wool-store, yards, stables, etc. Some of these are in poor condition. 	
Level of Significance	State <input type="checkbox"/>	Local <input type="checkbox"/>

DESCRIPTION	
Designer	Design and plans lost due to a fire in the station store on 13 January 1876 (Crutchett, S.)
Builder/ maker	Woolshed reputed to have been built by shipbuilders c1875 (Robertson, J.)
Physical Description	<p>Shed is 2567m² (277.25 squares) of floor area set 900mm (3 feet) above ground on approximately 950 round timber stumps with timber floor framing of Red Gum and Cypress Pine (except later store and engine rooms) timber framing is post, beams, braces, etc. with stud wall panels sheeted externally with corrugated galvanised iron.</p> <p><u>Centre Gable</u> roof section of shed is framed with traditional king post principals at approximately 3.03m (10 feet) centres with three purlins on each roof plane of top chords of trusses.</p> <p><u>Skillion roofs</u> are constructed with two intermediate rows of posts and beams at 3.03m centres both ways, rafters at approximately 900mm centres and roof battens.</p> <p><u>Bracing</u> of building would have been generally knee braces. However installation of shearing machines driven through pulleys, shafts, belts from steam engine would have necessitated the extensive bracing system now still in place to prevent shaking.</p> <p><u>Pens</u> and handling races are traditional style with timber stock gates.</p>

	<p><u>Cladding.</u> The external walls of the entire shed and roofs are clad with traditional short lengths of galvanised corrugated iron nail fixed to thin hardwood battens and it is the later which is causing, to a large degree, failure of sheet fixing. Eaves and gutters are early style half round.</p> <p><u>Other buildings important to historic curtilage:</u> shearers quarters, wool store, stables, yards, blacksmiths shop, accommodation building and pump house (Young, K.)</p>					
Physical condition and Archaeological potential	<p>Considering its age the shed is in reasonably good condition. In recent years maintenance has been undertaken to secure the roof, some stumps have been replaced to prevent further deterioration of the flooring and treatment to stop termite activity has been introduced. (Young, K.)</p>					
Construction years	Start year		Finish year		Circa 1875	<input type="checkbox"/>
Modifications and dates	<p>A skillion was added to the northern end of the shed c.1940s (Wragge, N.)</p>					
Further comments						
HISTORY						
Historical notes	<p>From 1829 to 1830 Charles Sturt led an expedition to explore the Murrumbidgee and Murray Rivers. Members of the expedition were the first Europeans to sight the saltbush plains of the Riverina. Toganmain was selected by overseer John Peter on behalf of Alexander Macleay, Colonial Secretary from 1825 until 1836. The property was settled by George Macleay, third son of Alexander Macleay, and his family. Sir George Macleay was a member of the Legislative Council from 1851 to 1856, as well as a member of the Legislative Assembly from 1856 until 1859.</p>					

	<p>John Peter recognised the nutritional value of the saltbush as a stock feed, especially for sheep. He describes how he made his selection as follows 'I took up a tract of country with thirty miles frontage to the Murrumbidgee river (further out than any other squatter since Sturt's journey to the mouth of the Murray in 1829-30); and about ten miles of frontage for myself.</p> <p>Toganmain was sold to Thomas Robertson in 1873. He continued to use the Macleay's wool brand of AML (ML conjoined) until 1958.</p> <p>At a later date, the Valuer-General's Department, in consultation with the manager of the time, described the country as '..... 11,000 sandy ridges, rises and fringes (pine country) 40,000 poorer grey Gilgi and Boree plains, 400 irrigable, balance – good Boree and Plain country river flood country.'</p> <p>The Toganmain woolshed of 92 blade shear stands was constructed circa 1875. In 1889, the shed was converted to 75 machine stands. When the Wolseley shearing machine was demonstrated in 1887 a record 105 sheep were shorn in one day in the Toganmain shearing shed.</p> <p>It has been claimed that Toganmain was the fourth biggest machine stand shearing shed in Australia. 'Tinenburra' Station, west of Cunnamulla in Queensland had 101 machine stands, 'Burrawang', between Forbes and Condobolin had 88 stands and 'Brookong' near Lockhart had 80 stands.</p> <p>As part of an extensive historic precinct, that includes, not only the shearing shed, but also wharf, wool store, accommodation (hotel and cottages), horse drawn tramway, stables, blacksmith shop, pump house, yards and ancillary buildings, the Toganmain curtilage has significant links to the riverboat trade and transport industries because of its close proximity to the Murrumbidgee River.</p> <p>The Toganmain woolshed ceased to operate as a fully functional working shearing shed in 2001 because it did not comply with contemporary NSW WorkCover Occupational, Health and Safety Guidelines.</p> <p>As recommended in the 1997 Conservation Management Plan, some maintenance work to secure the roof and other external cladding, replacement of some stumps to prevent further deterioration to the flooring and treatment to stop termite activity has been undertaken in recent years. (Young, K.)</p>
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THEMES	
National historical theme	<p>2 Peopling Australia - 2.5 Promoting settlement</p> <p>3 Developing Local, Regional and National Economies - 3.3 Surveying the Continent, 3.5 Developing primary production, 3.8 Moving goods and people</p> <p>5 Working - 5.2 Organising workers and work places, 5.8 Working on the land</p> <p>8 Developing Australia's Cultural Life – 8.11 Making Australian folklore, 8.14 Living in the country and rural settlements</p>

State historical theme	3 Developing local, regional and national economies – Pastoralism – Transport 4 Building settlements, towns and cities – Land tenure 5 Working - Labour
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Toganmain woolshed and associated curtilage is historically significant because the precinct represents a rare surviving example of built heritage that demonstrates shearing, processing and transporting wool at a major Riverina property in the late 19 th century and throughout the entire 20 th century. The heritage value of the Toganmain shed is further enhanced by the survival and presence of the other structures that enable a fuller and richer understanding of shearing, pastoral and transport industries.
Historical association significance SHR criteria (b)	The Toganmain property is associated with early European exploration and settlement in the Riverina. George Macleay and family settled on Toganmain circa 1836. George Macleay was the third son of Alexander Macleay, Colonial Secretary from 1825-36. He was also a member of the Legislative Council 1851-56 and Legislative Assembly 1856-59, as well as a member of Charles Sturt's expedition to explore the Murray and Murrumbidgee Rivers in 1829-30. The Macleay family retained ownership of Toganmain until 1873. The subsequent owner, Thomas Robertson, used the Macleay family's wool brand until 1958.
Aesthetic significance SHR criteria (c)	The aesthetic significance of the Toganmain woolshed resides in its characteristic scale and form, representative of many Australian shearing sheds, as well as in the patina of age accrued over a century of continuous use as a working shed. The long low form of the Toganmain shed is a classic example of Australian vernacular shearing shed architecture and design. The shed's proportions are pleasing to the eye and the Toganmain precinct standouts as a significant landmark situated on the grassy Riverina plains set against the backdrop of tree lines along the river bank. The interior of the shed is rich in natural timbers aged by a long history of continuous use by both men and sheep.
Social significance SHR criteria (d)	The cultural values and the legendary status of shearers is celebrated in both Australian folk music and folklore and Toganmain is mentioned, along with other Riverina woolsheds, in the bush ballad 'Flash Jack from Gundagai', author unknown. The nomadic trades of the 19 th and 20 th centuries encompassed, drovers, shearers, bullockies and it was these men who made a significant contribution to the folklore and music of the bush.
Technical/Research significance SHR criteria (e)	The Toganmain shed was built to house 92 blade stands in circa 1875 and was one of the first sheds to demonstrate the Wolseley shearing machine in 1887, as well as the first shed to record 105 sheep shorn in one day using machines. Following the success of the Wolseley Machine shearing demonstration Toganmain shearing shed was converted to 75 machine stands in 1889.

Rarity SHR criteria (f)	The Toganmain shearing shed, and associated outbuildings, is a rare example of built heritage that encompasses all aspects of harvesting and processing wool, including transport of the end product. The shearing shed was used from circa 1875 to 2001, one of the longer operating periods for a shearing shed of this size.
Representativeness SHR criteria (g)	The Toganmain shearing shed, reportedly one of the largest in Australia, is a classic example of sheds built in the late 19 th and early 20 th centuries. The woolshed and the outlying structures associated with the shearing industry and the riverboat trade are also representative of the large pastoral properties located on inland river systems, especially in the Riverina region of New South Wales.
Integrity	The Toganmain shearing shed retains much of its integrity, allowing for minor functional additions over time. Standing on the board still provides a rich sense of its 19 th century origins.

HERITAGE LISTINGS

Heritage listing/s	N/A
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Draft Conservation Management Plan	Kenneth W. Young, ARAIA, Chartered Architect	<i>Toganmain Shearing Shed, Sturt Highway, Hay NSW 2711 – Its Structure, Use, Significance and Conservation - Draft</i>	1997	Twynam Pastoral Company
Statement of Significance	Pip Giovanelli, Heritage and Conservation Consultant and Heritage Adviser	<i>Statement of Significance</i>	2004	Twynam Pastoral Company

RECOMMENDATIONS

Recommendations	Toganmain is a significant complex of structures that demonstrate shearing, processing and transporting of wool at a major Riverina property from the late 19 th and all of the 20 th century. Survival of such a complex is rare in NSW, and possibly Australia. The shearing shed is individually significant
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	<p>for its size and integrity.</p> <p>It is recommended that the overall complex be nominated for listing on the NSW State Heritage Register.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	<i>Summary Statement of Significance</i>	Year of study or report	2004
Item number in study or report			
Author of study or report	Pip Giovanelli – Heritage and Conservation Consultant and Heritage Adviser		
Inspected by	Nick Wragge, Livestock Manager, Gundaline Station, Twynam Pastoral Company Libby Newell, Curator, Shear Outback: Australian Shearers' Hall of Fame		
NSW Heritage Manual guidelines used?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Peter Freeman F/AIA M/ICOMOS M/DOCOMOMO	Date	2012

APPENDIX G

CONSULTATION WITH STAKEHOLDERS

REGIONAL CONTACTS AND TRANSPORT NETWORKS / PERSONNEL

Organisation	Name	Title	Town/City	State
Agricultural Tours Riverina	John Collins	Bus/tour operator	Griffith	NSW
All Australian Journeys	Robert Aitchison	Bus/tour operator	Newcastle	NSW
Allens Coaches	Brett	Bus/tour operator	Wagga Wagga	NSW
Altina wildlife park	Gloria Altin	Owner	Griffith	NSW
Australia Wide Tours	Brett	Bus/tour operator	Adelaide	SA
Banksia Tours	David	Bus/tour operator	Adelaide	SA
Bella Vita Tours	Cassandra Cadornin	Bus/tour operator	Griffith	NSW
Bute Buses	Leah	Bus/tour operator	Bute	SA
c2hills Consulting	Cara Dale	Grants expert	Lake Cathie	NSW
Corynnia Station	Bruce & Julie	Owners	Carrathool	NSW
Dyson Group	Trevor	Bus/tour operator	Melbourne	VIC
Dunera Museum	David Houston	Caretaker	Hay	NSW
Endavour Tours	Paul	Bus/tour operator	Adelaide	SA
Expanding Horizons	Jan Kerwin	Tour itinerary provider	Adelaide	SA
Kim Biggs Consulting	Kim Biggs	Museum Consultant	Hay	NSW
Griffith Council	Paige campbell	Marketing & Promotion	Griffith	NSW
Griffith Council	Frank Portollessi	Finance	Griffith	NSW
Griffith Pioneer Park Museum	Jenny O'Donnell	Manager	Griffith	NSW
Griffith Tours	Simon Crook	Bus/tour operator	Griffith	NSW
Griffith Visitor Information Centre	Jane McGrath	Customer Service	Griffith	NSW
Griffith War memorial Museum	Pat Cox	manager	Griffith	NSW
Hay Outback Info Centre	Liz & Gaelene	Customer Service	Hay	NSW
Hay War Memorial Museum		manager	Hay	NSW
hay Gaol Museum		manager	Hay	NSW
Historic Houses Trust	Ed Simpson	Trustee	Sydney	NSW
Kanga Coaches	Liz	Bus/tour operator	Adelaide	SA
Langley's Coaches	Sarah Hansen	Bus/tour operator	Dubbo	NSW
Leeton Information Centre	Roslyn Burke	Customer Service	Leeton	NSW
Loader Coaches	Richard Loader	Bus/tour operator	Grenfell	NSW
Mahoneys	Col & Betsy	Bus/tour operator	narrandera	NSW
Makehams Coaches	Annette	Bus/tour operator	Wagga Wagga	NSW
Martins Albury Bus		Bus/tour operator	Albury	NSW
Merimbula Coach Tours	Paul	Bus/tour operator	Merimbula	NSW
MIA Coaches	Owen Brown	Bus/tour operator	Griffith	NSW
Murrumbidgee Council	Gerrie Carr-Macfie	Economic, tourism and	Jerilderie	NSW
Murrumbidgee Council	Susan Appleyard	Heritage Advisor	Coleambally	NSW
Murrumbidgee Council	Ben Nash	Building Surveyor	Jerilderie	NSW
Murrumbidgee Council	Craig Filmer	Development & Enviror	Griffith	NSW
Museums & Galleries NSW	Tamara Lavrencic	Museum Programs & Co	Sydney	
Narrandera Tourist Information Centre		Customer Service	narrandera	NSW
Office of Environment & Heritage	Ethan Williams		Griffith	NSW
Pacific Seeds	Warwick Date		Griffith	NSW
Paramount Tours	Laura	Bus/tour operator	Sydney	NSW
Pegasus Tours	kathy	Bus/tour operator	Sydney	NSW
Potter Travel		Bus/tour operator	Queanbeyan	NSW
Priest's Buses	Robin Priest	Bus/tour operator	Wagga Wagga	NSW

Rixons		Bus/tour operator	Mogo	NSW
Road Runner Tours	Rebecca	Bus/tour operator	Wyong	NSW
Scenic Horizon,	Darrel Eddy	Bus/tour operator	Central Coast	NSW
Shear Outback	Ian Lugsdin	Director	Hay	NSW
Shear Outback	Cathy	Manager	Hay	NSW
Shear Outback	Clive Davenport	Volunteer	Hay	NSW
Southern Cotton,	Kate O'Callaghan	Public Liaison	Whitton	NSW
Sunraysia Buslines		Bus/tour operator	Mildura	VIC
Superb Tours	Bill	Bus/tour operator	Melbourne	VIC
The Articulate Pear	Sonia Casanova	Owner	Griffith	NSW
Tirkandi Inaburrta Cultural + Development Centre	Michael Cutmore	Manager	Coleambally	NSW
Townsend Travel	Simon	Bus/tour operator	Renmark	SA
Wagga Visitor Information Centre	Polly	Customer Service	Wagga Wagga	NSW
	David Kenton	Building Contractor	Hay	NSW

CUSTOMER DEMOGRAPHICS

The Toganmain Woolshed offer will be aimed at the 'Cultural and heritage visitor', defined by Destination NSW as those who participate in at least one of attending theatre, concerts or other performing arts; visit museum or art galleries; visit art, craft workshops or studios; attend festivals, fairs, or cultural events; experience Aboriginal art, craft and cultural display; visit an Aboriginal site or community; visit historical heritage buildings, sites or monuments; and attend Aboriginal performance.

APPENDIX H

CONSISTENCY WITH THE RIVERINA MURRAY REGIONAL PLAN

Goal, Direction and Action Title: Goal 1: A Growing and Diverse Community

Direction 7: Promote Tourist Opportunities

The subject land represents an opportunity to provide for the conservation and interpretation of a nationally important woolshed precinct. The conservation and interpretation of the Toganmain precinct will ensure the conservation of this iconic heritage precinct, and will allow the interpretation of the buildings for the visiting public.

The subject land can be readily serviced and has access to a number of infrastructure and services, including sealed road frontage to the Sturt Highway.

Direction 8: Enhance the economic self-determination of Aboriginal communities

The Toganmain Station has had a long association with the local Aboriginal communities. This relationship is documented in historic photography and texts and in historical and current oral history. The planning proposal includes the involvement of the local Aboriginal communities, and with the Tirkandi Inaburrta Cultural and Development Centre Coleambally NSW (Michael Cutmore Manager).

In particular it is proposed to consult with Indigenous elders regarding the appropriateness of including in-situ insights into the Wiradjuri confederacy, its traditions and displacement by white settlement; how the indigenous community interacted with the wool industry; and the history of the nearby Warangesda Aboriginal Mission (1880 -1925).

Direction 29: Protect the region's Aboriginal and historic heritage

Refer Direction 8 above with respect to Aboriginal heritage. With respect to the protection of the region's historic heritage, the proposed amendment, being the listing of the precinct within Schedule 5 of the Murrumbidge Council LEP as a local heritage item, is considered to be a crucial component of this Proposal.