

134 Macquarie Street (GPO Box 618)  
 Hobart Tasmania 7001  
 Phone: 1300 850 332 (local call cost)  
 Email: [enquiries@heritage.tas.gov.au](mailto:enquiries@heritage.tas.gov.au)  
 Web: [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)

**Name:** Strathborough  
**Status:** Provisionally Registered  
**Tier:**

**THR ID Number:** 12006  
**Municipality:** Central Highlands Council

<u>Location Addresses</u>	<u>Title References</u>	<u>Property Id</u>
2120 HOLLOW TREE RD, HOLLOW TREE 7140 TAS	32470/1	7448895



Main house, principal and side elevation  
 Austral Archaeology

Entrance door in the principal elevation  
 Austral Archaeology

Timber and stone Stables building  
 Austral Archaeology

Timber and corrugated iron storage shed  
 Austral Archaeology



Sunken garden feature & stone fountain  
 Austral Archaeology

Garden wall along Hollow Tree Road  
 Austral Archaeology

Archaeological yard deposit n/w of house  
 Austral Archaeology

Archaeological feature - wall footing  
 Austral Archaeology



Strathborough c1960s

Strathborough c1966

Tasmanian Archives:  
 NS2267/1/1103

Tasmanian Archives:  
 NS165/1/256

**Setting:** Strathborough is located in Tasmania's central highlands, approximately nine kilometres to the north-east of the town of Hamilton. The main house at Strathborough has commanding views across the open fields bordering Hollow Tree Road. The house's parkland setting includes numerous mature trees and the remnants of a formal garden.

**Description:** Strathborough consists of a large colonial-era Georgian main house with outbuildings to its north-west, within an expansive setting of open lawns, mature trees and garden elements,

### **1. Main house**

Constructed c.1834, the main house at Strathborough is a two-storey ashlar sandstone building with a stone string course at the mid-point of its principal elevation. It has stone buttresses (raking vertically between the upper floor and the eaves) to each of its flank elevations, with three such buttresses on the north-eastern side and four on the south-western. The stone buttresses may be contemporary with later alterations, including the addition of the upper storey - the differing fenestration to the first and ground floors may support this suggestion. Stone to the principal elevation and buttresses is tooled with a margin and dressed finish, while the remaining three elevations have a pecked finish. The double hipped roof, which conceals an attic within its northernmost volume, has projecting and boxed eaves and is clad with corrugated iron. Attic dormer windows face the internal roof valley. The roof also features four sandstone ashlar chimneys with projecting string courses. The house includes a small single room basement with a stone flagged floor. The principal elevation is symmetrically designed about a central six-panelled timber door with sidelights and timber fanlight over. Windows are one-over-one, double-hung timber sashes. The plan configuration to the upper floor and fabric of the rear façade suggest a previous door opening and verandah since removed. Features that were added to the early structure have been removed, including the entrance portico with pair of Tuscan-order columns and engaged pilasters, dating from c.1901 on the principal elevation; a sunroom to the northwest elevation, and a verandah on the northeast elevation added c1960s.

Internally the house retains evidence of lath and plaster walls and ceilings, with early joinery including chair rails and wainscots to the front rooms, boxed window shutters and timber floor boards throughout. A number of rooms also feature early joinery, including built-in wardrobes and cabinetry, panelling, mantle pieces, doors, staircases, handrails, skirtings and architraves.

A single storey addition containing the former scullery abuts the northwest wall of the kitchen, and is accessed via a three-riser internal stair. This addition is constructed from stone with plastered finish, with a shallow pitched hipped roof of galvanised iron laid over existing timber roof shingles. There is a tall stone chimney to this addition's northwest wall.

There are several outbuildings to the rear (north-west) of the house including:

### **2. Garage**

A late-twentieth century garage sits between the stables building and the main house's former scullery and abuts the stables' south-east elevation. The eastern elevation of the garage (and adjacent stables) is formed by a sandstone wall. The wall is of significance, however, the garage building itself is of no heritage significance.

### **3. Stables**

The stable building is rectangular shaped, approximately 30 metres long and 6 metres wide, constructed from sandstone foundations, approximately 1.2 metres high, the remainder of the wall is finished with timber weatherboards. The hipped roof is clad in corrugated iron, with timbered gable ends – the southern end sits directly adjacent to the late-twentieth century garage. The western elevation of the stables has a number of window and door openings of varying sizes. Internally the building is divided into a series of spaces.

### **4. Shed**

A timber and corrugated iron shed, approximately four metres by six metres, is located adjacent to the stables. The building has a gabled roof clad in corrugated iron with no guttering. The northern and southern elevations have timber weatherboards, the northern elevation unpainted, the southern elevation painted with a doorway and timber door. The side elevations are clad with painted corrugated iron. Remnant sections of post and rail fencing and a small timber shed with skillion roof sit behind.

### **Archaeological Potential**

Strathborough has the potential to yield information which would contribute to an understanding of the functioning and evolution of colonial-era and later period agricultural properties. This potential may be associated with buildings (their structure, materials, construction methods), structures, gardens, activity areas (eg. yards, stockyards), as well as subsurface remains and deposits including those associated with buildings and structures that are no longer extant, ceiling, wall and floor cavities of extant buildings, cesspits, privies and refuse piles. These resources have the potential to provide information as to the form, functions and spatial layout of the place along with aspects of Tasmanian rural culture including class and gender differences, economic fluctuations, and changing rural landscape, practices and technologies. A complex of archaeological features is located around the existing house and outbuildings of Strathborough including evidence of yard deposits exposed during works to the north-west (rear) of the house in 2018.

Archaeological evidence of formal plantings and gardens is likely to be present to the east of the main house. The archaeological potential of Strathborough includes but is not limited to the following features (recorded in 2018):

**5. Archaeological feature – wall footing:** to the north-east of the main house. This is a single course of dry laid sandstone rubble, approximately 30 metres long, and along the line of the existing fence, which is likely the remains of an earlier fence. The complete extent is unknown.

**6. Archaeological feature – garden terrace:** approximately 30 x 20 metres garden terrace on the north-eastern side of the main house. The terraced garden bed is possibly evidence of early landscaping.

**Garden and landscape features:**

The garden features extensive lawns and mature boundary and specimen plantings, mostly conifers.

**7. Fountain and sunken garden feature:** paved with sandstone, which includes a sandstone waterlily-shaped fountain, is sited between the house and Hollow Tree Road and appears to date from the mid-to-late 20th century.

**8. Garden wall:** Constructed from sandstone, approximately 140 metres long and 0.75 metres high, divides the garden from Hollow Tree Road and is likely to be contemporary with the sunken garden feature .

**History:**

Strathborough is located within the country of the Big River nation (Ryan 2012, p.13). Prior to European occupation, the region had been managed by Tasmanian Aborigines using traditional land management practices including regular low-intensity burning. Europeans in the early colonial era viewed the resulting landscapes as well suited to stock raising and cropping

**Joseph Bradbury**

The European history of Strathborough began with a 2,000 acre grant issued to Joseph Bradbury in 1823 (TAHO, LSD405/2/161). Bradbury had arrived from London the year prior, with over £3,000 in goods and cash and a location order from the British Government directing he be provided a grant ( TAHO, CSO1/1/133/3193; VanderNiet).

Bradbury was appointed pound keeper (a stock controller authorised to impound trespassing animals) for the district in 1832 (*The Tasmanian*, 7 April, 1832, p.3). The large sandstone house at Strathborough was built by convict labour for Bradbury and completed in c.1834, with the title issued to Bradbury in 1836 (*Launceston Advertiser*, 29 December 1836, p.4). In an 1856 'List of Persons entitled to be placed on the Electoral Roll for the Return of a Member of the House of Assembly for the Electoral District of Cumberland', Joseph Bradbury's freehold property at Hollow Tree is described as an 'agricultural and grazing farm' (*The Courier*, 8 April 1856, p.3, c.2)

Joseph Bradbury died in 1857, without a will or lawful heir, and his properties were initially let to Thomas Axford and William Hill (*The Hobart Town Gazette* 1861 p.2089, 2092; *Mercury* 3 August 1861 p.3, c.1&2; *Launceston Examiner*, 22 August 1861, p.2). In 1863 the property was re-granted to Ebenezer Geiss and William Dean, acting in trust. A new tenant was sought for the 'valuable Sheep Farm' in 1863, with the advertisements noting the 'large stone dwelling-house' and 'suitable outbuildings' on the estate . At this time the property contained 2,285 acres (TAHO, AD961/1/4; *Launceston Examiner*, 18 July 1863, p.6; *Mercury*, 27 March 1863, p.1).

**Hallett Bros**

By 1870 the Hallett family were leasing the property from Bradbury's Estate , and it was during this period that the name Strathborough came into use. The Hallett family had arrived in Tasmania during the 1860s, farming first at Bonnet Hill, south of Hobart, before moving to the central highlands where they worked a number of properties. The Halletts continued to lease the property until 1911, when Isaac Hallett, William Sprackett Hallett and Frederick William Hallett (Hallett Bros) purchased Strathborough (*Mercury*, 1 October 1888, p.3; *Magenta and Black*, July 2015, p.20; LTO Mem 12/5068).

In 1929 Strathborough was valued at £10,602. At that time it was described as a very good class of pastoral property, containing 3,175 acres as well as carrying a number of cattle. Buildings included the two-storey stone house, a weatherboard cottage, barn, hut, stable, blacksmith's shop, pigsty, fowl house, cow shed and machinery and cart sheds (NAA, P2132, Stradborough (sic)). Stables, barn and storage shed outbuildings survive (some now on adjacent properties), while the other outbuildings formerly sited to the north-west of the house – and visible in a 1946 aerial photograph – have been removed.

**Deirdre & Tony Flint**

Strathborough remained in the ownership of the Hallett family until 1987, at which time the house and some outbuildings were purchased by Deirdre and Tony Flint – only the third family to own the property since its original grant of 1823 (*Examiner*, 17 May 2017). The Hallett family retained ownership of the larger surrounding parcels of land. Deirdre Flint was elected to the Central Highlands Council in 1996, and served as Mayor from 2002 to 2016. During her tenure, aged-care residential units were constructed and permanent medical services established in both Bothwell and Ouse. She was involved in a range of community groups including the Hamilton Agricultural Show, Country Women's Association, Southern Lyons Women's Group, Tasmanian Women's Committee, Federal Women's Committee, Red Cross, Launceston Chamber of Commerce and the Premier's Local Government Council . She served at both the State and Federal level as a member of the Liberal Party, including as Federal Women's Council President from 1999 – 2004. Deirdre Flint's service to the community of the Central Highlands was recognised in 2010 with an Order of Australia Medal. In 2016 she was the recipient of the Outstanding Commitment and Service to Local Government awarded by the Local Government Association of Tasmania . Deirdre Flint died in 2016 and her contribution to the community has been recognised with her inclusion on the Tasmanian Honour Roll of Women (*Tasmanian Honour Roll of Women* – Deirdre Flint OAM).

**Comparative Analysis:**

During the 1820s, the European population of the colony boomed, exceeding 10 000 people by 1823. Large land grants encouraged the development of the pastoral industry, and remained free until 1831. The size of the grant was commensurate with the capital brought to the colony by the settler, and through grants, purchase or lease, pastoral estates of thousands of acres were established during the 1820s and 1830s (Rand 2005, p.206). The early development of these properties was greatly aided by access to assigned convicts who provided a low cost labour force during the 1820s and 1830s. The European occupation of Van Diemen's Land also coincided with the great expansion of the British milling industry which created a great

demand for wool (Ratcliff Vol.3 2015, p.1462). These pastoral properties were established over the most valuable grassland plains of the midlands, central highlands and south east which supported stock in large numbers.

Strathborough is located in one of Tasmania's key pastoral districts and was granted at a period consistent with the emergence of pastoralism in the colony. It demonstrates a number of key attributes common to large pastoral properties, including a large house, stables and outbuildings.

Within the Tasmanian Heritage Register there are a number of other pastoral properties with similar principal characteristics where the cultural heritage values can be easily read in the extant fabric. Woolmers (THR#5077) at Longford has a complex which includes a large main house, stables and coach house, various staff houses, cart shed, former chapel, farm stables, timber woolshed (constructed in 1819 and possibly the oldest of its type in Australia), cider press, blacksmith's shop, bakehouse, store, pump house, windmills, sheep dip and site of convict barracks. Similarly Cranbrook House (THR#1512) at Cranbrook has a large complex of building including a large stone house, stone shed, wooden stable and wooden shearing shed. Quamby (THR#4832) at Hagley has a large house, brick barns, stores, coach houses, staff housing, stables and shearing shed, and Kelvedon (THR#1562) at Swansea includes a large house, stone stables, barn, shearing shed and cottage.

The stepped buttresses on the side elevations of Strathborough are generally an uncommon feature for non-ecclesiastical buildings, usually retrofitted and associated with structural issues rather than aesthetics. For example, the Former Commandant's Cottage, Pontville (THR#8303) has a series of structural buttresses added to the main façade of the building.

## REFERENCES

- Aerial photograph 1946 (Source DPIPW)
- DPIW, *The Tasmanian Wool Industry*, May 2009
- Magenta and Black* (The Hutchins School Magazine), No.101, July 2015, p.20  
via <https://www.hutchins.tas.edu.au/assets/HutchinsMBAUG2015.pdf>
- Morgan, S, 1992, *Land settlement in early Tasmania: creating an antipodean England*, Melbourne: Cambridge University Press
- NAA, P2132, Stradborough (sic), Valuation Field Book, 1929
- Rand, Anne, 2005, 'Land Commissioners', in Alexander, A, (ed.), *The Companion to Tasmanian History*, Centre for Tasmanian Historical Studies, University of Tasmania: Hobart
- Ratcliff, Eric, 2015, *A far microcosm: building and architecture in Van Diemen's Land and Tasmania 1803-1914. Volume 3*, Hobart, Tasmania: Fullers Bookshop
- Ryan, Lyndall, 2012, *Tasmanian Aborigines: A history since 1803*, Allen & Unwin: Crows Nest, NSW.
- TAHO, AD961/1/4, Will, Joseph Bradbury
- TAHO, AF396/1/409, Map - Monmouth 199 - parishes of Pelham and Stradbroke - surveyor Darling (Field Book 565) landholder Allport C
- TAHO, CSO1/1/133/3193, Joseph Bradbury Correspondence
- TAHO, LSD405/2/161, Land Grant Register
- TAHO, NS2267/1/1103, Photograph - Hollow Tree - 'Strathborough' - exterior view of house
- TAHO, Wishaw Collection, NS165/1/256, Photograph - Hollow Tree-Strathborough
- Tasmanian Honour Roll of Women* website – 'Deirdre Flint OAM'  
[http://www.dpac.tas.gov.au/divisions/csr/programs\\_and\\_services/tasmanian\\_honour\\_roll\\_of\\_women/inductees/2017/deirdre\\_flint\\_oam](http://www.dpac.tas.gov.au/divisions/csr/programs_and_services/tasmanian_honour_roll_of_women/inductees/2017/deirdre_flint_oam), viewed 28 August 2019.
- VanderNiet, J. 'Void Grants and Located Land', DPIPW. November 2010.  
<https://dipw.tas.gov.au/Documents/Void-grants-and-located-land.pdf> viewed 4 June 2019.

**Statement of Significance:**  
(non-statutory summary)

Strathborough is of historic cultural heritage significance because it demonstrates early European settlement patterns in Tasmania and aspects of the early development of pastoralism. The combination of standing buildings and subsurface material has high research potential to provide important information related to an early and important farming property. The place is a good example of an early farming property.

**Significance:**

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

**a) The place is important to the course or pattern of Tasmania's history.**

Strathborough is of historic cultural heritage significance for demonstrating patterns of early settlement and land use in Van Diemen's Land, with particular reference to the development of pastoralism. Agricultural use and development of the property commenced in 1823, an early period in the European settlement of Tasmania. The scale and quality of the house, gardens, and service buildings assist in demonstrating the wealth generated by agriculture during the nineteenth century allowing for the creation of impressive estates.

**b) The place possesses uncommon or rare aspects of Tasmania's history.**

No Data Recorded

**c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.**

Strathborough has the potential to yield information which would contribute to an understanding of the functioning and pattern of evolution of an important central highlands agricultural property developed during the earlier part of the nineteenth century. Investigation of standing structures and subsurface remains has the potential to yield information about the form, functions and spatial layout of the place. This includes extant buildings, and the locations of former structures, likely to have been to the northwest of the house along with a range of aspects of nineteenth century Tasmanian rural culture, including class and gender differences, economic fluctuations, and changing rural practices and technologies. Historic plantings and landscaping elements could provide new information regarding garden design and fashions, plant availability and acclimatisation of exotic species.

**d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**

Strathborough is a representative example of a farming estate which has evolved from the early nineteenth century. It demonstrates principal characteristics of this historical land use through its spatial arrangement of buildings, with the large Colonial-era Georgian house located within an expansive garden setting, and rural outbuildings including stables and storage shed located to the rear. The main house features buttresses, an unusual feature in domestic architecture of this style and period. Extant buildings, archaeological deposits, layout, landscape and gardens demonstrate the evolution of a large farming property from the 1820s, through to the early twentieth century.

**e) The place is important in demonstrating a high degree of creative or technical achievement.**

No Data Recorded

**f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.**

No Data Recorded

**g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.**

No Data Recorded

**h) The place is important in exhibiting particular aesthetic characteristics.**

No Data Recorded

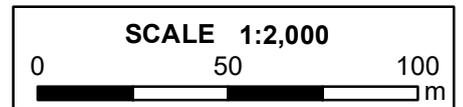
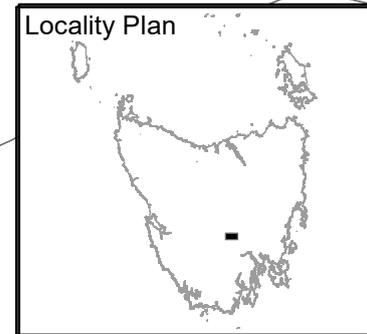
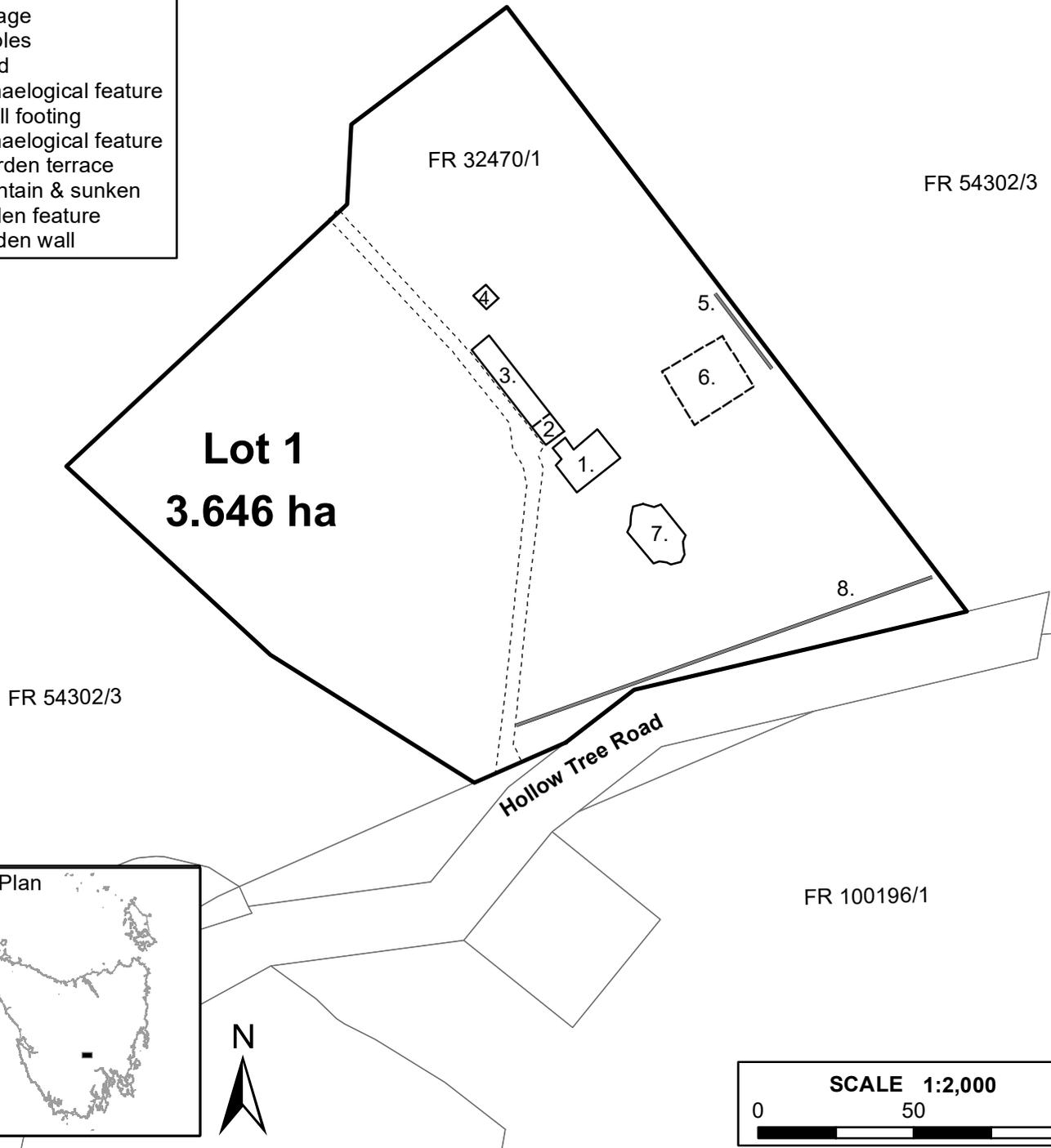
**PLEASE NOTE** This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.

## Note

1. Lot 1 represents the registered boundary for 'Strathborough', #12006 on the Tasmanian Heritage Register.
2. Lot 1 is the whole parcel of FR 32470/1, the boundary of which is marked by a heavy black line and described below.
3. All boundaries are parcel boundaries, details of individual land parcel boundaries may be accessed through the Land Information System Tasmania (LIST).

## Key

1. Main house
2. Garage
3. Stables
4. Shed
5. Archaeological feature  
- wall footing
6. Archaeological feature  
- garden terrace
7. Fountain & sunken  
garden feature
8. Garden wall



TASMAB: MONTACUTE - 4829      GRID: MGA94 / ZONE 55      DATUM: AHD      CONTOUR INTERVAL: N/A

No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE
1	Production	THC	12006	AW	A.ROBERTS	30.6.21



**Strathborough**  
2120 Hollow Tree Road,  
Hollow Tree

### CENTRAL PLAN REGISTER



p.p. Surveyor General:

Date Registered: 7.7.21

CPR  
11068

PREPARED BY  
HERITAGE TASMANIA

