

# Heritage Assessment for the Wagga Wagga Special Activation Precinct: Four locations in the vicinity of Bomen

---



*Devonhurst Farm - former Brucedale Postal Receieving Office, Bomen*

Photograph: David Scobie 1/2021

---

David Scobie Architects Pty Ltd

Heritage Consultants

2/35-37 The Boulevard

Cammeray NSW 2062

Contact: 0412 415 010

[scobiearchitect@gmail.com](mailto:scobiearchitect@gmail.com)

Version F: 22/11/2021
-----------------------

## Contents

---

Contents .....	2
Introduction .....	3
Brucedale – Historical background .....	5
1. Heritage Places: Brucedale – Historic heritage significance assessments .....	12
1.1. Brucedale Post Office - former .....	13
1.2. ‘Devonhurst’ farm shed .....	32
1.3. Jennings cottage, ‘Kalang’ (former) .....	47
1.4. 2WG Radio transmission building .....	65

## Introduction

---

### Heritage Assessment

The following report provides an assessment of the cultural heritage significance of four places within the Wagga Wagga Special Activation Precinct (SAP). Two of these places were identified within a Study and Report: Aboriginal Cultural Heritage & Historic Heritage Assessment Report prepared by Ozark Consultants in September 2020 and two of these places were identified by the SAP project team.

The Ozark report recommended the Brucedale postal receiving office (former) and the Changeover stables be considered for listing as Local heritage items. Two additional places, located outside of the areas within the SAP able to be accessed by Ozark for their assessment, were identified by the project team as being possible nominations. Those identified were the Jennings cottage and the Radio 2WG transmission building. All four sites are adjacent and on the eastern side of the Olympic Highway. These four locations are the subject of this study and report.

### Sequence

The assessment criteria are those established by the NSW Heritage Office and the report generally follows the standard sequence within the State Heritage Inventory.

Where a heading item such as **Rarity**: for example, has no text, this is an indication that the item/place has no known significance against that particular criterion.

### Images, photos, maps and diagrams

The Maps, diagrams and photographs provided in this document are generally to add clarity to the history and the assessment and for future consultation stages as required. When the details for listing on the LEP are confirmed, the relevant images, photographs, maps and illustrations should be located within the heading: References, internet links and images

### Historical details

Advice has been sought from the Wagga Wagga and District Historical Society on historical details relating to the places. The Society has provided useful in-depth research as part of the current review. The facility exists within the SHI system online to add the relevant details when appropriate.

### Acknowledgement

David Scobie acknowledges the Wiradjuri as Traditional Owners of the area on which this assessment took place and pays respect to their beliefs, cultural heritage and continuing connection with the land. We also acknowledge and pay respect to the post-contact experiences of Aboriginal people with attachment to the area and to the elders, past and present, as the next generation of role models and vessels for memories, traditions, culture and hopes of local Aboriginal people.

### Executive Summary

The former Brucedale postal receiving office – Devonhurst Farm, the adjoining timber & iron rural shed and the 2WG Radio Broadcasting facility meet the criteria for listing under the Activation Precincts SEPP and within Schedule 5 of the Wagga Wagga LEP. Consultations are recommended with the property owners to explain the benefits of heritage listing and for the preparation of appropriate conservation measures. A conversation with the property owner of the Jennings/Dowling brick cottage remnant should be undertaken to review options for the site in order that it be made safe and an appropriate level of significance retained.





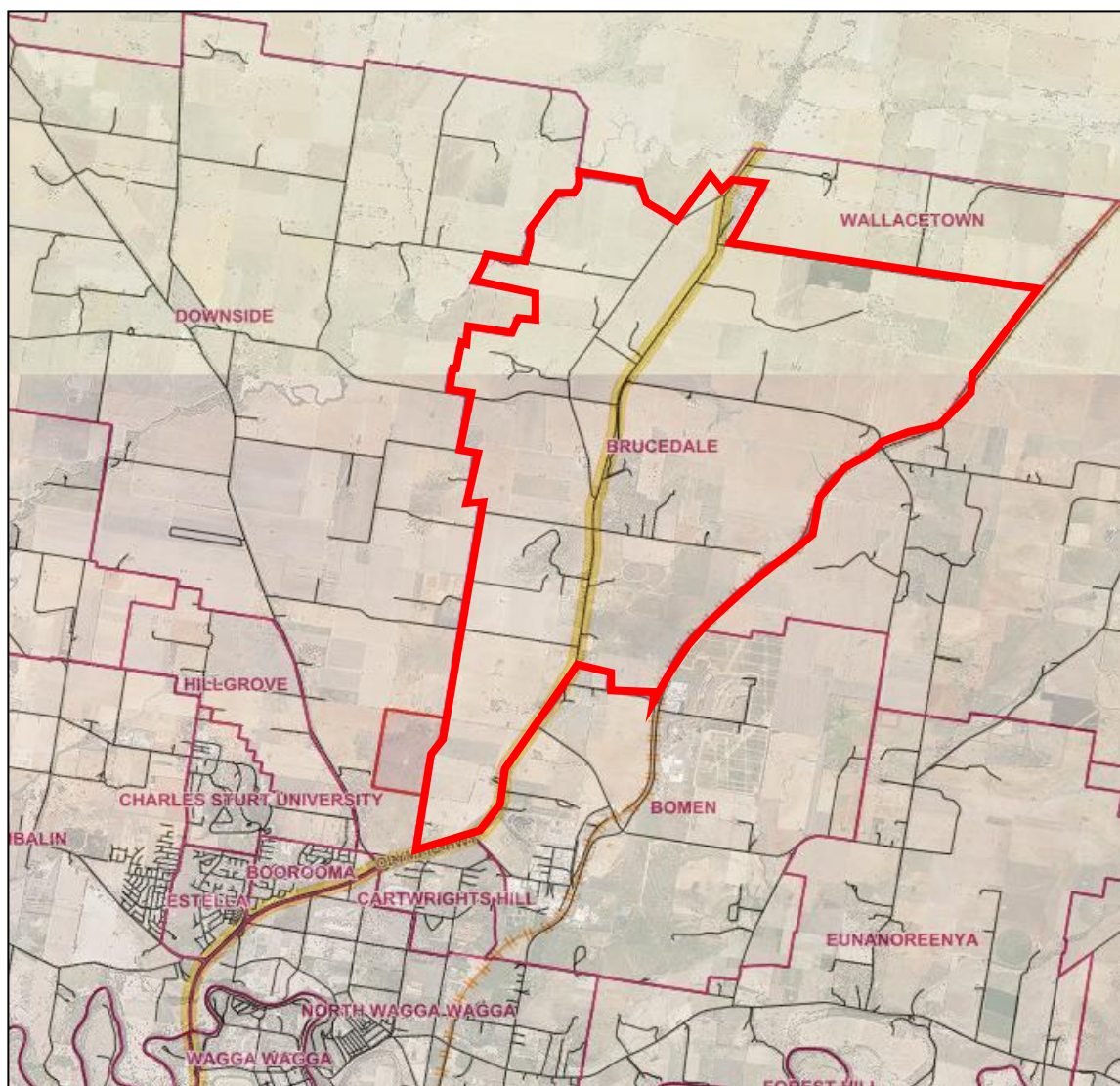
## Brucedale – Historical background

---

It appears that Brucedale was never a proclaimed village, or a parish. It is therefore defined as a suburb of the city of Wagga Wagga. One source states Brucedale has an area of 49.2 square kilometres. In 2011 the population was 418 people but five years later, in 2016 this had declined to 173.

The area defined as Brucedale would have originally been part of Eunonyhareenya, a squatting run settled by the Thompson family in 1832. Land selections within the Eunonyhareenya boundaries would have commenced following the introduction of the Robertson Land Act in 1861.

The earliest newspaper references to Brucedale appear in the early 1870's, and certainly there were a number of "conditional purchases" taken up in the 1870's.



Map 1 Map showing the boundaries of the suburb of Brucedale. The eastern boundary is formed by the Olympic Highway and then Byrnes Road, while Poiles Road features prominently on the western boundary. *Courtesy Wagga Wagga City Council. Intramaps.*

### **School and Church**

In October 1872 the locals made application for a Public School to be established at Brucedale.<sup>1</sup> Earlier in that year [1872] the Council of Education had established a Provisional School at Brucedale. Miss Daley had been appointed as the teacher, on a salary of £48 per annum. By the end of the year twenty two students were attending classes, which were held in the local Wesleyan Chapel. Efforts were under way to raise funds for the building of a school building and a teacher's residence.<sup>2</sup> The Wesleyan Chapel was a very primitive slab structure erected, in 1872, at a cost of six pounds.<sup>3</sup> On the 21<sup>st</sup> June 1875 this small building was burnt to the ground. The laying of the first stone of a new church took place on the 9<sup>th</sup> November 1875.<sup>4</sup> The new church was officially opened on the 13<sup>th</sup> August 1876. The building was thirty foot long and twenty foot wide, and had been designed by Mr Sheppard [of Gordon & Sheppard] and constructed by Thomas Hodson.<sup>5</sup>

A local committee of five men was actively consulting with the community in February 1873 in order to settle on a site for the proposed school, and two letters to the local Wagga Wagga paper revealed that there were a diversity of opinions on the subject.<sup>6</sup> Like many of such projects the process dragged on, no doubt due to a lack of funds.<sup>7</sup> By March 1874, Charles Hale, the secretary of the local School Board was able to place a notice in the press calling for tenders to construct a school building and a teacher's residence.<sup>8</sup>

Construction of the school building [stone] had commenced by April 1878. A teacher had already been appointed – Mr Frazer – who held his classes in the Wesleyan Chapel, which stood on a block of land adjoining the school.<sup>9</sup> The new school was completed by November 1879.<sup>10</sup>

### **Mail Service**

Tenders for a mail service between Wagga Wagga, Brucedale, and Wallace Town, were sought in 1878, and was operational in that same year.<sup>11</sup> A mail service had existed since December 1876 [Wagga wagga to Cootamundra], and Charles Hale had been receiving the mails, in an unofficial capacity, from that date.<sup>12</sup>

---

<sup>1</sup> NSW Government Gazette. 1872, p2588.

<sup>2</sup> Wagga Wagga Express. 7<sup>th</sup> December 1872, p5.

<sup>3</sup> Queanbeyan Age. 5<sup>th</sup> December 1872, p4.

<sup>4</sup> Wagga Wagga Advertiser. 13<sup>th</sup> November 1875, p3.

<sup>5</sup> Wagga Wagga Advertiser. 19<sup>th</sup> August 1876, p2.

<sup>6</sup> Wagga Wagga Express. 8<sup>th</sup> February 1873, p2. / 12<sup>th</sup> February 1873, p2.

<sup>7</sup> Wagga Wagga Advertiser. 18<sup>th</sup> April 1874, p3.

<sup>8</sup> Wagga Wagga Advertiser. 28<sup>th</sup> March 1874, p2.

<sup>9</sup> Australian Town & Country Journal. 20<sup>th</sup> April 1878, p23.

<sup>10</sup> Wagga Wagga Express. 19<sup>th</sup> November 1879, p4.

<sup>11</sup> Wagga Wagga Advertiser. 17<sup>th</sup> July 1878, p2. / 23<sup>rd</sup> October 1878, p4.

<sup>12</sup> Postmaster General's Department. Brucedale Post Office file: 1878-1899. National Archives of Australia. [SP32/1, Box 112]

### Receiving Office

In December 1877, the local teacher, George Gray, organised a petition to the Postmaster General, letting him know about the unofficial arrangements, and pointing out that since the mail now ran through Brucedale on a daily basis, it was prudent that Charles Hale should be officially appointed Postmaster at Brucedale. Gray pointed out that Hale was a member of the local School Board, and that Hale would deliver the mail to Gray, who in turn would hand it to the children for delivery to their parents.<sup>13</sup>

A receiving office was established at Brucedale in 1878. In April of that year the office was being conducted by Charles William Hale, a prominent local farmer.<sup>14</sup>

Hale's farm was located on portion 326, between the properties of George Shepherd and Frederick Dowling. Hale's home would have served as the receiving office.

Charles Hale continued as Postmaster up until 1885, when he sold his farm to Samuel Lamprell. Hale recommended Lamprell, as a "*respectable*" person, and Lamprell subsequently assumed the role of Postmaster. Lamprell found the work to be arduous and threatened to resign unless the stipend was increased to £10 per annum. William McAuley was chosen as his successor, and the receiving office moved to the latter's home. Towards the end of 1886 McAuley moved away from Brucedale, and handed over the Receiving Office paraphernalia to Mrs Johnson. McAuley left his fifteen year old son with Mrs Johnson, to attend to the running of the office. The office was now situated at its third location – Mrs Johnson's house – which was some three hundred yards off the main road.

In November 1886 a small group of residents wrote to the Postmaster General, to advise that "*the person who had the Post Office here has removed and he has handed over the office to another person without authority.*" The group requested that Mrs Thomas Butts be appointed Post Master for Brucedale. The department accepted their advice and Mrs Butts became the new Post Master, in February 1887. The office was now at its fourth location – Mrs Butts' house – which was about one hundred yards east of the main road.

Mrs Butts resigned in February 1894, and George Shepherd was confirmed as her successor. No sooner had his appointment been confirmed then he resigned in favour of his wife, Rebecca. The department accepted this change and confirmed Rebecca's appointment. It is noted that both George and Rebecca wrote their surname as "*Shephard*," when signing their correspondence.

The removal of the Receiving Office to Shephard's home, established the fifth location for the facility. In all five situations provided the Post Master's residence and housed the Postal Receiving Office. There were never any references to a separate purpose-built structure existing during the aforementioned occupations.

In March 1895 the Registrar General's Department gave notice that a Post Office would be established at Brucedale on the 15<sup>th</sup> April 1899, and that Mrs Rebecca J Shephard would be the Postmistress.

It appears this change in classification never eventuated as it continued to be described as a "*non-official post office*," even into 1908. In 1909, the facility was reclassified as a Receiving Office, as a consequence of the financial returns being lower than expected.

---

<sup>13</sup> Postmaster General's Department. Brucedale Post Office file: 1878-1899. National Archives of Australia. [SP32/1, Box 112]

<sup>14</sup> Australian Town & Country Journal. 20<sup>th</sup> April 1878, p23.

Despite these changes there was still no references to a new structure being erected, but in 1908 an inspector described the office as, “*a small non-official office, seven miles from Wagga on the Coolamon Road.*” The building was said to stand twenty yards from the front gate [of Shephard’s property]. The inspector recommended that a letter receiver [letter box] be placed on the front fence, for the convenience of customers, and that an enamelled sign reading, “*Post Office,*” be installed at the site, as there was then no visible indication that a post office existed at Brucedale.

In 1908 Rebecca resigned and her thirty one year old son, Ernest [a farmer], was appointed as her successor. The Shephard residence continued to serve as the post office. Technically, Ernest, and his mother, were classified as Receiving Office Keepers.

In November 1909, as receipts continued to fall, the Receiving Office was officially closed. Many locals were using the facilities at the Bomen Railway Station and mail was also able to be delivered along the mail route that extended through Brucedale.

### **Portion 326 – The original Receiving Office site**

Portion 326 was originally taken up as a conditional purchase by Samuel Needham in 1870 [CP.1870.2025]<sup>15</sup> [See crown plan C.297.1578] The land cost two hundred pounds for the two hundred acre block. Needham paid a deposit of fifty pounds.

In May 1883 Hale “*alienated*” the land to the Commercial Banking Company of Sydney, in return for the payment of two hundred pounds.<sup>16</sup> The property was now mortgaged.

In 1885 Samuel Lamprell purchased the property from Hale [registered March 1886].<sup>17</sup> Samuel mortgaged the property on several occasions, with different lenders. In June 1866 a transfer to Samuel Jennings was officially registered.

On the 114<sup>th</sup> November 1916 the Bank of NSW purchased portion 326 from the crown [conditional sale without competition], paying two hundred pounds for the two hundred acre block.<sup>18</sup>

---

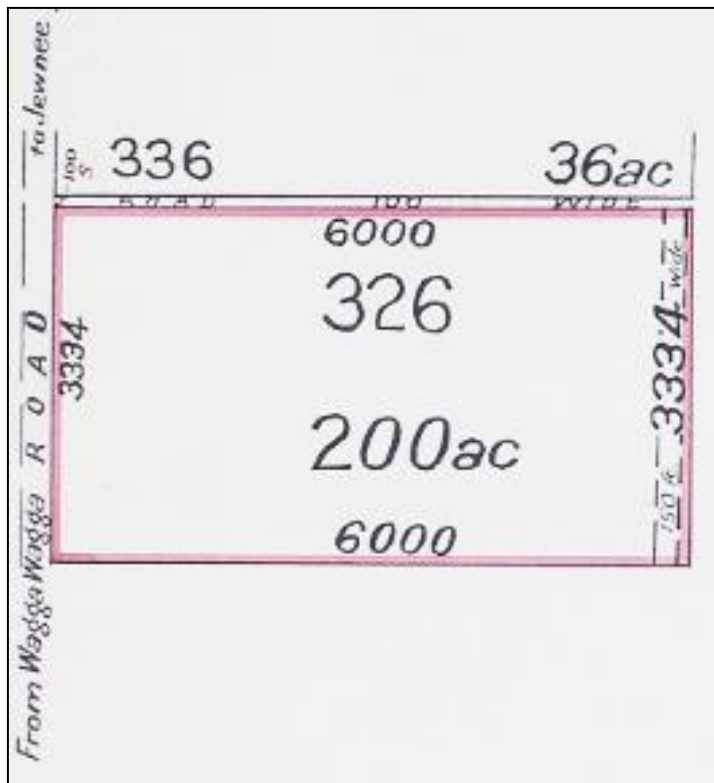
<sup>15</sup> CSU Regional Archives. Conditional Purchases Book [SA.29/123] [[NRS.18810/1/1] Note: Listed as CP.1870/83 in book.

<sup>16</sup> NSW Land Registry Services. Title Deed. Book 272, number 502.

<sup>17</sup> Wagga Wagga Advertiser. 14<sup>th</sup> May 1885, p2. / CSU Regional Archives. Conditional Purchases Book [SA.29/123] [[NRS.18810/1/1]

<sup>18</sup> NSW Land Registry Services. Title Deed. Volume 2715, folio 167.





Map 2 Portion 326 as purchased by the Bank of NSW in 1916. Courtesy NSW Land Registry Services.

In October 1922, the bank sold the property to Samuel Jennings, a farmer of Brucedale, and then in January 1927, Samuel conveyed the property to Charles Emslie Jennings.<sup>19</sup>

In December 1977 the property was transmitted to Geoffrey Webb Jennings and Marie Helen Neville, as joint tenants.<sup>20</sup>

The holding was converted to a computer folio in June 1978 [DP.595620, lots 1 & 2] [Volume 13637, folios 88-89]

### Charles William Hale

Hale was one of the first local farmers to grow a crop of "*Planter's Friend*," for the newly formed Wagga Wagga Sugar Company, in 1871.<sup>21</sup>

Charles William Hale passed away at Coolamon on the 27<sup>th</sup> August 1899. An extensive obituary, provided by his son in 1927, yielded the following details,<sup>22</sup>

"The late Mr. C W Hale was born at Fuggleston, Wiltshire, near Salisbury, in England on September 13, 1822 He came of a good family, and was educated at

---

<sup>19</sup> NSW Land Registry Services. Title Deed. Volume 2715, folio 167.

<sup>20</sup> NSW Land Registry Services. Title Deed. Volume 2715, folio 167.

<sup>21</sup> Maitland Mercury. 10<sup>th</sup> September 1872, p4.

<sup>22</sup> Daily Advertiser. 29<sup>th</sup> October 1927, p6.

Tottenham College. When just past his majority he became engaged to a Miss Oakley, but her parents objected and the engagement broken. Not to be outdone however, the young couple eloped in sensational circumstances, and after obtaining the forgiveness of the Oakley family, for Australia. The voyage out took the best part of sixteen weeks. Mr. and Mrs. Hale landing in Adelaide, where Mr. Hale, who had been articled in London, had been articled in London, set up business as a silk mercer. He did well in Adelaide, and soon became a prominent man. He attended the first Governor's banquet held in that city and his name was on the toast list. His wife and two children dying some time later.

Mr. Hale gave up business, and went to the gold diggings in Victoria at the time of the big rush. He worked on the diggings for several years with a fair share of success, and then went into retirement for a year or two. He was associated with Burke and Wills, the explorers, and had every intention of accompanying them to the Gulf, but circumstances arose which necessitated the cancellation of his engagement. Hearing of a big gold strike at the Snowy. Diggings, in New South Wales, he made his way north but did not meet with any success, the field proving worthless. From there he set out to return to Melbourne, through Gundagai and Wagga but reaching Eunonyhareenya, then owned by Mr. Wallace, he obtained a position on the station. Then he married the house keeper, Mary Ann Needham [in 1862<sup>23</sup>], and he and his wife settled at what was known as Brown's Island. While there he and Mr Basil Bennett took a crop of hay to Forbes, where the diggings were in full swing, and the tremendous price of £24 a ton was realised, despite the fact that hay at the time was practically worthless in Wagga. From Brown's Island he went to Wallace Island, where he leased a farming area for some time. During one disastrous year there he took off a crop of hay, which was so short that it had to be pulled out by the roots, and sold it to Mr. Moxham of Wagga, for £20 a ton. Leaving Wallace's Island, he took up a tract of land at Borambola under Sir John Robertson's first Act, and there Mr. C. J. Hale was born in 1807. He sold his property at Borambola and took up land on Mr. Rand's property at Oura.

Selling out again he went to Brucedale, where he was one of the first settlers. After some years, in that district he and Mr. Basil Bennett called a public meeting with the object of building a school. This marked his entry into the public life of the district. The project was successful, a fine little school being built. He interested himself in the political life of the State, and soon achieved a wide reputation as an eloquent speaker. When the late Mr. James Gormly first stood for Parliament his greatest supporter was Mr. Hale, who accompanied the candidate to Gundagai, Narrandera, and Cootamundra, in support of his candidature. His efforts, however, were unsuccessful, as Mr. Gormly was defeated by Mr Leary. Subsequently, however, he was elected. Mr. Hal's keen interest in politics was great, and at different times he was asked to stand for Parliament. As those were the days of unpaid members, Mr. Hale did not feel justified in standing, and although a deputation offered him £300 a year, he did not accept the offer. Mr. Hale was one of the first men to introduce the Farmers and Settlers Association to Wagga. He was a prominent member of the Murrumbidgee Turf Club for some years and also took a keen interest in the

---

<sup>23</sup> NSW BDM's. Marriage registration # 3116.

Murrumbidgee Pastoral and Agricultural Association. He was appointed to several land and road deputations to wait on Ministers, and in this direction his efforts were remarkably successful. In later years. Mr. Hale sold his Brucedale property and took up The Grange, a property of 4000 acres at Mimosa. Later still he gave up active life, and retired to Coolamon where he spent his last days, dying there on August 27, 1899.”

**1. Heritage Places: Brucedale – Historic heritage significance assessments**

---



<b>Brucedale Postal Receiving Office - former</b>
---

**Name**

Dwelling (former Brucedale Postal Receiving Office)

**Type**

Built

**Group**

Residential buildings (private)

**Category**

House

**Primary address**

1554 Olympic Highway, Brucedale NSW 2650

**Location**

538004E / 6123455N (centroid) (GDA94 Zone 55)

Lot 335 DP751422

**LGA**

Wagga Wagga

**Statement of Significance**

Constructed for George & Rebecca Shephard in 1887, the brick residence provided a farmhouse with garden, vineyard and orchard and served as the Receiving Office in the period 1894-1909

**Physical Description**

The building is brick construction using double face brick walls and a hipped roof clad in galvanised iron to a symmetrical floor plan. The roof plan utilises an 'L' shaped plan with a rear skillion roof to infill the portion of the plan between the hipped roofs. The front elevation includes a bull nose shetted iron verandah supported on timber posts. The verandah beam includes a rare detailed dentil detail commonly evident on brickwork at the eave level but very unusual in timber. The verandah retains a timber floor and the supporting plain posts are without decorative brackets or capitals. The front timber doors has two lower fielded panels and two upper glass panes while the fanlight sits above. The two main windows are rare tall double hung sliding sash units with small lower solid timber fielded panels. The scale and division of the two window sashes allows the openings to operate as doors on to the verandah. The walls include four substantial brick chimneys with corbels – one fireplace each for both main front rooms, one for the rear kitchen and one for the second room on the north side. The interior includes a range of intact original joinery – architraves and skirtings and timber boarded ceilings.

**Condition**

Integrity: Good

Condition: Good

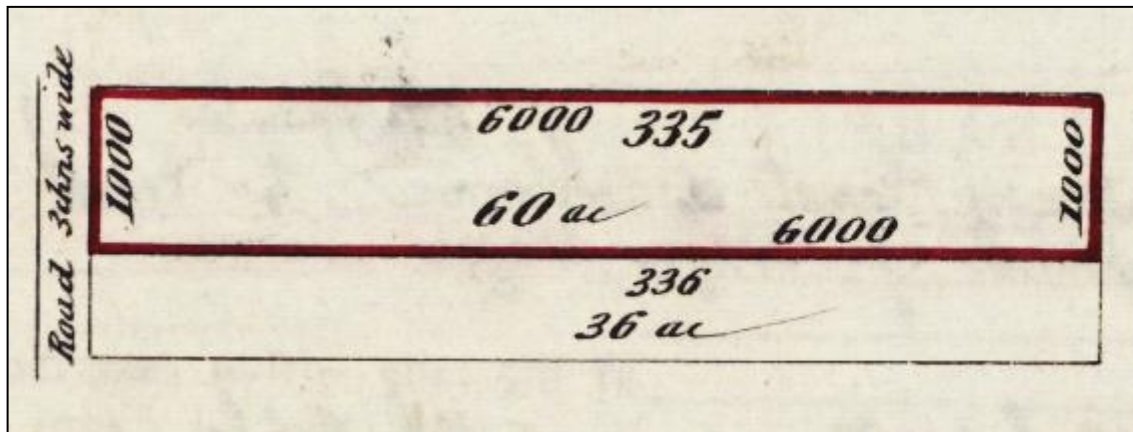
**Modifications and dates:**

Unsympathetic alterations include the replacement of the brick lintels to the side window heads. The replacement rear skillion roofed area is generally sympathetic

## History

### Historical notes:

George Shepherd's early home was located on portion (Lot) 335, in the parish of North Wagga Wagga. Portion 335 was originally purchased from the crown by George Shepherd on the 27<sup>th</sup> July 1871. George paid sixty pounds for the sixty acre block.<sup>24</sup>



Map 3 Portion 335 as purchased by George Shepherd in July 1871. Courtesy NSW Land Registry Services.

George Shephard passed away on the 31<sup>st</sup> October 1891, aged sixty one years.<sup>25</sup>

At the end of August 1898, the property was transferred to Rebecca Jane Shephard, a widow residing near Wagga Wagga.<sup>26</sup>

Rebecca Jane Shephard [nee Wells] passed away on the 9<sup>th</sup> July 1938, at her daughter's residence in Melbourne, aged ninety four.<sup>27</sup>

In March 1939 the property was transmitted to Henry Ernest Mitchelmore, a solicitor of Wagga Wagga, who would have been acting on behalf of the estate of Rebecca Shephard. In September 1939 Mitchelmore conveyed the property to Ernest William Shephard, a farmer of Wagga Wagga.<sup>28</sup>

---

<sup>24</sup> NSW Land Registry Services. Title Deed. Volume 523, folio 211.

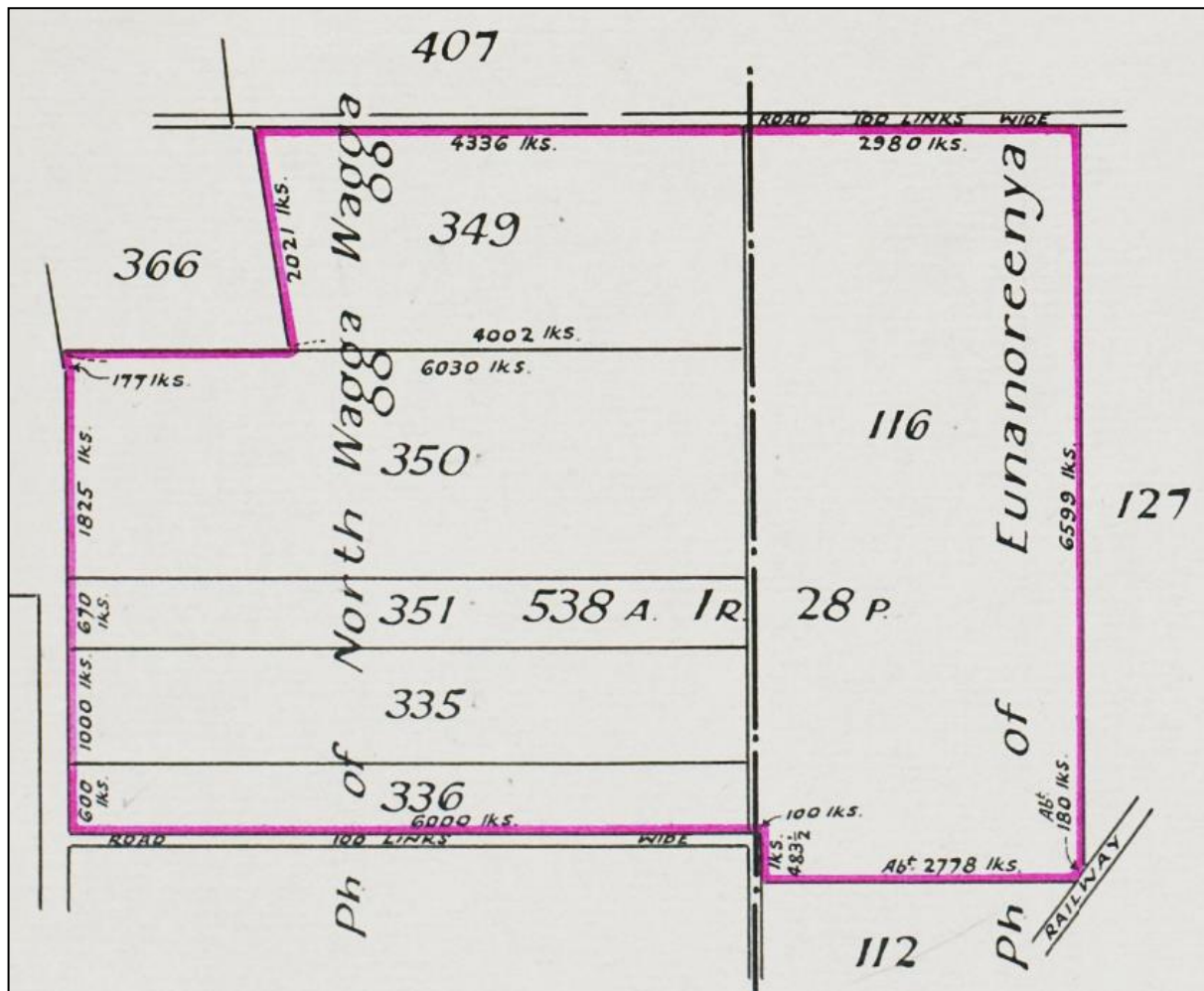
<sup>25</sup> Wagga Wagga Advertiser. 3<sup>rd</sup> November 1896, p2.

<sup>26</sup> NSW Land Registry Services. Title Deed. Volume 523, folio 211.

<sup>27</sup> Daily Advertiser. 11<sup>th</sup> July 1938, p2.

<sup>28</sup> NSW Land Registry Services. Title Deed. Volume 523, folio 211.

Portion 335 was now part of a larger combined holding made up of six different portions, with a total area of 538 acres, one rood plus twenty eight perches.<sup>29</sup>



Map 4 The various portions held by Ernest William Shephard in 1939. Courtesy NSW Land Registry Services.

Ernest William Shephard passed away on the 25<sup>th</sup> March 1943, at his home, *Devonhurst*, Brucedale. He was sixty five years old. He was survived by his widow, and four sons - Kenneth [Lithgow]; Colin [Brucedale]; Athol [active service with AIF]; and Mervyn [militia, WA].<sup>30</sup>

In December 1943 these holdings were transmitted to the Perpetual Trustee Company Ltd. Some three and a half years later the latter company conveyed the holdings to Athol William Shephard and Colin Louis Shephard, as tenants in common.<sup>31</sup>

<sup>29</sup> NSW Land Registry Services. Title Deed. Volume 5410, folio 197.

<sup>30</sup> Daily Advertiser. 26<sup>th</sup> March 1943, p4.

<sup>31</sup> NSW Land Registry Services. Title Deed. Volume 5410, folio 197.

In 1969 a strip of land one hundred and fifty feet wide was resumed for the purpose of a transmission line, and the property now had a total area of 578 acres, 3 roods, and 28 perches.<sup>32</sup>

Colin Louis Shephard passed away in 1991, while his brother, Athol, passed away on the 5<sup>th</sup> April 1998.

In June 1992 these holdings were transmitted to Peter Louis Shephard.<sup>33</sup> The latter was the son of Colin Louis Shephard.

In 2005 the holdings were split up and conveyed to different persons.

Current title > DP.335.751422 > Volume 5739, folios 132 & 133.

Crown plan C.370.1578.

### **George Shepherd [Shephard]**

George Shepherd was born at Charleton, Devonshire, England, on the 4<sup>th</sup> September 1835, the son of John Shepherd and Priscilla Shepherd [nee Goodyear].<sup>34</sup>

At the age of twenty one George emigrated from England, arriving in Australia on the 27<sup>th</sup> May 1857, aboard the vessel, *Herefordshire*.<sup>35</sup> His occupation was that of a carpenter.

In 2020, a descendent, Graeme Shephard, compiled a biographical profile of George, and a paragraph on his early adult life read as follows,<sup>36</sup>

“George was recorded in the 1851 Census as an Agricultural Labourer living at his parents’ home in the village of East Charleton. On 24 Feb 1857 he has embarked on the *Herefordshire* as the Ship's Carpenter, bound for Sydney, New South Wales. Unconfirmed reports suggest George quickly gained employment in the then Colony. By 1858 he was a carpenter and foreman with a group of men building the first railway bridge, being over the Nepean River at Menangle.”

---

<sup>32</sup> NSW Land Registry Services. Title Deed. Volume 5739, folios 132 & 133.

<sup>33</sup> NSW Land Registry Services. Title Deed. Volume 5739, folios 132 & 133.

<sup>34</sup> England Census. 1841. [ancestry.com]

<sup>35</sup> NSW, Assisted Immigrant Passenger Lists:1828-1896 [ancestry.com]

<sup>36</sup> Ancestry.com [Graeme Shephard tree]. [Note: This information was taken from a 1938 press report – see Daily Advertiser. 16<sup>th</sup> July 1938, p4.





On the 19<sup>th</sup> December 1860, George married Rebecca Jane Wells, at Campbelltown, at the residence of the bride's parents, *Buckingham Farm*, Campbelltown.<sup>37</sup> Rebecca was a native of that place, having been born there on the 19<sup>th</sup> March 1844.<sup>38</sup> She was the only daughter of Ezekiel Wells.<sup>39</sup>

**Photograph 1** Rebecca Jane Shepherd [nee Wells]. Courtesy Graeme Shephard [ancestry.com]

A precis of the couple's lives provided the following details,

"In 1861 George and Rebecca are living near the Orange Road, Bathurst where their first child, Samuel George, is born. Two more children followed in 1863 & 1865, with their births registered at Penrith. There is a theory that George was working on the construction of the Great Western Railway over the rugged Blue Mountains to Bathurst, however their residence at the time of Samuel's birth is quite some distance from the railway, and well to the west of Bathurst. The railway was opened to Bathurst in 1876. In 1866 George has taken his young family to a selection on the Murrumbidgee River at Borambola, east of Wagga Wagga. Three more children are born there, before the family moves on again. Floods have taken their toll, with the house apparently having been washed away on one occasion. In 1872, with the youngest child a baby, George and Rebecca's family crosses the Murrumbidgee River at Oura to take up land at Brucedale, a few miles north of Wagga and away from the river. The family continues to grow in their new location, with four more children born between 1874 and 1883. In what must have been a rarity for the time, all ten children survived into adulthood, married and raised families of their own."

George and Rebecca had ten children. They were,

1. Samuel George Shephard [b.1862, d.1937]
2. Mary Priscilla Shephard [b.1863, d.1927] Married John Joseph Charley.
3. Frederick James Shephard [b.1865, d.1937]
4. Albert Ezekiel Shephard [b.1867, d.1944]
5. Elizabeth Jane Shephard [b.1870, d.1956] Married Albert Clayton Cowled.
6. John Wells Shephard [b.1872, d.1966]
7. David Alexander Shephard [b.1874, d.1956]
8. Ernest William Shephard [b.1877, d.1943]
9. Walter Leslie Shepard [b.1881, d.1952]

---

<sup>37</sup> NSW BDM's. Marriage registration # 1493.

<sup>38</sup> NSW BDM's. Birth registration # 5010/1844 V18445010 47.

<sup>39</sup> Empire. 22<sup>nd</sup> December 1860, p1.

10. Elsie May Shephard [b.1883, d.1977] Married Frederick Rupert Oldfield.

In April 1878 George Shepherd's cottage residence, with its associated flower garden and vineyard, stood directly opposite the school and the church.<sup>40</sup> It is assumed that George built this first home sometime after he purchased the land in July 1871.

In 1887, Mr Williams erected a new house for Mr J [sic] Shephard, opposite the church.<sup>41</sup> It is assumed that this was a typo and that the house was actually built for George Shephard, not J Shephard.

A new house had also been constructed for Mr J Charley, "*in the Queen Ann style.*" This was, presumably, John Joseph Charley, who subsequently married Mary Priscilla, George's eldest daughter, in 1888.

It was again mentioned, in July 1888, that George Shephard had erected a new cottage in front of his orchard,<sup>42</sup> and it was in that month that George's eldest daughter, Mary Priscilla, married John Charley, in the Methodist church at Brucedale. A wedding breakfast followed, in George's home, with some thirty people in attendance. A party in the evening, also at George's home, commenced at 7pm and continued through till daylight next morning, with some eighty guests in attendance.<sup>43</sup>

George called his new home *Devonhurst*, and In February 1889, *Devonhurst Farm*, consisted of some 1,116 acres. The stock returns for that year listed fifteen horse, twenty one cattle, 903 sheep, and ten pigs.<sup>44</sup>

A year later, in 1891, the stock returns showed that Devonhurst now consisted of some five hundred acres,<sup>45</sup> but in 1893, George recorded his land holdings at some 2,792 acres.<sup>46</sup> Portions 335, and 336 would always have been a part of these holdings.

A travelling reporter confirmed, in April 1894, that George's home was opposite the school. In addition to a "*very nice orchard,*" George also had a vineyard of some thirteen acres, and at the time of the visit was busy crushing grapes with his own press. In the previous year George had sown about one thousand acres of wheat, but was planning to sow less this year.<sup>47</sup>

From 1894 through till November 1909, George's house, *Devonhurst*, served as the location for the local Receiving Office. George's new house was built in the period 1887-1888, well before he had any inkling that he, or Rebecca, would be conducting the Receiving Office. It is therefore extremely

---

<sup>40</sup> Australian Town & Country Journal. 20<sup>th</sup> April 1878, p23.

<sup>41</sup> Wagga Wagga Express. 20<sup>th</sup> November 1897, p2.

<sup>42</sup> Wagga Wagga Advertiser. 31<sup>st</sup> July 1888, p3.

<sup>43</sup> Wagga Wagga Advertiser. 10<sup>th</sup> July 1888, p2.

<sup>44</sup> Wagga Wagga Advertiser. 28<sup>th</sup> February 1889, p4.

<sup>45</sup> Wagga Wagga Advertiser. 31<sup>st</sup> January 1891, p3.

<sup>46</sup> Wagga Wagga Advertiser. 4<sup>th</sup> February 1893, p6.

<sup>47</sup> Wagga Wagga Advertiser. 24<sup>th</sup> April 1894, p2.

unlikely that he would have allowed for such in the design of *Devonhurst*. There are no references to any purpose-built structure being erected, no matter how simple, and it is assumed an existing room in *Devonhurst* was designated for that purpose.

George Shephard passed away on the 31<sup>st</sup> October 1896, aged sixty one years.<sup>48</sup> Rebecca continued to live on the farm, and presumably the boys managed the farm. Rebecca stayed on the farm until mid-1908,<sup>49</sup> at which time she left the district to live with her eldest daughter, Mary Priscilla Charley [nee Shephard]. After a few years she moved to live with her youngest daughter, Mrs Elsie May Oldfield [nee Shephard], who also lived in Melbourne.<sup>50</sup>

In March 1909 a clearing sale was held at Devonshire, on account of the Shephard Bros. The sale involved stock and farming equipment.<sup>51</sup> With the departure of Rebecca the farm had been split into five holdings. One lot was retained by Rebecca, until the time of her death, and the other four went to four of her sons.<sup>52</sup>

Rebecca leased the property to her son, Ernest, for a short period, and then it appears she may have leased it out to PG Hickey. The latter held a clearing sale at *Devonhurst* in 1929,<sup>53</sup> and it is assumed he had leased the property for some years.

Rebecca Jane Shephard [nee Wells] passed away on the 9<sup>th</sup> July 1938, at her daughter's residence in Melbourne, aged ninety four.<sup>54</sup> Her body was returned to Wagga Wagga, where she was buried in the family enclosure in the Monumental Cemetery. Her three eldest children had all predeceased her.

---

<sup>48</sup> Wagga Wagga Advertiser. 3<sup>rd</sup> November 1896, p2.

<sup>49</sup> Wagga Wagga Express. 23<sup>rd</sup> July 1908, p2.

<sup>50</sup> Daily Advertiser. 16<sup>th</sup> July 1938, p4.

<sup>51</sup> Wagga Wagga Express. 13<sup>th</sup> March 1909, p2.

<sup>52</sup> Daily Advertiser. 16<sup>th</sup> July 1938, p4.

<sup>53</sup> Daily Advertiser. 8<sup>th</sup> June 1929, p3.

<sup>54</sup> Daily Advertiser. 11<sup>th</sup> July 1938, p2.




**Photograph 2** George Shephard. Courtesy Graeme Shephard [ancestry.com]



### Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing townsfolk - terraces and cottages-

### Assessment criteria:

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Criteria		Comments	Significance
a.	Historic	The early brick residence was part of Devonhurst Farm and provides evidence of the settlement of Brucedale and is the work in 1887 of builder, Mr. Williams for George Shephard and his wife Rebecca and provided a family home for their ten children. The house served as the Receiving Office (Postal receiving office) in the period 1894-1907 and in addition comprised a vineyard, orchard and garden.	Local
b.	Associative	The site is associated with its use and operation as a postal receiving office for the period 1894-1909.	Local
c.	Aesthetic	The 1887 brick house retains the original form from the late Victorian period of a symmetrical double fronted plan with hipped galvanised iron roof dressed with a bull nose verandah. Rare details include the dentil detailing on the timber verandah beam and the full height pair of double hung sliding sash windows. The two externally expressed brick chimneys on the north elevation are also unusual.	Local
d.	Social	There are no known associations	Nil
e.	Research	The late victorian brick house has intact external and internal elements and offers an opportunity for research into materials and construction from the period in the Victorian style.	Local
f.	Rarity	The residence has retained a range of unusual and rare key distinctive features while the use of a residence known to have been opertaed to provide a public receiving office is rare in Wagga Wagga.	Local

g.	Representative	The house is a very good representative example of a late Victorian period brick house in the Victorian style.	Local
----	----------------	--	-------

**Integrity:** Good

**Condition:** Good

**Date:** 23 Jan 21

:

- List on the Activation Precinct's SEPP and the Wagga Wagga LEP
- Interpretation – Postal receiving office
- Consult with Owner
- Prepare maintenance schedule

**Study**

Heritage Assessment for Wagga Wagga Special Activation Precinct, 2021 David Scobie Architects

Yes

**References, internet links & images**



**Aerial map**, Bruce Dale Post Office (former), indicated with blue dot, courtesy SIX Maps



Photograph 3 Post Office (former), View of the front West and South Elevations



Photograph 4 Post Office (former), Detail view of the brick chimney on the South Elevation





Photograph 5 Post Office (former), Detail view of the rear portion of the South Elevation



Photograph 6 Post Office (former), Detail view of the timber double hung sliding sash window circa Inter-war period, conserved brickwork, rendered sill, replaced lintel, the South Elevation



Photograph 7 Post Office (former), Detail view of the narrow timber double hung sliding sash window circa Inter-war period, rendered sill, altered lintel and the South Elevation



Photograph 8 Post receiving office (former), Detail view of the rear skillion roofed extension, the South Elevation





Photograph 9 Postal receiving office (former), View of the rear East Elevation, noting protruding room, hipped galvanised iron short sheet roofing, brick chimneys and modified rear skillion roofed elements.



Photograph 10 Postal receiving office (former), View of the North Elevation, noting the brick chimneys, boxed eave, conserved brickwork, perimeter stabilising concrete path and modified rear skillion roofed element.



Photograph 11 Postal receiving office (former), Detail view of the North Elevation, noting the timber dentil brackets to the gutter on the bull nose verandah



Photograph 12 Postal receiving office (former), Detail view of the North Elevation, noting the rare full height double hung windows and front door with fanlight.



Photograph 13 Note the bond pattern. This is described as a Common bond with full headers every fourth course and three courses of full stretchers. The lime mortar joints are flush





Photograph 14 Detail of the front elevation showing the timber detailing to the verandah beam, fanlight, lintel and front door.



Photograph 15 General view of the frontage from the entry gate showing the North elevation with verandah and east elevation with brick chimneys and then the later refurbished rear skillion roofed extension.

**Interiors – Original portion only**



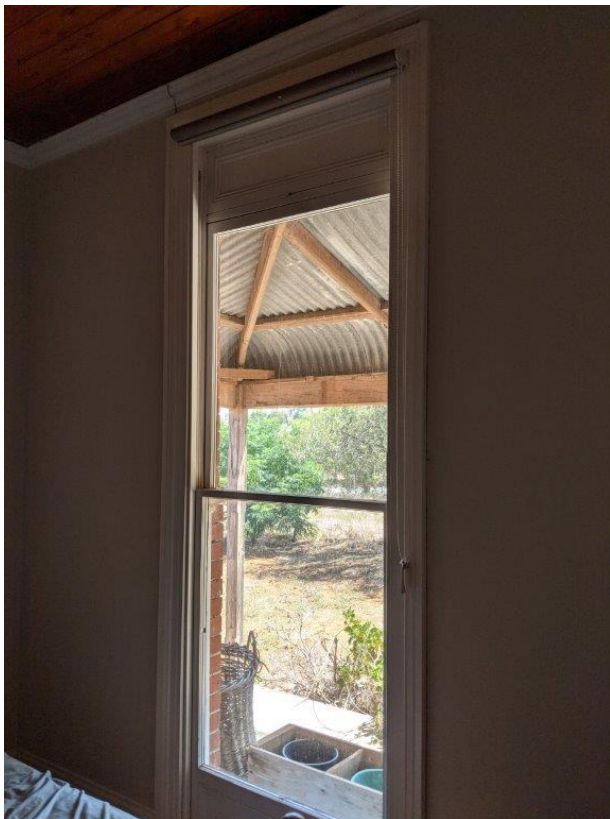
Photograph 16 View looking from the rear skillion roofed area towards the front door, along the original central passage, noting the original timber threshold, floorboards and joinery



Photograph 17 View of the original timber boarded ceiling in the rear north-east room.



Photograph 18 Close view of the front passage noting the joinery, front door with fanlight and timber boarded ceiling. Walls show evidence of subsidence cracking.



Photograph 19 The rare tall double hung timber window to the front south-west room on the front West elevation addressing the verandah.





Photograph 20 Detail of the original rimlock hardware to the front door

<b>1.1. 'Devonhurst' farm shed</b>
------------------------------------

**Name**

'Devonhurst' farm shed

**Type**

Built

**Group**

Farming and Grazing

**Category**

Farm shed

**Location**

538120E / 6123419N (centroid) (GDA94 Zone 55)  
Lot 336 DP751422

**Primary address**

1554 Olympic Highway, Brucedale NSW 2650

**LGA**

Wagga Wagga

**Statement of Significance**

The large timber shed constructed from undressed cypress timber and roofed in galvanised iron sheets with wall cladding including flattened steel sheets and timber palings, provides a good example of a large shed erected for general farming uses including horse stabling and storage associated with the vineyard and orchard operating on Devonhurst Farm from 1870s by the Shephard family .

**Physical Description**

The large building consists of a timber framed structure of symmetrical layout using simple posts and beams to a single ridge line and two equal roof slopes. The walls have various forms of cladding with the predominant material being steel sheets which have been unrolled from drums into sheets. There are remnant boards laid in a vertical style of paling. The south elevation includes two large swing doors at the ends, clad in corrugated galvanised iron. The structure appears to have an earth floor while internal access has been made at the time of the assessment.

**Condition**

Integrity: Fair

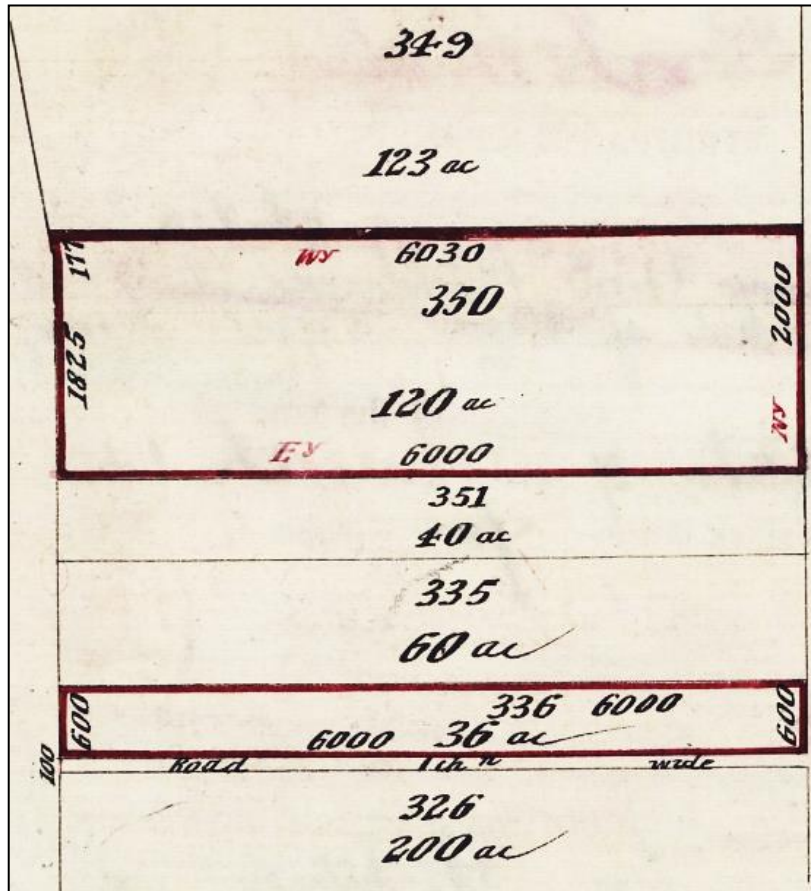
Condition: Good

**Modifications and dates:**

Alterations include the replacement of earlier external wall cladding with flat steel sheeting. The extent of internal changes is unknown however the primary post and beam structure appears to be original.

**History****Historical notes**

Portion 336 was originally purchased from the crown by George Shepherd on the 20<sup>th</sup> February 1873. George purchased portion 350 at the same time, under the one title. He paid one hundred and sixty five pounds in total for the two lots. Portion 336 had an area of thirty six acres, while portion 350 had an area of one hundred and twenty acres.<sup>55</sup>



**Map 1:** Portions 336 and 350 as purchased by George Shepherd in February 1873. Courtesy NSW Land Registry Services.

In August 1898 the property was transmitted to Rebecca Jane Shephard. The history of portion 336 is identical to that of portion 335 from that time forward.

Current Title: DP.336.751422 > 5739-132, 133

Crown plan: C.370.1578

### Changeover Station

No evidence could be found that the rural outbuilding or shed at Devonhurst Farm, Brucedale was ever a changeover station for either a coach service or a mail run. Early coach services [pre-1878] tended to run through Wallacetown and Old Junee. By the time Brucedale was developing the railway line from Sydney was approaching, and this had extended as far as Bomen by 1878. Coach services to the gold fields of Temora, Junee Reefs, etc, would have passed through Wallacetown and Old Junee, not Brucedale. It is highly unlikely that any coach service ever used Brucedale as a changeover station.

---

<sup>55</sup> NSW Land Registry Services. Title Deed. Volume 531, folio 28.

There were various mail routes that travelled through Brucedale, but it is highly unlikely that Brucedale was ever used as a changeover station. Given the distance between Wagga Wagga and Brucedale, it is much more likely that horses would have been changed at Wallacetown, Downside, or other towns further along the routes. Not a single reference could be found to a changeover station at Brucedale.

In 1894 John Ray had a contract to run the mail from Wagga Wagga to Brucedale, a distance of five miles, twice a week.<sup>56</sup> It is plausible that a route, which ended at Brucedale, could have resulted in the rider resting his horse at Brucedale before returning to Wagga Wagga, but again not one single reference could be found to support such a proposition.

In relation to the use of the shed for the farm, the following details describe the development of the property:

George Shepherd was born at Charleton, Devonshire, England, on the 4<sup>th</sup> September 1835, the son of John Shepherd and Priscilla Shepherd [nee Goodyear].<sup>57</sup>

At the age of twenty one George emigrated from England, arriving in Australia on the 27<sup>th</sup> May 1857, aboard the vessel, *Herefordshire*.<sup>58</sup> His occupation was that of a carpenter.

In 2020, a descendent, Graeme Shephard, compiled a biographical profile of George, and a paragraph on his early adult life read as follows,<sup>59</sup>

“George was recorded in the 1851 Census as an Agricultural Labourer living at his parents’ home in the village of East Charleton. On 24 Feb 1857 he has embarked on the *Herefordshire* as the Ship's Carpenter, bound for Sydney, New South Wales. Unconfirmed reports suggest George quickly gained employment in the then Colony. By 1858 he was a carpenter and foreman with a group of men building the first railway bridge, being over the Nepean River at Menangle.”

---

<sup>56</sup> Wagga Wagga Advertiser. 22<sup>nd</sup> February 1894, p4.

<sup>57</sup> England Census. 1841. [ancestry.com]

<sup>58</sup> NSW, Assisted Immigrant Passenger Lists:1828-1896 [ancestry.com]

<sup>59</sup> Ancestry.com [Graeme Shephard tree]. [Note: This information was taken from a 1938 press report – see Daily Advertiser. 16<sup>th</sup> July 1938, p4.



**Photograph:** Rebecca Jane Shepherd [nee Wells]. Courtesy Graeme Shephard [ancestry.com]

On the 19<sup>th</sup> December 1860, George married Rebecca Jane Wells, at Campbelltown, at the residence of the bride's parents, *Buckingham Farm*, Campbelltown.<sup>60</sup> Rebecca was a native of that place, having been born there on the 19<sup>th</sup> March 1844.<sup>61</sup> She was the only daughter of Ezekiel Wells.<sup>62</sup>

A precis of the couple's lives provided the following details,

“In 1861 George and Rebecca are living near the Orange Road, Bathurst where their first child, Samuel George, is born. Two more children followed in 1863 & 1865, with their births registered at Penrith. There is a theory that George was working on the construction of the Great Western Railway over the rugged Blue Mountains to Bathurst, however their residence at the time of Samuel's birth is quite some distance from the railway, and well to the west of Bathurst. The railway was opened to Bathurst in 1876. In 1866 George has taken his young family to a selection on the Murrumbidgee River at Borambola, east of Wagga Wagga. Three more children are born there, before the family moves on again. Floods have taken their toll, with the house apparently having been washed away on one occasion. In 1872, with the youngest child a baby, George and Rebecca's family crosses the Murrumbidgee River at Oura to take up land at Brucedale, a few miles north of Wagga and away from the river. The family continues to grow in their new location, with four more children born between 1874 and 1883. In what must have been a rarity for the time, all ten children survived into adulthood, married and raised families of their own.”

George and Rebecca had ten children. They were,

- 1) Samuel George Shephard [b.1862, d.1937]
- 2) Mary Priscilla Shephard [b.1863, d.1927] Married John Joseph Charley.
- 3) Frederick James Shephard [b.1865, d.1937]
- 4) Albert Ezekiel Shephard [b.1867, d.1944]

---

<sup>60</sup> NSW BDM's. Marriage registration # 1493.

<sup>61</sup> NSW BDM's. Birth registration # 5010/1844 V18445010 47.

<sup>62</sup> Empire. 22<sup>nd</sup> December 1860, p1.



- 5) Elizabeth Jane Shephard [b.1870, d.1956] Married Albert Clayton Cowled.
- 6) John Wells Shephard [b.1872, d.1966]
- 7) David Alexander Shephard [b.1874, d.1956]
- 8) Ernest William Shephard [b.1877, d.1943]
- 9) Walter Leslie Shepard [b.1881, d.1952]
- 10) Elsie May Shephard [b.1883, d.1977] Married Frederick Rupert Oldfield.

In April 1878 George Shepherd's cottage residence, with its associated flower garden and vineyard, stood directly opposite the school and the church.<sup>63</sup> It is assumed that George built this first home sometime after he purchased the land in July 1871.

In 1887, Mr Williams erected a new house for Mr J [sic] Shephard, opposite the church.<sup>64</sup> It is assumed that this was a typo and that the house was actually built for George Shephard, not J Shephard.

A new house had also been constructed for Mr J Charley, "*in the Queen Ann style*." This was, presumably, John Joseph Charley, who subsequently married Mary Priscilla, George's eldest daughter, in 1888.

It was again mentioned, in July 1888, that George Shephard had erected a new cottage in front of his orchard,<sup>65</sup> and it was in that month that George's eldest daughter, Mary Priscilla, married John Charley, in the Methodist church at Brucedale. A wedding breakfast followed, in George's home, with some thirty people in attendance. A party in the evening, also at George's home, commenced at 7pm and continued through till daylight next morning, with some eighty guests in attendance.<sup>66</sup>

George called his new home *Devonhurst*, and In February 1889, *Devonhurst Farm*, consisted of some 1,116 acres. The stock returns for that year listed fifteen horses, twenty one cattle, 903 sheep, and ten pigs.<sup>67</sup>

A year later, in 1891, the stock returns showed that Devonhurst now consisted of some five hundred acres,<sup>68</sup> but in 1893, George recorded his land holdings at some 2,792 acres.<sup>69</sup> Portions 335, and 336 would always have been a part of these holdings.

A travelling reporter confirmed, in April 1894, that George's home was opposite the school. In addition to a "*very nice orchard*," George also had a vineyard of some thirteen acres, and at the time of the visit was busy crushing grapes with his own press. In the previous year George had sown about one thousand acres of wheat, but was planning to sow less this year.<sup>70</sup>

---

<sup>63</sup> Australian Town & Country Journal. 20<sup>th</sup> April 1878, p23.

<sup>64</sup> Wagga Wagga Express. 20<sup>th</sup> November 1897, p2.

<sup>65</sup> Wagga Wagga Advertiser. 31<sup>st</sup> July 1888, p3.

<sup>66</sup> Wagga Wagga Advertiser. 10<sup>th</sup> July 1888, p2.

<sup>67</sup> Wagga Wagga Advertiser. 28<sup>th</sup> February 1889, p4.

<sup>68</sup> Wagga Wagga Advertiser. 31<sup>st</sup> January 1891, p3.

<sup>69</sup> Wagga Wagga Advertiser. 4<sup>th</sup> February 1893, p6.

<sup>70</sup> Wagga Wagga Advertiser. 24<sup>th</sup> April 1894, p2.

From 1894 through till November 1909, George's house, *Devonhurst*, served as the location for the local Receiving Office. George's new house was built in the period 1887-1888, well before he had any inkling that he, or Rebecca, would be conducting the Receiving Office. It is therefore extremely unlikely that he would have allowed for such in the design of *Devonhurst*. There are no references to any purpose-built structure being erected, no matter how simple, and it is assumed an existing room in *Devonhurst* was designated for that purpose.

George Shephard passed away on the 31<sup>st</sup> October 1896, aged sixty one years.<sup>71</sup> Rebecca continued to live on the farm, and presumably the boys managed the farm. Rebecca stayed on the farm until mid-1908,<sup>72</sup> at which time she left the district to live with her eldest daughter, Mary Priscilla Charley [nee Shephard]. After a few years she moved to live with her youngest daughter, Mrs Elsie May Oldfield [nee Shephard], who also lived in Melbourne.<sup>73</sup>

In March 1909 a clearing sale was held at Devonshire, on account of the Shephard Bros. The sale involved stock and farming equipment.<sup>74</sup> With the departure of Rebecca the farm had been split into five holdings. One lot was retained by Rebecca, until the time of her death, and the other four went to four of her sons.<sup>75</sup>

Rebecca leased the property to her son, Ernest, for a short period, and then it appears she may have leased it out to PG Hickey. The latter held a clearing sale at *Devonhurst* in 1929,<sup>76</sup> and it is assumed he had leased the property for some years.

Rebecca Jane Shephard [nee Wells] passed away on the 9<sup>th</sup> July 1938, at her daughter's residence in Melbourne, aged ninety four.<sup>77</sup> Her body was returned to Wagga Wagga, where she was buried in the family enclosure in the Monumental Cemetery. Her three eldest children had all predeceased her.

---

<sup>71</sup> Wagga Wagga Advertiser. 3<sup>rd</sup> November 1896, p2.

<sup>72</sup> Wagga Wagga Express. 23<sup>rd</sup> July 1908, p2.

<sup>73</sup> Daily Advertiser. 16<sup>th</sup> July 1938, p4.

<sup>74</sup> Wagga Wagga Express. 13<sup>th</sup> March 1909, p2.

<sup>75</sup> Daily Advertiser. 16<sup>th</sup> July 1938, p4.

<sup>76</sup> Daily Advertiser. 8<sup>th</sup> June 1929, p3.

<sup>77</sup> Daily Advertiser. 11<sup>th</sup> July 1938, p2.




**Photograph:** George Shephard. Courtesy Graeme Shephard [ancestry.com]

#### Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing townsfolk - terraces and cottages-

#### Assessment criteria:

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Criteria		Comments	Significance
a.	Historic	The ancillary farm building represents a good example of a large outbuilding which supported a substantial agricultural business with the layout and post and beam design appearing to accommodate a large number of horses	Local
b.	Associative	Nil	Nil
c.	Aesthetic	The early rural outbuilding retains the distinctive external character, symmetrical form and timber and iron materials related to its initial uses as stables and continued use for agricultural purposes primarily storage.	Local
d.	Social	Nil	Nil
e.	Research	Nil	Nil
f.	Rarity	The building form and type is a rare and unusual example for Wagga Wagga, having retained the key distinctive materials, layout and features.	Local
g.	Representative	The building is a good example of a large simply constructed timber shed structure which served a farming enterprise.	Local

**Integrity:** Good

**Condition:** Good

**Date:** 12 Jan 21

**Recommendations:**

- List on the Activation Precinct's SEPP and the Wagga Wagga LEP
- Consult with Owner
- Prepare maintenance schedule

**Study**

Heritage Assessment for Wagga Wagga Special Activation Precinct, 2021 David Scobie Architects

Yes



## References, internet links & images



**Aerial map:** 'Devonhurst farm' shed, indicated with blue dot, courtesy SIX Maps



**Photograph 1** View of the setting and the East elevation



**Photograph 2** View of the South elevation, noting the sheets in detail on the East side which appear to be flattened steel drums.





Photograph 3 The South elevation with later concrete water tank



Photograph 4 View of the West elevation, noting the remnant timber boards in a paling layout on this gable side and the protruding timber hoisting beam. The galvanised iron short roofing sheets appear original.



Photograph 5 A detail view of the galvanised iron sheet clad door at the south west corner of the West elevation, noting the early steel hinges and boards fixed in paling manner.



Photograph 6 Detail view of the hinge. Door, cladding and hinge may not be in the original location.



Photograph 7 Close view of the square cut paling boards on the West elevation, noting the remnant off-white or whitewash external finish.





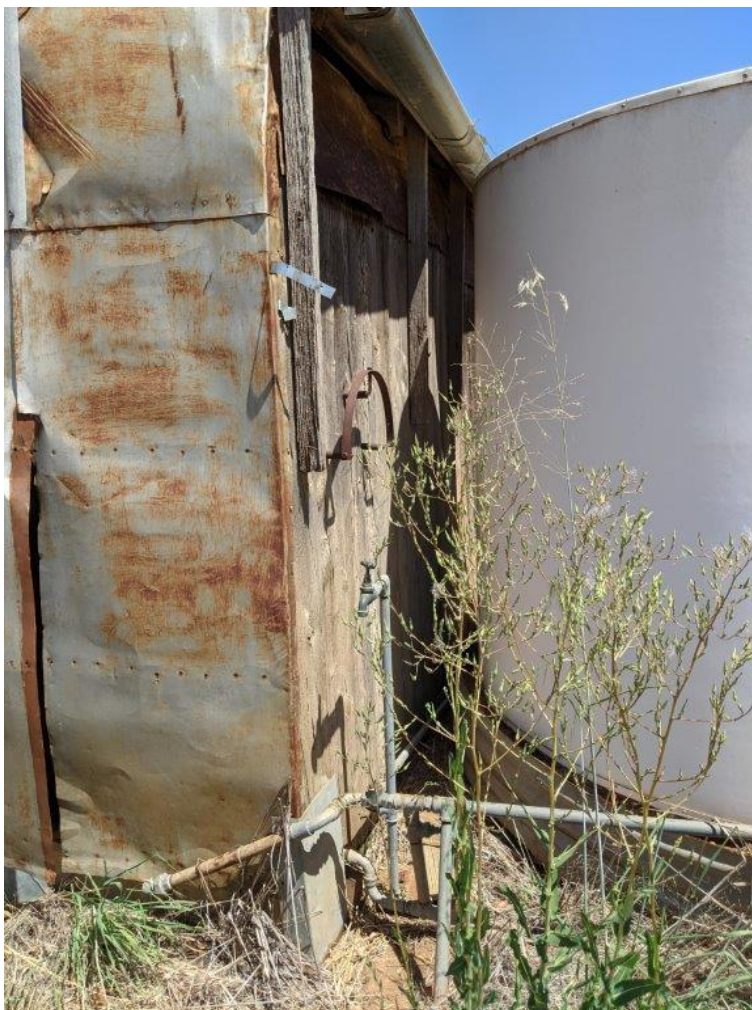
Photograph 8 Close view of the central portion of the West elevation, noting the random character of the elements and the re-used timber window patched into the wall.



Photograph 9 View of the West elevation, noting the door on the north western end of this side of the wall providing a symmetrical layout to the shed.



Photograph 10 View of the North elevation where the exterior is clad in similar steel sheet from flattened drums and the standard galvanised iron quad guttering.



Photograph 13 View of the North east corner where a portion of the western wall is clad in vertical timber boards in the paling manner.





Photograph 14 View from the upper opening in the western wall to illustrate the original timber post and pole framing (undressed) while the purlins or battens are square cut.



Photograph 15 View from the upper opening in the West elevation, looking towards the southern wall where the sheeting is fixed to square cut rails.



Photograph 16 Close view of the two posts where halving cuts denote where rails were fixed, possibly indicating the use of the bays between the posts for stabling. A closer inspection with internal access may reveal further details.

<b>1.2. Jennings cottage (former), 'Kalang'</b>
---

**Name**

Dwelling (former)

**Type**

Built

**Group**

Residential buildings (private)

**Category**

House

**Location**

Lot 17 DP1223064

**Primary address**

1444 Olympic Highway, Brucesdale NSW 2650

**LGA**

Wagga Wagga

**Statement of Significance**

The remnant brick cottage is the remains of a brick and timber structure consisting of a single space formerly two rooms with solid brick perimeter walls and a framed timber roof clad in galvanised iron, probably constructed circa 1882 for Frederick Dowling on land purchased in 1872 and later owned and occupied by Ruby and Charles Jennings.

**Physical Description**

The building was erected on a granite rock foundation using shaped lateral blocks with two leafs of red bricks in a modified English bond with alternate stretcher and header courses. The design formed a two room rectangular enclosure with gabled ends to the north and south nominally 3m wide and 7m long with a 2700mm floor to ceiling height. The steeply pitched roof consists of rafters and collar ties with battens to the roofing. The front wall has a timber wall plate above the door head indicating a former verandah while the internal timber floor is divided indicating the space was two separate rooms. The northern room to the left on entry retains a timber mantle and fireplace serving the external brick chimney. The inside of the flue appears lined with granite or basalt to deal with the heat and a pot suspension rail is evident in the firebox. The external long walls to the west and east have a door opening with rubbed bricks to the front and rear but only two traditional windows to the front west elevation. These are nominally in place behind sheet iron protection and show very fine muntins within each sash for six traditional panes and shaped timber surrounds and a sill. The level of craft and detail is substantial and greater than expected in a bush cottage.

The internal walls have been lime rendered and lime washed although this is failing due to the rising salt damp. The walls are damaged at the rear door and the two western corners subject to tree root disturbance and settlement. There is no further evidence of outbuildings although these are possibly beneath and replaced by the planted surrounds. One redundant horse drawn furrow plough remains to the rear of the building.

## History

### Historical notes

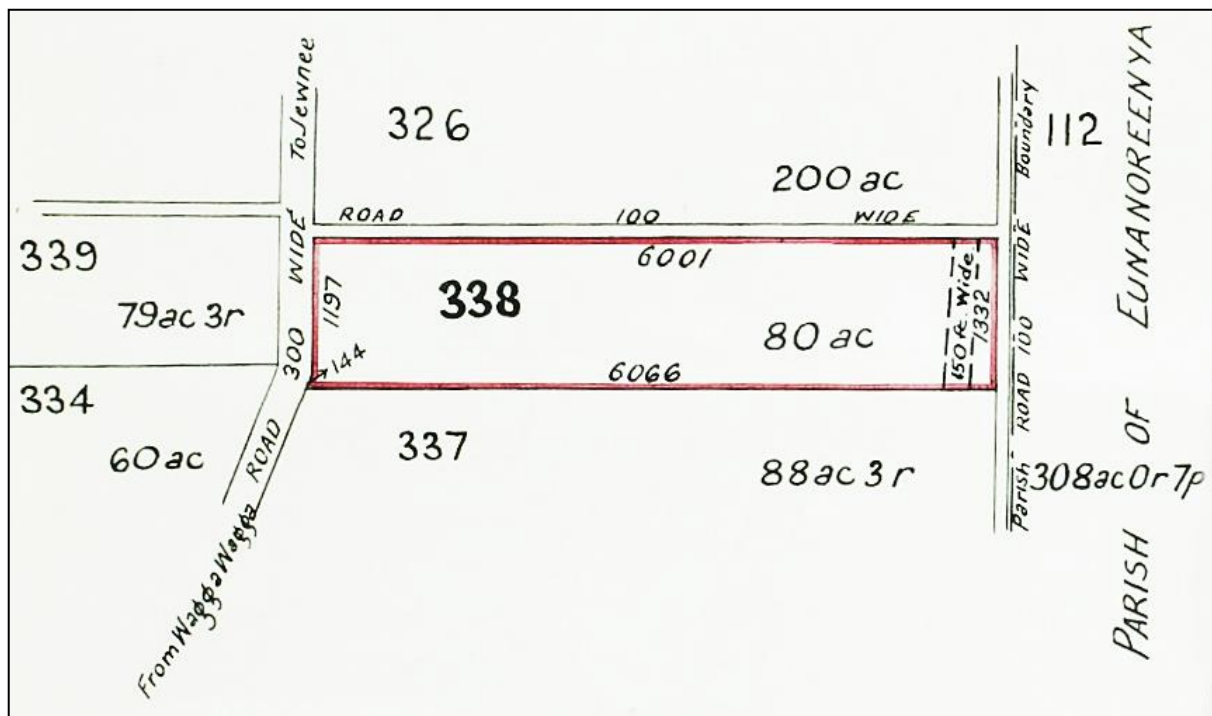
DP.17.1223064 > DP.4.701865 > volume 10177-42 > 3564-102

Portion 338, parish of North Wagga Wagga.

Crown Plan C.371.1578 [Portions 337-341]

In the earliest days portion 338 would have been a small piece of the Thompson family's Eunonyhareenya Run.

Portion 338 was originally taken up as a conditional purchase [CP.1872-30] by Frederick Dowling on Thursday 21<sup>st</sup> March 1872.<sup>78</sup>



**Map:** Portion 338 as purchased by Charles Jennings in 1924. Courtesy NSW Land Registry Services.

In August 1882 the property was listed in the name of the Commercial Banking Company, and it is clear that Frederick had mortgaged the property. That transaction was reversed on the 16<sup>th</sup> April 1920, when Frederick was again listed as the legal owner.<sup>79</sup>

The register does not record any payments by Frederick until 1908 when interest only payments [£3 per annum] commenced and were repeated for each subsequent year. The register records that

<sup>78</sup> Wagga Wagga Express. 23<sup>rd</sup> March 1872, p2. [Listed as CP.1872-1228, or CP.72-228 in parish maps and newspapers, but recorded as CP.1872-30 in the original Conditional Purchases book kept at CSU Regional Archives]

<sup>79</sup> Conditional Purchases Register book. CSU Regional Archives. [SA.29.123]



Charles Emslie Jennings assumed ownership of the property on the 10<sup>th</sup> November 1920, with a notation recorded next to that, for an amount of £560. It is assumed this was the amount that Jennings paid to Dowling. This change in ownership was not notified to the authorities until the 25<sup>th</sup> October 1923.<sup>80</sup>

### **Frederick Dowling**

Frederick Dowling was a carter in the 1860's,<sup>81</sup> but by 1872 he had selected portion 338 at Brucedale and settled down to farm.

Frederick passed away on the 2<sup>nd</sup> November 1922, at the age of eighty four.<sup>82</sup> Frederick was born in England, the son of Thomas Dowling and Mary Dowling. In the 1850's, or earlier, he came to Australia, with his parents and two brothers. The family initially settled at Collector, where, once he grew up, Frederick took up carting, travelling all over the state in that capacity.

After settling at Brucedale in 1872, he remained on the farm there, until about 1920, at which time he retired. He sold the property, but continued to live there up until the time of his death. Frederick had never married and had no issue. His parents and his brothers had all predeceased him. His death took place at the Wagga Wagga District Hospital, and his funeral, on the 3<sup>rd</sup> November, departed from that place. Frederick was a member of the Orangemen [Wagga Wagga Lodge], and representatives from the lodge attended the funeral, as did friends from Coolamon, Brucedale, Narromine and Wagga Wagga.<sup>83</sup>

Frederick appointed two local farmers – Christopher Hodgson and Norman Henry George Poile, both of Brucedale – as his executors. It was not until 1924 that his estate was finally settled.<sup>84</sup>

Portion 338 in the parish of North Wagga Wagga, was subsequently purchased from the crown by Charles Emslie Jennings of Brucedale, on the 26<sup>th</sup> February 1924. Charles paid eighty pounds for the eighty acre block,<sup>85</sup> and the transaction was classified as “*conditional sale without competition*.” The property was now under Torrens title.

### **Charles Emslie Jennings**

Charles Emslie Jennings was born at Wagga Wagga on the 1<sup>st</sup> December 1896,<sup>86</sup> the son of Samuel Jennings and Martha Jennings [nee McPherson].

On the 11<sup>th</sup> March 1925 Charles married Ruby Myrtle Bellenger in the Forest Hill Methodist Church.<sup>87</sup> Ruby was the daughter of George Chandler Bellenger and Emily Matilda Bellenger, of Forest Hill.<sup>88</sup>

---

<sup>80</sup> Conditional Purchases Register book. CSU Regional Archives.

<sup>81</sup> Goulburn Herald. 25<sup>th</sup> December 1869, p4.

<sup>82</sup> Daily Express. 3<sup>rd</sup> November 1922, p2. / NSW BDM's. Death registration # 18599. / Daily Advertiser. 9<sup>th</sup> November 1922, p1.

<sup>83</sup> Daily Advertiser. 4<sup>th</sup> November 1922, p3.

<sup>84</sup> Daily Advertiser. 22<sup>nd</sup> February 1924, p3.

<sup>85</sup> NSW Land Registry Services. Title Deed. Volume 3564, folio 102.

<sup>86</sup> NSW BDM's. Birth registration # 8115.

<sup>87</sup> NSW BDM's. Marriage registration # 2696.

The couple had at least one child – Geoffrey Webb Jennings. It is believed they also had two daughters, Isabel Emily Jennings, who was born in 1928,<sup>89</sup> and Marie Helen Jennings.

The Jennings home at Brucedale was used for community events on at least one occasion, and presumably more. In March 1926 it was the venue for a pre-wedding social evening for local man Claude Grant. The dance music was provided by Messrs Les McLure, T Hickey, and A Matthew. Mr A Hannel was the MC.<sup>90</sup> Charles took an interest in local community affairs and was, for example, secretary of the Brucedale P & C Association.<sup>91</sup>

### **Plane Crash**

In December 1940, Charles' mother, Martha, who was staying with her son, at Brucedale, on a visit, was sitting on the verandah, knitting, when she witnessed a plane manoeuvring overhead, and then spiral down to earth, disappearing behind a timbered hill [Mt Pleasant], on Grant's farm, several miles distant. She heard a large noise, but was unaware it had crashed, until a reporter was on the scene. The RAAF posted a guard at the scene, overnight. The sole occupant of the plane, the pilot, tragically died on impact.<sup>92</sup> Charles and Geoffrey were busy harvesting at the time.

From 1934 through to 1968 Charles occupation was always listed as "*farm Labourer*," in the electoral rolls for North Wagga Wagga.

Charles Emslie Jennings passed away on the 17<sup>th</sup> February 1974.<sup>93</sup> Ruby passed away on the 2<sup>nd</sup> March 1981.<sup>94</sup> Both are buried in the Wagga Wagga Lawn Cemetery.

In 1969 an easement for a transmission line was conveyed to the crown. This was a strip 150 feet wide.

In December 1977 Geoffrey Webb Jennings, a farmer of Wagga Wagga, and Marie Helen Neville, a married woman of Wagga Wagga, became the legal owners of the property.<sup>95</sup> This would have followed, as a consequence of Charles' death in 1974.

Marie Helen Jennings had married Bruce Athol Neville, in 1954,<sup>96</sup> and it is suspected that Marie was the daughter of Charles and Emily.

### **Geoffrey Webb Jennings**

Geoffrey Webb Jennings was born on the 24<sup>th</sup> October 1935.

---

<sup>88</sup> Daily Advertiser. 18<sup>th</sup> March 1925, p2.

<sup>89</sup> Daily Advertiser. 17<sup>th</sup> July 1952, p2. / 15<sup>th</sup> September 1949, p2.

<sup>90</sup> Daily Advertiser. 12<sup>th</sup> March 1926, p6.

<sup>91</sup> Daily Advertiser. 1<sup>st</sup> October 1943, p3.

<sup>92</sup> Daily Advertiser. 18<sup>th</sup> December 1940, p4.

<sup>93</sup> NSW BDM's. Death registration # 46496.

<sup>94</sup> NSW BDM's. Death registration # 5872.

<sup>95</sup> NSW Land Registry Services. Title Deed. Volume 3564, folio 102.

<sup>96</sup> NSW BDM's. Marriage registration # 18304.

In 1958 Geoffrey's residence was listed as *Kalang*, Brucedale, and his occupation was that of a farmer.<sup>97</sup> His sister, Isabel, was living at the same residence. Her occupation was that of a nurse. Emily had completed her nurses' examination in 1950 [Wagga Wagga Base Hospital].<sup>98</sup>

Geoffrey Webb Jennings of *Karang (Kalang)*, Brucedale, passed away on the 30<sup>th</sup> August 2000.<sup>99</sup> It is believed that Geoffrey had never married.

In July 1980 the property was conveyed to George Arthur Nixon [3/10's share] and West End Wagga Pty Ltd [7/10's share], as tenants in common. Just under two years later West End Wagga Pty Ltd became the sole owner.<sup>100</sup>

In 1984 the title was converted to a computer folio [DP.701865, lots 3 & 4].

### Relevant Documents

Wagga Wagga Special Activation Precinct [NSW DPIE Discussion Paper, July 2020].<sup>101</sup>

---

<sup>97</sup> Australia. Electoral Rolls. 1958 [ancestry.com]

<sup>98</sup> Daily Advertiser. 9<sup>th</sup> December 1950, p2.

<sup>99</sup> Daily Advertiser. 2<sup>nd</sup> September 2000. [Funeral Notice]


<sup>100</sup> NSW Land Registry Services. Title Deed. Volume 3564, folio 102.

<sup>101</sup> [https://www.nsw.gov.au/sites/default/files/2020-08/wagga-wagga-special-activation-precinct-discussion-paper\\_0.pdf](https://www.nsw.gov.au/sites/default/files/2020-08/wagga-wagga-special-activation-precinct-discussion-paper_0.pdf) [Accessed 18th November 2020]

**Historic themes**

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing townfolk – terraces and cottages-

**Assessment criteria:**

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Criteria		Comments	Significance
a.	Historic	The brick cottage was constructed for Frederick Dowling circa 1882 after settling in Brucedale in 1872	Local
b.	Associative	The house is associated with the Jennings families and Frederick Dowling	Local
c.	Aesthetic	The brick building retains the bulk and scale however the detail and integrity have been damaged with subsiding corners, two doors with missing brickwork and unglazed windows. The remaining aesthetic value lies with the character of the remnant structure as an envelope	Local
d.	Social	The building has no known value to the community and has been identified by Consultants.	Nil
e.	Research	The site and building offer the opportunity to research a simple brick cottage from the late Victorian period	Local
f.	Rarity	The building form and type is a rare and unusual example for Wagga Wagga, having retained the key distinctive materials, layout and features.	Local
g.	Representative	The building provides a poor example of this type of small brick cottage in relation to the design, siting, construction. The primary integrity has been lost due to damage and failure to maintain the building envelope with openings providing access to stock and weather. The structure is generally assessed and described as a ruin and is a remnant example of the brick cottage erected for farmers in the region. While the cottage is	Local



		capable of being conserved and adapted, the task would require the provision of full services and access to the site, conservation of the envelope and an extension to provide a contemporary standard of services and amenities.	
--	--	---	--

**Integrity:** Poor

**Condition:** Poor

**Date:** 2 Feb 21

**Recommendations:**

- Consult with Owner
- Prepare maintenance schedule
- Prepare an archival record with drawings and photographs

**Study**

Heritage Assessment for Wagga Wagga Special Activation Precinct, 2021    David Scobie Architects

Yes

**References, internet links & images**



Aerial map, Jennings cottage (former), indicated with blue dot, courtesy SIX Maps



Photo 1 Front West Elevation of the double fronted brick cottage



Photo 2 The setting from the west, a nominal 70m from the road, noting the surrounding agricultural use.



Photo 3 View of the rear East Elevation and single door





Photo 4 Detail view of the front door in the front West Elevation and wall plate indicating a verandah



Photo 5 Detail view of the chimney construction on the North Elevation



Photo 6 View of the North Elevation and gable end to the roof with chimney.



Photo 7 Detail view of the former front verandah wall plate and rubbed brick lintel to the window.



Photo 8 Detail view of the rendered brick sill to the window – one of two.





Photo 9 Detail view of the granite block foundation to the brick walls



Photo 10 Detail view of the North west corner and proximity of the large eucalypt causing root damage to the foundation and walls



Photo 11 Detail view of the flooring and removed central partition wall



Photo 12 Detail view of the floor looking towards the fireplace on the northern wall.



Photo 13 Internal view of the chimney with suspension rod.



Photo 14 Detail view of the fireplace with arch construction detail





Photo 15 Detail view of the timber surround to the fireplace



Photo 16 Detail of the timber fireplace surround and mantle bracket



Photo 17 Detail view of the damaged rear door



Photo 18 Detail view of the timber roofing and ceiling joists or collar ties. The fully carpentered structure is traditional set of fully dressed rafters and triangulating joists. There is no evidence of a structured ceiling.



Photo 19 Remnant front double hung sliding sash window and surround and remnant lime plaster with lime wash.





Photo 20 Plaster wall on the South Elevation with damage due to settlement and rising salt damp.



Photo 21 Remnant front elevation timber double hung sliding sash window and internal plaster. The window joinery is of a very high standard with excellent detailing.



Photo 22 View at the front door where the sub-floor is exposed, noting the in-ground beams supporting the joists. The structure is in sound condition given the damp conditions.



Photo 23 The rare full granite foundation and rising salt damp to the lower 600mm of brickwork



Photo 24 Detail to illustrate the common brick bond pattern with three stretcher courses and a full header course



Photo 25 View of the South Elevation with settlement and root damage.





Photo 26 View of the south western subsided corner and damaged brickwork.



Photo 27 Detail view of the damaged rear door and missing brickwork.



Photo 28 Remnant horse drawn furrow plough





<b>1.3. 2WG Radio transmission building</b>
---

**Name**

Radio transmission building

**Type**

Built

**Group**

Built

**Category**

Communications

**Location**

Lot 1 DP374504

**Primary address**

1430 Olympic Highway, Brucedale NSW 2650

**LGA**

Wagga Wagga

**Statement of Significance**

The 2WG Transmission building marks the coming to the Wagga Wagga region of local radio and the building provides a distinctive design reflecting the inter war brick detailing associated with contemporary design from the period while acting as a local landmark on the Highway.

**Physical Description**

The site consists of a decorative brick entrance formed by a set of detailed brick piers with 40m of concrete drive to the single storey triple fronted brick structure. The brickwork includes recessed coursing as a key decorative feature creating shadow lines and a prominent protruding central portion with the two ends recessed so as to create a sense of bulk and depth. These are styling elements from the Inter-war era utilised here to produce a sense of scale and commercial character. The front elevation facing West has a parapet which returns in steps to both sides leaving the skillion roof both expressed along the rear elevation but concealed from the frontage. There are four vertically proportioned steel framed windows to the front and broader more practical steel framed windows across the rear. Bold solid steel letters dominate the front elevation and are very effective from the Highway in branding the site and structure. While the various antennae and services have been modified over the decades since the original construction, these elements and changes do not detract from the character.

A large mature Silk Oak tree dominates the front elevation and is very close to the structure with the potential to damage the foundation. Other mature species are located at the front entry and again threaten the structures. These require a review by an experienced Arborist to investigate the capacity for pruning and or replacement with appropriate species located a suitable distance away from the building to frame the site and structures without threatening the foundations.

## History

### Historical notes:

DP.1.374504 > 13276-113

Portion 337 – Thomas Butts [CP.1872.1731]

Crown plan C.371.1578 [Portions 337-341]

In April 1872 Thomas Butts selected eighty acres and three perches of land in the parish of Eunonyhareenya.<sup>102</sup> Butts maintained his interest in the conditional purchase up until 1892, when he converted the holding to Torrens title.<sup>103</sup>

### Thomas Butts

Thomas Butts was born at Anstey, Wiltshire, England, in 1830. Nineteen year old Thomas arrived in Australia on the 8<sup>th</sup> June 1849, on board the vessel, *John Bright*. His occupation was that of a farm labourer.<sup>104</sup>

In 1855 he married Ellen Buckley, in the Yass district.<sup>105</sup> Ellen had only just arrived in the colony that year, having emigrated from Ireland. The family settled near Yass for a period, where Thomas farmed, before moving to the Wagga Wagga district in 1869.<sup>106</sup> He subsequently selected land at Brucedale, in 1872. He spent the rest of his life farming at that place, until the early 1900's, when he retired to live at North Wagga Wagga.

Thomas Butts died on the 11<sup>th</sup> May 1909, aged eighty years.<sup>107</sup> He was survived by his widow, four sons, and five daughters.

Ellen Butts [nee Buckley passed away on the 13<sup>th</sup> December 1918, at the age of eighty four. She was survived by her four sons: John [Combaning]; Thomas [Methul]; Charles [Cowra]; and Robert [Experiment Farm] – and five daughters: Mrs John O'Shea [Sydney]; Mrs W Hoyer [North Wagga Wagga]; Mrs W Anderson [Wagga Wagga]; Miss Maria Butt [North Wagga Wagga]; and Mrs B Dangerfield [Adelaide].<sup>108</sup>

### Freehold Purchase

Thomas Butts purchased the freehold of portion 337, in the parish of North Wagga Wagga, on the 6<sup>th</sup> June 1892. He paid eighty eight pounds and fifteen shillings for the block, which had an area of

---

<sup>102</sup> Wagga Wagga Advertiser. 13<sup>th</sup> April 1872, p2.

<sup>103</sup> CSU Regional Archives. Conditional Purchases Book [SA.29/123] [[NRS.18810/1/1] Note: Listed as CP.1872/41 in book.

<sup>104</sup> NSW. Assisted Immigrant Passenger Lists: 1828-1896 [ancestry.com].

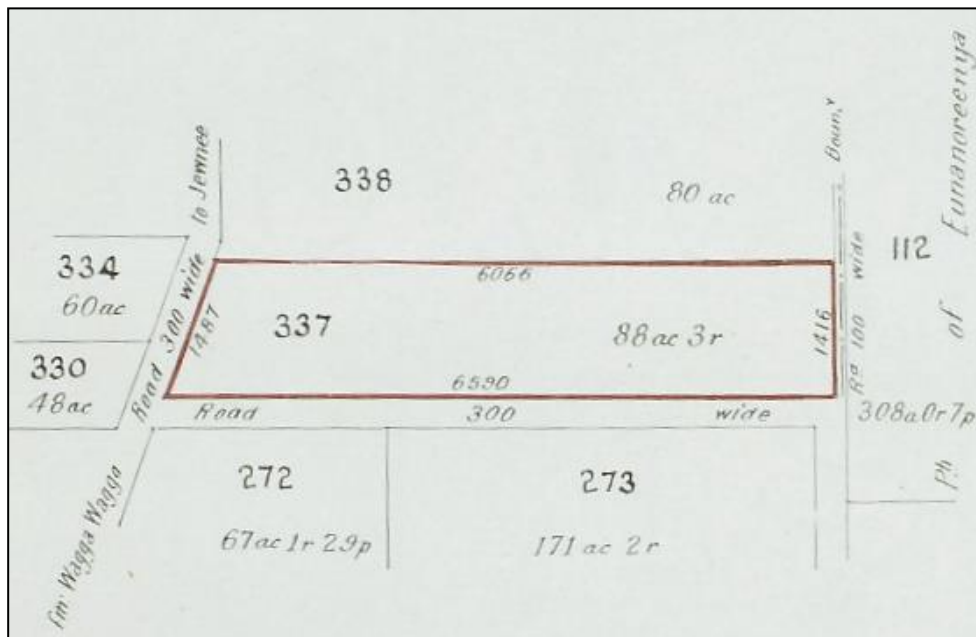
<sup>105</sup> NSW BDM's. Marriage registration # 27/1855 V185527 43B.

<sup>106</sup> Wagga Wagga Advertiser. 15<sup>th</sup> May 1909, p8.

<sup>107</sup> Wagga Wagga Advertiser. 15<sup>th</sup> May 1909, p8.

<sup>108</sup> Daily Advertiser. 14<sup>th</sup> December 1918, p4.

eighty eight acres and three roods.<sup>109</sup> The transaction category was “conditional sale without competition.”



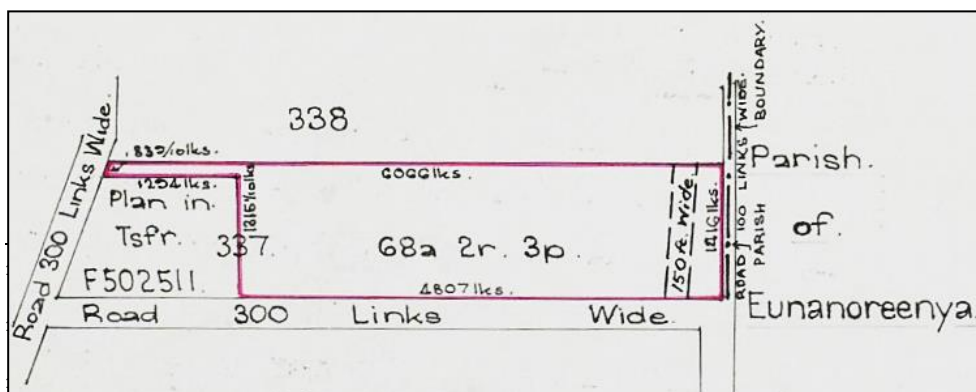
**Plan:** Portion 337 as purchased from the crown by Thomas Butts in 1892. Courtesy NSW Land Registry Services.

In April 1919, Robert Butts, a labourer with the Experiment Farm at Bomen, became the legal owner of the property, by transmission.<sup>110</sup> Robert was the son of Thomas and Ellen Butts.

In May 1919, Robert conveyed the property to Frederick Dowling, a farmer of Brucedale.<sup>111</sup>

On the 10<sup>th</sup> November 1920, Frederick Dowling transferred the title to Charles Emslie Jennings, a farmer of near Wagga Wagga.<sup>112</sup>

On the 20<sup>th</sup> April 1951 Jennings sold a part of the portion to Eric Vernon Roberts, a grazier of Lankey's Creek, and Ida Annie Roberts, his wife, as tenants in common. Jennings retained the bulk of the portion for himself.<sup>113</sup>



<sup>112</sup> NSW Land Registry Services. Title Deed. Volume 1057, folio 193.

<sup>113</sup> NSW Land Registry Services. Title Deed. Volume 1057, folio 193.

**Plan:** The component of portion 337 retained by Jennings in 1951. Courtesy NSW Land Registry Services. [See volume 6406, folio 91 for further history of this land]



**Plan:** The component of portion 337 purchased by the Roberts in 1951.

In May 1966 Guoda Johanna Linden, a married woman of Hunters Hill, Wendy Josephine Hucker, a married woman of Hunters Hill, and John William Charles d'Apice, a solicitor of Sydney, became the legal owners of the property, as joint tenants.<sup>114</sup>

In February 1977 the title was transferred to Riverina Broadcasters (Holdings) Pty Ltd. The title was subsequently converted to a computer folio [volume 13276, folio 113].

### **The 2WG Transmission Complex [building and towers]**

2WG Radio was established in the early part of 1932, in what was then the premises of the Riverina Radio & Electrical Supplies Company, at 16 Fitzmaurice Street [next to the lagoon].<sup>115</sup>

The Riverina Radio Broadcasting Co. Ltd [2WG] was a public company with a proposed capital of £10,000. Eric Vernon Roberts was the managing director of the new company.<sup>116</sup>

---

<sup>114</sup> NSW Land Registry Services. Title Deed. Volume 6406, folios 93 & 94.

<sup>115</sup> Daily Advertiser. 16<sup>th</sup> January 1932, p2.



In 1952 the electricity supply was extended to Brucedale. There were seven substations associated with the Bomen to Brucedale extensions, which serviced six farms, one school, one hall, the Bomen Abattoir, two dairies, and 2WG [presumably the transmission station].<sup>117</sup> The event was celebrated with a “*grand opening and switching-on ball*,” in the Brucedale Hall. Some one hundred and fifty locals were in attendance to see the lights

The transmission building was constructed, in 1951 and originally ran off a generator.<sup>118</sup>

AWA provided all of the original electronic equipment and carried out the installation, and handed over a turnkey facility to 2WG in 1951.

The original mast, or tower, was installed by a company called Deeco Engineering. This mast had a height of 310 feet, and had a 5/8ths wave length [electronically]. The mast consisted of two parts. The top section was insulated from the bottom section by a loading coil, which enhanced its wave length [electronically].

Around 2016 or 2017 the top half of the transmission tower fell down and a new tower was installed. The top half of the old tower was held in place by three wire guides. At some point in time these were replaced with a high-tension wire, which subsequently snapped, causing the top half of the tower to fall to the ground. The new transmission tower was three hundred feet high and had a half wave length.

The original link between the studio and the transmission station was by means of the telephone cables [land line]. Some fifteen to twenty years ago Pat Combs supervised the construction of a second mast, some fifty feet high, to the rear of the building. This featured microwave dish technology that replaced the land line connection of the past [between the studio and the transmission station].<sup>119</sup>

---

<sup>116</sup> Wagga Wagga Express. 16<sup>th</sup> January 1932, p13.

<sup>117</sup> Daily Advertiser. 11<sup>th</sup> September 1952, p2.


<sup>118</sup> Pat Combs. [2WG technician]. Conversation 21<sup>st</sup> November 2020.

<sup>119</sup> Pat Combs. [2WG technician]. Conversation 22<sup>nd</sup> November 2020.

### Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing townsfolk - terraces and cottages-

### Assessment criteria:

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Criteria		Comments	Significance
a.	Historic	The structures mark the coming to the Wagga Wagga region of commercial radio broadcasting in 1952 and the boldly signed 2WG building identifies the local radio broadcaster	Local
b.	Associative	The site is associated with Riverina Radio Broadcasting Co. Ltd, operating as Radio Station 2WG and Vernon Roberts as the Managing Director of the Company	Local
c.	Aesthetic	The building retains a range of distinctive characteristics including the bulk, brick materials and architectural details with the bold 2WG sign and the structure provides a well known visual landmark from the Highway with a set of detailed brick piers marking the site entrance	Local
d.	Social	The 2WG building erected by Riverina Broadcasters is valued by those who are serviced the radio broadcaster and by those who operated the 2WG radio service.	Local
e.	Research	The site and building offer the opportunity to research commercial radio broadcasting infrastructure in the rural and regional context of Wagga Wagga. The extent of any remaining early broadcasting equipment within the building is unknown but is worthy of further investigation by experienced specialist engineers.	Local
f.	Rarity	The building is unique and therefore rare within the Wagga area.	Local
g.	Representative	The building provides a very good example of this type of public housing in relation to the design, siting, construction and integrity and is a good representative example of the many which were provided during the period of substantial public housing provision in rural and regional NSW.	Local

**Integrity:** Good

**Condition:** Good

**Date:** 3 Feb 21

**Recommendations:**

- List on the Activation Precinct's SEPP and the Wagga Wagga LEP
- Consult with Owner
- Interpretation – Radio Broadcasting
- Prepare maintenance schedule

**Recommendations**

A skilled local Arborist should review the existing mature trees within 15m of the building and consider options for pruning of those considered to be at an appropriate distance and replacement for those within 10m of the building. This is to better protect the building and provide an appropriate setting to frame views to the building from the road and entrance.

A skilled paint specialist is to review the current and previous external finishes and advise on restoration of a lasting appropriate preparation and finish. It is unlikely that the original building was painted and one option to be considered is the removal of the paint in order that no future external maintenance is required. This would reinstate the original design intent if a detailed paint scraping and analysis proves this to be the case.

Experienced engineers and technicians are to advise on the significance of any redundant internal equipment and the characteristics of the exterior and interior with a view to the long term sustainability of the facility. Redundant openings and cladding may be removed to reinstate an appropriate external character.

Review the external lighting system with a view to enhancing the fittings to improve both the security and character of the site given the landmark status of the building.

Continue to keep the stubble in the vicinity down to a low level to reduce the fire risk.

**Study**

Heritage Assessment for Wagga Wagga Special Activation Precinct, 2021 David Scobie Architects

Yes

### References, internet links & images



**Aerial map:** 2WG Radio transmission tower, indicated with blue dot, courtesy SIX Maps

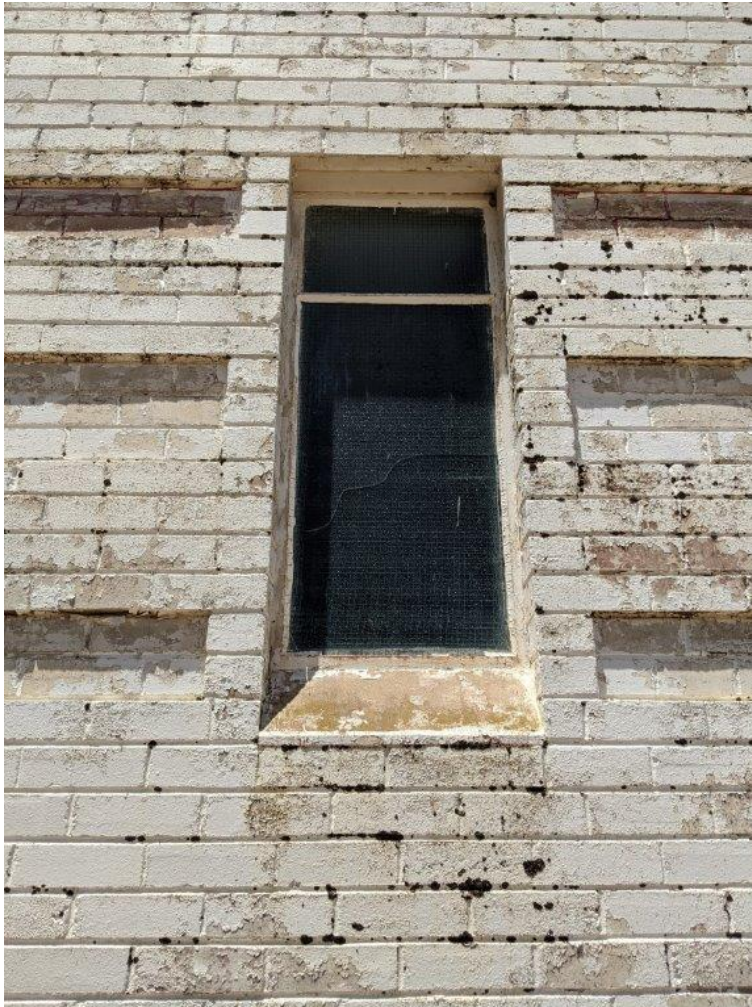


**Photograph 1** View of the front West Elevation, taken from inside the gates noting the concrete strip path and the two contemporary masts with antennae receivers.





Photograph 2      Detail view of the steel letters on the front elevation also noting the recessed brick banding detail, typical of the period and style.



Photograph 3      A detail of a typical window, noting the steel frame with two fixed lights in Georgian wired glass and the rendered sill and brick recessed details.





Photograph 4 View of the South and East elevations noting the expressed skillion roof and guttering.



Photograph 5 The East Elevation, noting the brick tank stands, roof ventilators and original windows. Redundant elements which are not original may be removed and the character and integrity reinstated



Photograph 6 View of the East and North Elevations, noting the returning parapet on the northern side wall and the later awning to protect the access door and the significant roof ventilators above.



Photograph 7 View of the North Elevation with modified – increased opening and infill



Photograph 8 The North and West Elevations noting the abrupt change to the decorative brickwork and the perimeter concrete paving intended to reduce subsidence.



Photograph 9 View looking East to illustrate the location of the replacement mast and access road in relation to the northern side of the building.





Photograph 10 View of the front and West Elevation with South Elevation on the right side of the image, noting the extent of the decorative brickwork, concrete paths and formal entrance.



Photograph 11 A detail view of the entry with two concrete strips ending at the rectangular podium step and the semi-circular pad and double steel doors with hold-open strap and wear mark on the wall.



Photograph 12 Survey mark at the site entry – a significant element on the site.





Photograph 13 Location of survey mark



Photograph 14 Oblique view of the entrance, looking south-west to show the arrangement of the four piers with their detailing and the two angled sides and noting the original pink brick colour where the paint has eroded.



Photograph 17 The two concrete strips denoting the vehicle path



Photograph 18 View from the Olympic Highway of the entrance at the site boundary.