

However, the 1890s were marked by a severe economic depression in Australia, which saw a fall in the cost of exported wool. This was exacerbated with an extended drought and a rabbit plague. Like many rural property owners the De Salis finances suffered considerably and bankruptcy loomed. After much struggle and the selling off of other lands the De Salis era at Cuppacumbalong came to an end. On 12 September 1890 the control of Cuppacumbalong was transferred to the Union Bank of Australia.

In 1894 Leopold De Salis was declared bankrupt and the Union Bank became mortgagee in possession of Cuppacumbalong Station. The extended De Salis family was forced to leave Cuppacumbalong and move to Lambrigg. Because Lambrigg was in Nina's name, and was not part of the mortgaged estates, it had been retained in the family. Leopold De Salis was severely affected by his losses and died four years later, in 1898, at Lambrigg. He was buried in the family cemetery at Cuppacumbalong. During the same year the second Cuppacumbalong homestead, built by the De Salis family, was flooded. As a result it became structurally unsound and was later demolished (date unknown).

### **Cuppacumbalong after the De Salis family and the development of the ACT, 1898-2002**

The next owner of Cuppacumbalong was a joint partnership between Colonel Selwyn Campbell and Mr George Circuit. They purchased the property from the Union Bank in 1898 and held it for 12 years. They sold the property in 1910 to A.G McKeahnie, together with 14,000 sheep and 200 cattle. Under McKeahnie's ownership the holding known as Cuppacumbalong (Holding No. 358) extended from the homestead on the bank of the Murrumbidgee River west to, and just beyond Castle Hill, south taking in the lands between the Gudgenby and Murrumbidgee Rivers to the Guises Creek junction and north west to Paddys River. McKeahnie had a second holding, also known as Cuppacumbalong, taking in the lands north and south of the Gudgenby and Naas Rivers. A survey of the Cuppacumbalong homestead (holding no. 358) from about 1918 listed a residential building, laundry building and kitchen building. Improvements to the homestead paddocks were listed as stockyards, fence around a haystack, stables, forge and harness room, sulky sheds and groom's quarters, store room, shed, slab cottage, corrugated iron shed, corrugated iron granary, slab hut and poultry yards and houses.

Following the selection of Canberra as the national capital and the survey of the limits of the Federal Capital Territory, the large station of Cuppacumbalong began to be broken up. McKeahnie sold holding 358 to N. A. Thompson in 1921. Thompson built the present homestead in 1923, but this time on higher ground to avoid the floods. He may well have used the previous flood level and the 1922 flood level as a guide to situating the house. In 1925 another higher than usual flood level failed to reach the new house. In 1924 Thompson sold the property to Frank (F.N.) Snow. Around the early 1930s, the Snows added the billiard room to the south-east side of the house, and the gardens in front of the house underwent further design. During the Snows tenure at Cuppacumbalong, King George VI and Queen Elizabeth visited the Homestead. On 14 February 1974, Queen Elizabeth II and Prince Phillip, after having the official number plates from their car removed, visited the Homestead for an informal Sunday afternoon tea. Despite events such as these, Cuppacumbalong was not generally a social centre in the Snows' time. (Pers. com. Mrs Joan Gorman.)

Frank Snow was the last private owner of Cuppacumbalong land. In September

1970 the Commonwealth Government issued an acquisition notice to 11 owners for 22,000 acres of land south of the Tuggeranong Valley. The two largest properties were Lanyon, 10,000 acres and Cuppacumbalong, 7,700 acres. The Minister for the Interior announced the intention to preserve the two homesteads with enough land around them to retain their rural character (*Canberra Times* 23rd September 1970). For a period following resumption the Cuppacumbalong homestead was uninhabited. The paddock north of Block 8 was subdivided into 6 sections one of which contained the cottage that one of the Snow sons lived in. The others were subsequently built on, in effect making the village of Tharwa creep closer to the homestead of Cuppacumbalong. In 1975 the homestead and surrounding gardens and grounds were put out to tender. The homestead was leased and established as the Cuppacumbalong Arts & Craft Centre in December 1975. The house and property have passed through several lessees since then. Today the homestead and its grounds are run as a tourist attraction, arts and craft centre and a restaurant. The present lessee purchased the house and property lease in 2001.

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### **Oral History**

Gorman, Joan (nee Snow). Interview with Colin Griffiths and Judith Baskin, September 2002 (Mrs Gorman lived at Cuppacumbalong from 1925 to the early 1950s).

Information provided by Mr & Mrs R. Akhurst, lessees of Cuppacumbalong, is acknowledged with thanks.

## **A5 *Analysis against the criteria in schedule 2 of the Land (Planning and Environment) Act 1991***

### **Criteria for the Assessment of the Heritage Significance of Places**

Under section 56 of the *Land (Planning and Environment) Act 1991* the criteria for the assessment of the heritage significance of places are listed in Schedule 2 of the Act:

#### **Criterion (ii) A place which exhibits outstanding design or aesthetic qualities valued by the community or a cultural group**

##### ***Homestead***

As noted, the homestead is an example of the Inter-War California Bungalow style. It displays most of the key features of the style, and portrays several others in a modified form.

The homestead is a rural example that compares with several other examples of the style in Canberra. These examples include the:

- Braddon Housing Precinct (1922-27);
- Hyatt Hotel Canberra (1924); and
- Gorman House (1925). (These results are based on a search of the Australian Historic Places Inventory for the ACT.)

All of these examples display at least some key and other features of the style. The designs of the hotel and Gorman House also display qualities related to other styles. In this context, the homestead is a good example of the Inter-War California Bungalow style, and one of only a few known examples of this style in Canberra.

In addition, the homestead displays a number of attractive decorative spaces or elements including:

- the generous eastern verandah with its timber floor;
- the extended series of rooms along the east of the homestead;
- the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
- fireplaces;
- the sliding timber doors with leadlight panes in Room 1;
- window seats;
- the decorative plaster ceiling in Room 15;
- the original/early light fittings.

**The homestead meets this criterion to a medium to high degree.**

##### ***Garden***

As noted in the description above, the garden is a charming place set in the enclosed landscape. The landscape is integral to this experience and contrasts, for example, with the more open landscape of Lanyon or Lambrigg.

The precinct's aesthetic appeal is enhanced by the picturesque view from the front of the house and the upper garden that was created by the siting of the house and the platform created to make the upper garden. The garden is a charming setting for the house and a pleasant place in its own right.

**The garden meets the criterion to a low degree.**

**Criterion (iii) A place which demonstrates a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function which is no longer practised, is in danger or being lost, or is of exceptional interest**

The homestead demonstrates a distinctive design, being the Inter-War California Bungalow style, which is no longer widely built and is of considerable interest. The small number of Canberra buildings in this style enhances its demonstrative value.

The overall precinct provides evidence of a rural/pastoral way of life. However, such examples are relatively numerous, even in the ACT with its heavily urbanised areas. While Cuppacumbalong is a publicly accessible example, there are other examples that people can visit in the ACT or nearby. These other examples, such as Lanyon Homestead, Tuggeranong Homestead and Huntly, are better examples because they retain better evidence of rural life and some are still working rural properties. Cuppacumbalong has long since ceased to be a working rural property. It is no longer intact as are some of these other examples of working rural properties. Moreover development on Block 3 obtrudes further on the remaining Blocks. Its associated cemetery is unique in style and intact although other properties such as Kowen have cemeteries associated with them.

Its setting however is distinctive and is different to most other properties because it is in an enclosed part of the Murrumbidgee River corridor like Freshford.

**The place meets this criterion to a medium degree.**

**Criterion (v): A place or object which is the only known or only comparatively intact example of its type**

The *Arbutus x andrachnoides* (Arbutus) is a rare form of this tree in the ACT, identified as such by Boden (1997).

Cuppacumbalong Homestead is a relatively rare and reasonably intact example of the Inter-War California Bungalow style in the ACT. It is one of only a few known examples of this style in the ACT.

**The Arbutus meets this criterion to a high degree, and the homestead to a medium degree.**

**Criterion (vi): A place which is a notable example of a class of natural or cultural places or landscapes and which demonstrates the principal characteristics of that class.**

The discussion above about design/aesthetic qualities deals with the architectural style of the homestead and the garden that might be considered a class of cultural places.

Accordingly:

- **the homestead meets this criterion to a medium to high degree;**
- **the garden meets this criterion to a low degree;**

**Criterion (vii): A place which has strong or special associations with a person, group, event, development or cultural phase which played a significant part in local or national history.**

Cuppacumbalong has a long association with the early European settlement period of the Australian Capital Territory and with the settler families of the district. The first to settle at Cuppacumbalong were James and Mary Wright who had established Lanyon prior to moving to Cuppacumbalong. Cuppacumbalong was one of the first rural settlements to be established on the western side of the Murrumbidgee River in lands that were designated beyond the limits of location by the New South Wales Government. The Wright family was followed by the De Salis family, who held Cuppacumbalong between the 1860s and 1890s. Count Leopold De Salis held a prominent position within the rural community of the district, in local affairs and local and NSW politics. In 1864 he became the Member for Queanbeyan in the NSW Legislative Assembly, continuing in this position until 1868 and from 1875-1868 he was a Member of the NSW Legislative Council. The property was associated with other De Salis properties particularly that at Michelago still held by the De Salis family and Lambrigg where Farrer, a son-in-law settled on De Salis land. However, the limited surviving evidence of this association diminishes this value.

**The place meets this criterion to a medium degree.**

**Criterion (xi): A place which demonstrates a likelihood of providing information which will contribute significantly to a wider understanding of natural or cultural history, by virtue of its use as a research site, teaching site, type locality or benchmark site**

There is a high potential for material evidence relating to Aboriginal use or occupation existing below the root base of the grassed areas or deeper below the surface in areas of alluvial deposits particularly on the lower slopes of Block 6.

The area of the two earliest homesteads is one of high archaeological sensitivity and should be subject to protective measures aimed at their preservation. Although no subsurface investigation for the area is planned, the footings, together with the photographic evidence, have the potential to provide further information on the dimensions of the buildings, internal wall footings or connecting links between the buildings, their form and temporal construction.

The refuse dump has the potential to contain domestic and farm material associated with the settlement and functions of Cuppacumbalong dating from the establishment of the Wright homestead, c.1848 to the recent past.

**The place meets this criterion to a medium degree for its archaeology.**

**Richens, Nicole**

**From:** Richens, Nicole  
**Sent:** Wednesday, 4 February 2004 2:04 PM  
**To:** [REDACTED]  
**Subject:** Cuppacumbalong IHPR Citation : Response to comments

Bruce,

As discussed at Cuppacumbalong today, please find attached the Heritage Council's response to your comments on the draft citation. If you require additional information or would like to discuss any concerns with the Heritage Council please contact the Heritage Unit to make an appointment. Thankyou for the opportunity to meet with you on site and discuss the property.

Regards,  
Nicole.

Ms Nicoie Richens  
**Conservation Officer**  
**ACT Heritage Unit**  
**Environment ACT**

(tel) 6207 2166  
(fax) 6207 2200

## **Cuppacumbalong Homestead Precinct**

### **Public Consultation - Response**

Mr Gibbs comments follow (in italics), with the relevant section from the citation in bold, followed by the response of the Heritage Unit to the comments.

#### **In Statement of significance:**

*The Statement re the original/early bathroom and tiling in room 22 is completely incorrect. The bathroom was refitted after Joan Gorman left Cuppacumbalong in the mid 50's. (pers com Joan Gorman).*

*Originally it had only a bath, no shower, and the bath was a claw-footed bath, possibly the one which is now in room 10. This bathroom was built by Tommy O'Connor, a prominent builder in the district for 40 years in the middle of last century; there are very similar bathrooms in several homesteads in the district most pertinently in the homestead O'Connor built in the 1950's for Frank Snow's youngest son Jock. This property is now "Castle Hill", and was the northern end of Cuppacumbalong until the property was resumed in the early 1970's. It is most likely that the bathroom was fitted at the same time "Castle Hill" homestead was built.*

**Response:** Noted. **Change required.** Suggest removing reference to this bathroom as a significant item in the Homestead.

*The original/early light fittings*

**Response:** further comment was not provided in the letter-assume it was an oversight, following up with a phone call. Spoke to Bruce Gibbs and explained that the light fittings did not need to be original to be deemed significant. **No change required.**

*Two Tamarisk trees. I cannot identify these trees from the Tree study carried out 2 years ago.*

**Response:** The two trees are identified on the map of the garden that is included in the citation. They are not referred to in the Tree Study because that report was looking at significant trees from the ACT Tree Legislation perspective, and clearly stated that there may be trees on the property that have heritage significance that they have not assessed. **No change is required.**

## **Specific Requirements for Conservation Objectives 2.2**

**2.2 a)** *The brick piers. The northern and eastern verandahs piers are original. However all of the piers on the western side of the homestead are very recent, having been installed between 1986-99, during several extensions to the western side of the homestead.*

**2.2 a)** **The fabric of the homestead related to the Inter-War California Bungalow style shall be conserved, including the:**

- **visually prominent low-pitch roof;**
- **wide overhanging eaves;**
- **exposed roof timbers, in the form of the eaves brackets;**
- **large east and north verandahs, (latter now enclosed);**
- **chimneys; and**
- **the brick piers with a slab capping.**

**Response:** The Specific Requirement states that “the fabric of the homestead related to the Inter-War California Bungalow style shall be conserved”. It is not a requirement that this fabric be from the original building of the homestead, it is a requirement to conserve it if it is related to the style of the Homestead. **No change is required.**

**2.2 b)** *The extended series of rooms along the east of the homestead. These rooms, with the exception of 15/16, have only been opened up in recent times. The opening between 1 and 29 was done after the death of Frank Snow. Room 29 was the master bedroom. The wall between these 2 rooms has been opened up since then according to Joan Gorman. The opening between rooms 28 and 27 was done during renovations in 1986. The windows that led onto the now enclosed northern verandah (rooms 27 onto 26) were also fitted during those renovations in 1986. Photographic images of the property pre 1986 clearly show the double hung windows onto the northern verandah. The most recent change was the wall between rooms 28 and 27, which was taken down 2 years ago.*

**2.2 b)** **The following attractive decorative spaces or elements shall also be conserved: {figure 3}**

- **the extended series of rooms along the east of the homestead shall continue to be connected and *no permanent division* between rooms shall be constructed;**
- **etc**

**Response:** Is this important to retain in the citation? Was it put in to avoid splitting up the house- by preventing “permanent division” between these rooms. Could temporary (removable) divisions be put in place. The wording *no permanent divisions* should cover this. **No change required**

## **Specific Requirements for Conservation Objective 3**

**3.1 (b) Retaining and continuing the predominant use of exotic plants.**

*Cuppacumbalong may not be able to prolong the life of exotic plants such as the rose gardens and lawns, because of the crisis that the ACT find its self in with the current water restrictions. We would ask for some dispensation for our water use if the keeping of these gardens is thought to be of benefit to the public and historically beneficial. It may be more pertinent to allow the gardens to change with the trends as Canberra becomes a more environmentally sustainable place, and allow the garden to include more drought-hardy native plantings.*

**3.1 b) The existing use of predominantly exotic plants in the garden, with only a few native plants, shall be retained and continued. However, the plantings have a history of being affected by prevailing fashions in the replacement or addition of new plants, and this tradition may continue, within the context of the requirement regarding the predominant use of exotic plants.**

**Response:** This is a valid concern. **Change:** Suggest that we re-word this section to say in the overall Conservation Objective 3.1 "The garden shall be managed to retain its historic shape and, **as far as possible**, to be a garden of mainly exotic plants". Under 3.1 b) change the word "shall" to "should".

**3.1 (c) Cupresses spp preserve their aesthetic qualities. All of the Cupressus in the Cuppacumbalong precinct are very recent plantings probably not more than 40 years old. They are also infected with a disease that is slowly making them more dangerous in the public areas. Their lower branches fall off with regularity**

**3.1 c) Trees shall be managed to preserve their aesthetic qualities. Trees such as Cupressus spp., which have branches to the ground, shall be allowed to retain this habit and not be pruned to raise branches from the ground**

**Response:** This is a management issue – public safety can be managed without pruning the *Cupressus* . **No change is required.**

**3.1 (d) Tree groups. Many of the tree groups have been planted recently (15-25 years) and are not surviving in the drier climate we are currently enduring. Groups such as the white poplars on block 6 are all but dead.**

**3.1 d) The demolition of the following features shall not be permitted:**

- garden areas, both upper and lower;
- tree groups, except as permitted at 3.1(e); and
- the *Arbutus x andrachnoides* tree.

**Response:** When the trees were planted is not relevant as they have been assessed for their aesthetic contribution to the overall precinct. Dead trees may obviously be removed. **No change is required.** Replanting of such tree groups is covered under CO 3.2 e).

**3.2(a) Precinct generally. I think that the historical nature of the western ends of blocks 6 and 8 has not been shown to be of importance. I believe, then, that the**

*plantings on this part of the block should not have to remain in the same framework as the historically important eastern side of the block.*

**3.2 a) The framework of trees is a significant feature contributing to the character of the garden and the precinct generally, and this feature shall be retained.**

**Response:** The Blocks 6,7 and 8 have been incorporated into this citation so that there is sufficient land surrounding the homestead and gardens to buffer it from development right up to its boundaries. The western end of the blocks buffers the site from the road. The general framework of trees that covers the western end of the block remains important for the amenity of the whole block.

**No change is required.**

*3.2 c) Environment ACT wants to remove up to 80% of the poplars in the river corridor.*

**3.3 c) Subject to thinning or removal of unnecessary suckers, the straight lines of Poplars on the easterly part of Block 6, and the beginning of the avenue of Elms to the cemetery shall be retained.**

**Response:** This citation applies to the blocks listed. As such Environment ACT will not be responsible for trees on these blocks. The trees in the corridor are subject to Specific Requirements associated with the Registered Place Cuppacumbalong Cemetery, and Environment ACT needs to manage these in accordance with the Specific Requirements.

**No change is required.**

#### **Specific Requirements for Conservation Objective 4**

*4.1 (a) Most of this archaeologically sensitive area was tilled from 1930's-1960's and corn was grown here to feed the Snows stud cattle according to John Arnold 1954-62 stud cattle groom.*

**4.1 No disturbance should occur within the archaeologically sensitive areas that would alter the definition or interpretation of the site.**

**(a) The Archaeologically Sensitive Zone identified in Figure 2 shall not be disturbed by activities which disturb the ground or sub-surface areas. Such activities include excavation, trenching, boring, or tilling the soil.**

**Response:** Additional information is important. In this case it does not change the intent of the Specific requirement. **No change is required.**

#### **Specific Requirements for conservation Objective 6**

*( Note that in the original citation there was an error in the numbers used – No. 5 was omitted. Therefore in the final draft all of Objective 6 has been changed to Objective 5.)*

**6.1 (a)** *The study has shown that none of the land to the west of the homestead is of any significance to the heritage of the precinct. I find it strange, then, to include it in the intrinsic features of the complex.*

**6.1 a) New development (except that covered under conservation objective 2.1) shall not involve the loss, removal or damage to any features intrinsic to the significance of the complex.**

**Response:** The Precinct includes the parts of the blocks to the west of the homestead building, and this land was part of the original Cuppacumbalong block. While this land is not listed as an intrinsic feature of the place it is part of the determined precinct that protects the homestead setting. **No change is required.**

**6.1 (b)** *Sensibly the area protected by the Cuppacumbalong Historic precinct should be east of the homestead and not include any of the land to the west. The changes that have been made to the west over the last 35 years should continue as they have little or no effect on the historic precinct that still remains to the east of the homestead.*

**6.1 b) New development to fully protect features intrinsic to the significance of the complex.**

**Response:** as above for 6.1 a) **No change is required.**

**6.2(a)** *Retain the low density, rural character of the precinct. The block to the south of block 6 which Outward Bound Australia Lease, has several medium density accommodation buildings on-site. This allows them to group their accommodation to one area of their block so as not to take up the whole block with small singular dwellings. I think this is a much better outcome than the proposal to restrict Cuppacumbalong to low density. It also gives a prerequisite to that the surround section is not all low density. This is an unnecessary restriction to place on Cuppacumbalongs commercial future as no historical significance has been found on the western side of the homestead.*

**6.2.1 a)** **The design of any new buildings or structures in the precinct shall avoid or minimise any impact on the significance of the place. New buildings or structures shall be restricted in number and extent in order to retain the low-density, rural character of the precinct.**

**Response:** Interpretation of what is low density is the problem here.

**6.3** *New development controlled so that the rural character of the complex be maintained. Cuppacumbalong is no longer a rural complex, nor has it been for the last 30 years. The homestead and its' eastern views should be maintained in an historical sense, but none of the property can be said to have a rural character.*

**6.3 The location of new development to be controlled so that the rural character of the complex is preserved.**

**Response:** Interpretation of the word rural is the problem here. **Change:** Suggest that the word rural be changed to semi-rural.

*In stating my objection to the overall conservation objectives, I agree completely with **The Specific Requirements for the Conservation Objective 6.***

### **Management Recommendations**

*'Subdivision of the existing blocks should not be permitted'. This has no relevance to this proposal at all. At the moment the planning laws in the ACT do not allow the subdivision of blocks like these. I strongly believe that this should not be included. If there was to be any note that should be included it should be aimed at the Heritage nature of the block, for the Conservation as this is what we are trying to protect - not the future development of part of a block which has no historical importance linked to it.*

**Response:** It should be noted that this citation was spurred by the proposal to amalgamate the 3 nominated blocks into a single block under a single lease. As stated above the nomination is for the whole of these blocks and the precinct provides a buffer around the homestead building and gardens. Management Recommendations are just that – they are not a legislative requirement. The wording of the recommendation is that “the existing blocks **should** not be permitted” . As such, it is truly a recommendation.

**No change is required.**

### **Access to Cuppacumbalong Cemetery Track.**

*This access via block 6 should (for both privacy and security of the residence at Cuppacumbalong) be restricted to the business hours of the property. There is unlimited access via a track that starts at the Tharwa Bridge, and just as the tenant next to cemetery is given their privacy via the road next to them not being used as the main access to the cemetery, so should the privacy of the resident at Cuppacumbalong be of great importance.*

**Response:** The hours of public access can be negotiated in the Land Management Agreement that is negotiated for the lease of the amalgamated blocks. **No change is required.**

### ***In Summary (Comments from Bruce Gibbs)***

- *A lot of the individual points in the proposal are inaccurate. Eg: the bathroom (room 22) is certainly not original. I think that without completely redoing this proposal, it should at least be simplified as not to include this inaccurate information. **Agreed***
- *The importance of the study is to protect and maintain the historical features of the Cuppacumbalong Homestead Precinct. At times it appears to be aimed more at the restriction of development on the entire block rather than to preserve its heritage value. In future years this will handicap the lessees ability to maintain the historical importance of the property. **View of respondent – can't address***
- *The proposal needs to be simplified to take out inaccuracies and to focus on preserving the historical points raised in the Specific Requirements for Conservation Objective 6.3. The only addition to these simple points should be the design and siting requirements for any changes or additions to the homestead and to ensure that these are sympathetic to its heritage. **View of respondent.***

## **Update on Cuppacumbalong Citation and CMP – 20/11/03**

### **Background**

Land and Property were requested to consider the amalgamation of the blocks that were being used by the current Cuppacumbalong lessee. These are the blocks in the citation (Blocks 6,7 and 8). Block 6 had previously been a permissive occupancy type arrangement, which did not allow development of the block. Amalgamation of the blocks would allow the lessee to utilise and make changes to the block which would facilitate its commercial viability.

As part of the investigation into whether these blocks should be amalgamated a heritage study was recommended.

Land and Property contributed \$5,000 and the Heritage Unit contributed a further \$5,000 to engage a consultant to do an assessment of Cuppacumbalong Homestead to determine its historic significance, develop a nomination to the interim Heritage Places Register and to do a Conservation Management Plan for the place.

The National Trust were contracted to carry out this work.

The reports produced by the National Trust were not seen as acceptable by the Unit or the Council. Council determined that they would only consider nomination of the actual Homestead building, the garden and the early homesteads archaeological site.

It was decided to develop these within the Unit, utilising the information that the National Trust had put together.

**The Nomination** is in its last stages of the registration process – as indicated on the folder with the nomination in it, the owner of Cuppacumbalong needs to be informed of the Heritage Councils response to his comments on the Draft. If he has remaining concerns (and these will inevitably be about how the nomination may affect his ability to develop the blocks – recognising that he has been supportive, in general, of registration) then probably the best way forward is to have him address his concerns directly to Council – ie at a Council Meeting).

### **Conservation Management Plan**

The rewrite of the CMP is not quite completed. The bulk of the CMP has been extracted from the National Trust CMP, and reflects the Nomination – ie it only lists of the actual Homestead building, the garden and the early homesteads archaeological site as significant, but nominates the whole of the 3 blocks as the precinct.

The paper copy that is in the folder has notes on how to progress finalising the CMP. Council have not seen a draft of this revised CMP. Do they need to see it and make comments prior to it being sent to Property and Land ? (This will add to the length of the whole process – it may be more appropriate to get one or two of the council to look it over)

Once the CMP is completed and the iHPR has been processed they need to be sent to Land and Property so they can complete the amalgamation of the blocks. The iHPR and CMP will form part of the Property Management Agreement that is negotiated for the new lease.

electronic file: table of Stakeholder responses to citation.doc  
(under folder Public Consultation in the Cuppacumbalong folder)

## Cuppacumbalong Homestead Precinct

### Public Consultation - Responses

There were two responses to the Public Consultation process. One was from Mr Bruce Gibbs (Cuppacumbalong, Naas Rd. Tharwa, 2620 ACT), and the other was from ACTPLA

Mr Gibbs comments follow (in italics), with the relevant section from the citation in bold, followed by the response of the Heritage Unit to the comments.

#### In Statement of significance:

*The Statement re the original/early bathroom and tiling in room 22 is completely incorrect. The bathroom was refitted after Joan Gorman left Cuppacumbalong in the mid 50's. (pers com Joan Gorman).*

*Originally it had only a bath, no shower, and the bath was a claw-footed bath, possibly the one which is now in room 10. This bathroom was built by Tommy O'Connor, a prominent builder in the district for 40 years in the middle of last century; there are very similar bathrooms in several homesteads in the district most pertinently in the homestead O'Connor built in the 1950's for Frank Snow's youngest son Jock. This property is now "Castle Hill", and was the northern end of Cuppacumbalong until the property was resumed in the early 1970's. It is most likely that the bathroom was fitted at the same time "Castle Hill" homestead was built.*

Noted

**Response:** The original information in the citation was provided by the National Trust. Obviously they were mistaken in this case. **Change required.** Suggest removing reference to this bathroom as a significant item in the Homestead.

#### *The original/early light fittings*

**Response:** further comment was not provided in the letter-assume it was an oversight, following up with a phone call. Spoke to Bruce Gibbs and explained that the light fittings did not need to be original to be deemed significant. **No change required.**

K

*Two Tamarisk trees. I cannot identify these trees from the Tree study carried out 2 years ago.*

**Response:** The two trees are identified on the map of the garden that is included in the citation. They are not referred to in the Tree Study because that report was looking at significant trees from the ACT Tree Legislation perspective, and clearly stated that there may be trees on the property that have heritage significance that they have not assessed. **No change is required.**

### Specific Requirements for Conservation Objectives 2.2

**2.2a) The brick piers.** *The northern and eastern verandahs piers are original.*

However all of the piers on the western side of the homestead are very recent, having been installed between 1986-99, during several extensions to the western side of the homestead.

**2.2 a) The fabric of the homestead related to the Inter-War California Bungalow style shall be conserved, including the:**

- visually prominent low-pitch roof;
- wide overhanging eaves;
- exposed roof timbers, in the form of the eaves brackets;
- large east and north verandahs, (latter now enclosed);
- chimneys; and
- the brick piers with a slab capping.

**Response:** The Specific Requirement states that "the fabric of the homestead related to the Inter-War California Bungalow style shall be conserved". It is not a requirement that this fabric be from the original building of the homestead, it is a requirement to conserve it if it is related to the style of the Homestead. **No change is required.**

**2.2 b)** *The extended series of rooms along the east of the homestead. These rooms, with the exception of 15/16, have only been opened up in recent times. The opening between 1 and 29 was done after the death of Frank Snow. Room 29 was the master bedroom. The wall between these 2 rooms has been opened up since then according to Joan Gorman. The opening between rooms 28 and 27 was done during renovations in 1986. The windows that led onto the now enclosed northern verandah (rooms 27 onto 26) were also fitted during those renovations in 1986. Photographic images of the property pre 1986 clearly show the double hung windows onto the northern verandah. The most recent change was the wall between rooms 28 and 27, which was taken down 2 years ago.*

**2.2 b)The following attractive decorative spaces or elements shall also be conserved: (figure 3)**

- the extended series of rooms along the east of the homestead shall continue to be connected and *no permanent division* between rooms shall be constructed;
- etc

**Response:** Is this important to retain in the citation? Was it put in to avoid splitting up the house- by preventing "permanent division" between these rooms. Could temporary (removable) divisions be put in place. The wording *no permanent divisions* should cover this. **No change required**

### **Specific Requirements for Conservation Objective 3**

**3.1 (b)** *Retaining and continuing the predominant use of exotic plants. Cuppacumbalong may not be able to prolong the life of exotic plants such as the rose gardens and lawns, because of the crisis that the ACT find its self in with the current water restrictions. We would ask for some dispensation for our water use if the keeping of these gardens is thought to be of benefit to the public and historically beneficial. It may be more pertinent to allow the*

*gardens to change with the trends as Canberra becomes a more environmentally sustainable place, and allow the garden to include more drought-hardy native plantings.*

**3.1 b) The existing use of predominantly exotic plants in the garden, with only a few native plants, shall be retained and continued. However, the plantings have a history of being affected by prevailing fashions in the replacement or addition of new plants, and this tradition may continue, within the context of the requirement regarding the predominant use of exotic plants.**

**Response:** This is a valid concern. **Change:** Suggest that we re-word this section to say in the overall Conservation Objective 3.1 "The garden shall be managed to retain its historic shape and, **as far as possible**, to be a garden of mainly exotic plants". Under 3.1 b) change the word "shall" to "should".

**3.1 (c) Cupresses spp preserve their aesthetic qualities. All of the Cupressus in the Cuppacumbalong precinct are very recent plantings probably not more than 40 years old. They are also infected with a disease that is slowly making them more dangerous in the public areas. Their lower branches fall off with regularity**

**3.1 c) Trees shall be managed to preserve their aesthetic qualities. Trees such as Cupressus spp., which have branches to the ground, shall be allowed to retain this habit and not be pruned to raise branches from the ground**

**Response:** This is a management issue – public safety can be managed without pruning the Cupressus . **No change is required.**

**3.1 (d) Tree groups. Many of the tree groups have been planted recently (15-25 years) and are not surviving in the drier climate we are currently enduring. Groups such as the white poplars on block 6 are all but dead.**

**3.1 d) The demolition of the following features shall not be permitted:**

- **garden areas, both upper and lower;**
- **tree groups, except as permitted at 3.1(e); and**
- **the *Arbutus x andrachnoides* tree.**

**Response:** When the trees were planted is not relevant as they have been assessed for their aesthetic contribution to the overall precinct. Dead trees may obviously be removed. **No change is required.** Replanting of such tree groups is covered under CO 3.2 e).

**3.2(a) Precinct generally. I think that the historical nature of the western ends of blocks 6 and 8 has not been shown to be of importance. I believe, then, that the plantings on this part of the block should not have to remain in the same framework as the historically important eastern side of the block.**

**3.2 a) The framework of trees is a significant feature contributing to the character of the garden and the precinct generally, and this feature shall be retained.**

**Response:** The Blocks 6, 7 and 8 have been incorporated into this citation so that there is sufficient land surrounding the homestead and gardens to buffer it from development right up to its boundaries. The western end of the blocks buffers the site from the road. The general framework of trees that covers the western end of the block remains important for the amenity of the whole block. **No change is required.**

**3.2 c) Environment ACT wants to remove up to 80% of the poplars in the river corridor.**

**3.3 c) Subject to thinning or removal of unnecessary suckers, the straight lines of Poplars on the easterly part of Block 6, and the beginning of the avenue of Elms to the cemetery shall be retained.**

**Response:** This citation applies to the blocks listed. As such Environment ACT will not be responsible for trees on these blocks. The trees in the corridor are subject to Specific Requirements associated with the Registered Place Cuppacumbalong Cemetery, and Environment ACT needs to manage these in accordance with the Specific Requirements. **No change is required.**

#### **Specific Requirements for Conservation Objective 4**

**4.1 (a) Most of this archaeologically sensitive area was tilled from 1930's-1960's and corn was grown here to feed the Snows stud cattle according to John Arnold 1954-62 stud cattle groom.**

**4.1 No disturbance should occur within the archaeologically sensitive areas that would alter the definition or interpretation of the site.**

**(a) The Archaeologically Sensitive Zone identified in Figure 2 shall not be disturbed by activities which disturb the ground or sub-surface areas. Such activities include excavation, trenching, boring, or tilling the soil.**

**Response:** Additional information is important. In this case it does not change the intent of the Specific requirement. **No change is required.**

#### **Specific Requirements for conservation Objective 6**

*( Note that in the original citation there was an error in the numbers used – No. 5 was omitted. Therefore in the final draft all of Objective 6 has been changed to Objective 5.)*

**6.1 (a)** *The study has shown that none of the land to the west of the homestead is of any significance to the heritage of the precinct. I find it strange, then, to include it in the intrinsic features of the complex.*

**6.1 a) New development (except that covered under conservation objective 2.1) shall not involve the loss, removal or damage to any features intrinsic to the significance of the complex.**

**Response:** The Precinct includes the parts of the blocks to the west of the homestead building, and this land was part of the original Cuppacumbalong block. While this land is not listed as an intrinsic feature of the place it is part of the determined precinct that protects the homestead setting. **No change is required.**

**6.1 (b)** *Sensibly the area protected by the Cuppacumbalong Historic precinct should be east of the homestead and not include any of the land to the west. The changes that have been made to the west over the last 35 years should continue as they have little or no effect on the historic precinct that still remains to the east of the homestead.*

**6.1 b) New development to fully protect features intrinsic to the significance of the complex.**

**Response:** as above for 6.1 a) **No change is required.**

**6.2(a)** *Retain the low density, rural character of the precinct. The block to the south of block 6 which Outward Bound Australia Lease, has several medium density accommodation buildings on-site. This allows them to group their accommodation to one area of their block so as not to take up the whole block with small singular dwellings. I think this is a much better outcome than the proposal to restrict Cuppacumbalong to low density. It also gives a prerequisite to that the surround section is not all low density. This is an unnecessary restriction to place on Cuppacumbalongs commercial future as no historical significance has been found on the western side of the homestead.*

**6.2.1 a)** **The design of any new buildings or structures in the precinct shall avoid or minimise any impact on the significance of the place. New buildings or structures shall be restricted in number and extent in order to retain the low-density, rural character of the precinct.**

**Response:** Interpretation of what is low density is the problem here.

**6.3** *New development controlled so that the rural character of the complex be maintained. Cuppacumbalong is no longer a rural complex, nor has it been for the last 30 years. The homestead and its' eastern views should be maintained in an historical sense, but none of the property can be said to have a rural character.*

**6.3 The location of new development to be controlled so that the rural character of the complex is preserved.**

**Response:** Interpretation of the word rural is the problem here. **Change:** Suggest that the word rural be changed to semi-rural.

*In stating my objection to the overall conservation objectives, I agree completely with **The Specific Requirements for the Conservation Objective 6.***

**Management Recommendations**

*'Subdivision of the existing blocks should not be permitted'. This has no relevance to this proposal at all. At the moment the planning laws in the ACT do not allow the subdivision of blocks like these. I strongly believe that this should not be included. If there was to be any note that should be included it should be aimed at the Heritage nature of the block, for the Conservation as this is what we are trying to protect - not the future development of part of a block which has no historical importance linked to it.*

**Response:** It should be noted that this citation was spurred by the proposal to amalgamate the 3 nominated blocks into a single block under a single lease. As stated above the nomination is for the whole of these blocks and the precinct provides a buffer around the homestead building and gardens. Management Recommendations are just that – they are not a legislative requirement. The wording of the recommendation is that “the existing blocks **should** not be permitted” . As such, it is truly a recommendation. **No change is required.**

**Access to Cuppacumbalong Cemetery Track.**

*This access via block 6 should (for both privacy and security of the residence at Cuppacumbalong) be restricted to the business hours of the property. There is unlimited access via a track that starts at the Tharwa Bridge, and just as the tenant next to cemetery is given their privacy via the road next to them not being used as the main access to the cemetery, so should the privacy of the resident at Cuppacumbalong be of great importance.*

**Response:** The hours of public access can be negotiated in the Land Management Agreement that is negotiated for the lease of the amalgamated blocks. **No change is required.**

***In Summary (Comments from Bruce Gibbs)***

- *A lot of the individual points in the proposal are inaccurate. Eg: the bathroom (room 22) is certainly not original. I think that without completely redoing this proposal, it should at least be simplified as not to include this inaccurate information. **Agreed***
- *The importance of the study is to protect and maintain the historical features of the Cuppacumbalong Homestead Precinct. At times it*

*appears to be aimed more at the restriction of development on the entire block rather than to preserve its heritage value. In future years this will handicap the lessees ability to maintain the historical importance of the property. **View of respondent – can't address***

- *The proposal needs to be simplified to take out inaccuracies and to focus on preserving the historical points raised in the Specific Requirements for Conservation Objective 6.3. The only addition to these simple points should be the design and siting requirements for any changes or additions to the homestead and to ensure that these are sympathetic to its heritage. **View of respondent.***

## **ACTPLA Comments**

Comments are in italics, response is in **bold**

- *Specific Requirement 1.1 (e) is not appropriately worded. Conservation Management Plans are not formally adopted as statutory documents and cannot override the Specific Requirements in the interim register or the heritage places register. It is recommended that the last sentence be reworded as follows: "The requirements determined within the CMP or HIS may further refine the Specific Requirements in the interim Heritage Places Register". **Accept***

- *Specific Requirement 2.2 (d) suggest reword as follows:*

*Additions to the existing building are not permitted unless they are of a minor nature and the need can be clearly demonstrated.*

*And delete the last sentence from requirement 2.2 (e). **Accept***

- *Specific Requirement 3.1 (d) suggest reword as follows: "The upper and lower garden areas shall be retained. Subject to the specific requirements at 3.2, the removal of existing tree groups and the *Arbutus x andrachnoides* tree shall not be permitted." **Accept***
- *Specific requirements at 6.1 and 6.2 need to be qualified in terms of mandatory or discretionary requirements. In particular:*
  - 6.1 a) Add should or shall. **Accept***
  - 6.1 b) Suggest reword – New development shall not adversely impact on ..... **Accept***
  - 6.2b) Requirement implies options and therefore should be discretionary – suggest "Additional uses should be located within existing buildings where possible. **Accept***
  - 6.2 d) Add should or shall to last sentence. **Accept***

6.2 e) *"As far as possible" implies discretion – suggest "New services shall be designed and located to minimise their impact and should be underground where possible."* **Accept**

**MacDonald, Trish**

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**From:** Dianne Firth  
**Sent:** Wednesday, 10 September 2003 1:47 PM  
**To:** MacDonald, Trish  
**Subject:** Re: Cuppacumbalong citation

Dear Trish,

I have been reading from the earlier document where there is no Figure 1. I will have to search for it. However because of the urgency in getting this moving, I think if you say something about the value of the existing setting in terms of view sheds you can then include it in the conservation requirements.

*need to do*

Regards,  
Dianne

MacDonald, Trish wrote:

>Dianne,  
>Thankyou for your response. The area nominated is the shaded area on Figure >1, and includes all of block 6,8,and 7(the last being a tiny block that is >the septic). Figure 2 is simply to clarify the boundaries for the >archaeologically sensitive area on block 6. At the council meeting in July >I had presented the original citation developed by the National Trust. >Discussion and comment provided back at that stage suggested that only the >actual homestead building, the archaeological site and the garden were >significant. Other aspects of the property were not significant. As such >the Specific Requirements have been limited to these three things. The >setting of the homestead has been somewhat compromised by development of the >blocks directly to the north - so that it is visually part of the extension >of Tharwa. While views down to the river and across to the hills to the >east remain, they are not part of the property. They are parts of other >rural leases - so the most we could potentially do is recommend that the >view shed be conserved. Other associated places places in the surrounding >landscape are removed from the property as it now exists. The >Cuppacumbalong cemetery and Woolshed are both Registered sites. >Hope this helps a bit.  
>Trish  
>  
>.  
>  
>  
>

## MacDonald, Trish

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From: Dianne Firth [REDACTED]  
Sent: Tuesday, 9 September 2003 6:43 PM  
To: MacDonald, Trish  
Subject: Re: Cuppacumbalong citation

Dear Trish,

I am finding it difficult to determine the extent of the citation. Is it the area bounded by the darker line in 'Figure 2 Cuppacumalong site plan', presumably Block 8? Where is the new development planned?

If this is within the darker line boundary then there should be something said about the overall importance of the setting, view and vista continuity, framed views etc. so that building enveloped can be determined. There is mention of 'associated places in the surrounding landscape'. Is visual continuity important? (I haven't been out there to see it!)

This would enable section 3 in the 'Specific Requirements' section to be more than conservation of the garden and include conservation of the setting.

Regards,  
Dianne

MacDonald, Trish wrote:

>I have only received comments on the Cuppacumbalong citation (as handed out  
>at the last Council meeting) from 2 members of Council. This is an urgent  
>matter as part of the blocks that are included in the citation (which  
>includes the sites of the first two Homesteads - these are nominated as  
>significant and require protection) are likely to be sold. Please have any  
>comments to me by 9am Wed 10th of September. I will need to progress this  
>during that day. If I have not received a comment from you I will assume  
>that you have no comment.

>Thanks

>Trish Macdonald

>Heritage Unit

>6207 2166

>

>.

>

>

>

*Response =>*

## MacDonald, Trish

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**From:** MacDonald, Trish  
**Sent:** Wednesday, 10 September 2003 11:28 AM  
**To:** Dianne Firth (E-mail)  
**Subject:** Cuppacumbalong citation

Dianne,

Thankyou for your response. The area nominated is the shaded area on Figure 1, and includes all of block 6,8,and 7 (the last being a tiny block that is the septic). Figure 2 is simply to clarify the boundaries for the archaeologically sensitive area on block 6. At the council meeting in July I had presented the original citation developed by the National Trust. Discussion and comment provided back at that stage suggested that only the actual homestead building, the archaeological site and the garden were significant. Other aspects of the property were not significant. As such the Specific Requirements have been limited to these three things. The setting of the homestead has been somewhat compromised by development of the blocks directly to the north - so that it is visually part of the extension of Tharwa. While views down to the river and across to the hills to the east remain, they are not part of the property. They are parts of other rural leases - so the most we could potentially do is recommend that the view shed be conserved. Other associated places in the surrounding landscape are removed from the property as it now exists. The Cuppacumbalong cemetery and Woolshed are both Registered sites.

Hope this helps a bit.

Trish

## MacDonald, Trish

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**From:** Weeks White  
**Sent:** Wednesday, 10 September 2003 9:52 AM  
**To:** MacDonald, Trish  
**Subject:** RE: Cuppacumbalong citation

Trish - sorry for the delay and not getting back to you sooner. The citation looks good as it is - I have no significant comments.

Regards,  
Weeks White

-----Original Message-----

**From:** MacDonald, Trish [mailto:Trish.MacDonald@act.gov.au]  
**Sent:** Tuesday, 9 September 2003 8:59 AM  
**To:** David Flannery (E-mail); Dianne Firth (E-mail); Peter Freeman (E-mail); Sharon Payne (E-mail); Warren Nicholls (E-mail); Weeks White (E-mail)  
**Subject:** Cuppacumbalong citation

I have only received comments on the Cuppacumbalong citation (as handed out at the last Council meeting) from 2 members of Council. This is an urgent matter as part of the blocks that are included in the citation (which includes the sites of the first two Homesteads - these are nominated as significant and require protection) are likely to be sold. Please have any comments to me by 9am Wed 10th of September. I will need to progress this during that day. If I have not received a comment from you I will assume that you have no comment.

Thanks  
Trish Macdonald  
Heritage Unit  
6207 2166

ACT Government  
**Record of Conversation / Minute**

File No.  
94/12763

To FILE Date 13 / 11 / 04

Personal Interview <input type="checkbox"/> Telephone Conversation <input checked="" type="checkbox"/> Internal Minute <input type="checkbox"/>	Subject Progress of IIPR for Cuppacumbalong	Time 3.30 am/pm
Conversation with Mr Mrs Miss Ms Bruce Gibbs	Department, Firm, Private Address Cuppacumbalong	Telephone No. 6237 5004
(If applicable)	Inquiry re:	Block Section Suburb

Details

message left for Mr Gibbs advising of Council decision from meeting #87 to progress to public notification of Cuppacumbalong Interim Heritage Place Register Entry Draft

Action taken (if applicable)

Signature 	Officer's Name J. Durm	Designation A/g T/L
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**Dunn, Jennifer**

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**From:** O'Connell, Jennifer  
**Sent:** Tuesday, 6 January 2004 16:33  
**To:** Dunn, Jennifer  
**Subject:** RE: Notes from last Council meeting

Hi Jen,

Below are the notes on Cuppacumbalong Homestead from the last Council Meeting (#87):

Cheers Jen

#### 6.11 Cuppacumbalong

- Ms Klaver asked if council would like to meet with Mr Gibson. Noted that comments have been received by ACTPla and Mr Gibbs - Mr Freeman called for Council's agreement to proceed to the next stage - council agreed.

-----Original Message-----

**From:** Dunn, Jennifer  
**Sent:** Tuesday, 6 January 2004 3:58  
**To:** O'Connell, Jennifer  
**Subject:** Notes from last Council meeting

Hi Jen,

Hoping there is something in the notes from last meeting about Cuppacumbalong Homestead...I need to check what Council's decision was regarding the place. Are the notes on the system??

Jen

Jennifer Dunn  
Registrar  
Heritage Unit  
Environment ACT

PH (02) 6207 2164  
FAX (02) 6207 2200  
Email [jennifer.dunn@act.gov.au](mailto:jennifer.dunn@act.gov.au)

# *ACT HERITAGE COUNCIL MEETING 87*

REGISTER ASSESSMENTS  
CUPPACUMBALONG:

\*6.11

PREPARED BY JAN KLAVER

DATE 4 December 2003

## **PURPOSE**

To update Council about the status of this proposed interim Heritage Places Register entry.

## **ISSUES**

This draft entry has been circulated for stakeholder consultation. Mr Bruce Gibbes, lessee of the property, has written to Council providing comments about the proposal. Stakeholder comments and suggested responses were circulated to Council on 4 November and Council comments on the suggested actions have been received.

It is suggested that a letter be written to Mr Gibbes outlining which changes have been made to the document and their basis. This letter will be drafted and provided to Council at the meeting. It has also been suggested that Council be prepared to meet with Mr Gibbes if he wished to discuss the matter further, although there are no difficult issues involved.

The next stage would be the public notification of the entry of the place to the interim register.

## **RECOMMENDATION**

**That Council:**

- Note the agenda paper.
- Advise whether a meeting with the lessee is suitable
- Agree to proceed with public notification of the registration, pending Mr Gibbes being provided with a written response, and possibly made an offer of a meeting with Council.



ACT Heritage Council

**AUSTRALIAN CAPITAL TERRITORY  
PROPOSED ENTRY TO AN INTERIM HERITAGE PLACES REGISTER  
FOR:**

**CUPPACUMBALONG HOMESTEAD PRECINCT**

This is the latest version, and includes the most recent comments as a result of the Public Consultation process, and the responses to those comments as supplied to Heritage Council to comment on.

For the purposes of s. 54(1) of the *Land (Planning and Environment) Act 1991*, this heritage assessment for the above places has been prepared by the ACT Heritage Council as the basis for its inclusion within an interim Heritage Places Register.

**Public Submissions are sought** on this proposed entry of the **Cuppacumbalong Homestead Precinct** to an interim Heritage Places Register. All submissions should be addressed to:

**The Secretary  
ACT Heritage Council  
PO BOX 144  
LYNEHAM ACT 2602**

**Facsimile: (02) 6207 2200**

**Submissions must be received by close of business  
Monday 20 October, 2003**

For enquiries related to this proposal please telephone **(02) 6207 7378**

## CUPPACUMBALONG HOMESTEAD PRECINCT

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### LOCATION OF PLACE:

Blocks 6, 7 & 8, Section 10, Tharwa. (figure1)

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### FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF CUPPACUMBALONG HOMESTEAD PRECINCT

The features which contribute to the heritage significance of the Cuppacumbalong Homestead Precinct, and which require conservation, comprise:

- The remains of two former homesteads;
- The current Homestead; and
- The Garden

### STATEMENT OF SIGNIFICANCE

The Cuppacumbalong Homestead Precinct has a range of heritage values related to its historic, aesthetic and social associations. Formerly part of a working property set in a rural landscape it is now reduced to two Blocks (and a third Block negligible in size). Development to the north-west, which now joins it visually to Tharwa village, has impacted on its rural nature.

The remains of the first (Wright) homestead and the second (De Salis) homestead are important archaeological sites associated with the first settlement of the area. They demonstrate the growing knowledge of the relationship between the environmental constraints of new locations and the living conditions of the settlers. Flooding was not a typical problem in the local region (shown by the retention of the second homestead on the flat), which makes the responses (the third and present homestead being placed on higher ground) at Cuppacumbalong interesting in the ACT context.

The current homestead is a good, relatively rare and reasonably intact example of the Inter-War California Bungalow style in the ACT. It is one of only a few known examples of this style in the ACT. The homestead displays most of the key features of this style, these being:

- a visually prominent low-pitch roof;
- wide overhanging eaves; and
- exposed roof timbers, in the form of the eaves brackets.

It also displays other characteristics of this style in a modified form.

In addition to these formal stylistic characteristics, the homestead displays a number of attractive decorative spaces or elements including:

- the generous eastern verandah with its timber floor;
- the extended series of rooms along the east of the homestead;
- the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
- fireplaces;
- the sliding timber doors with leadlight panes in Room 1;

- window seats;
- the decorative plaster ceiling in Room 15;
- the original/early light fittings.

The homestead has demonstrative value through its distinctive design style, which is no longer practised and is of considerable interest. The small number of Canberra buildings in this style enhances this value.

The garden has aesthetic qualities as a charming place and as a setting for the homestead, set in an enclosed landscape. It demonstrates the development of a garden over time, and is reflective of the different styles popular at different times. The *Arbutus x andrachnoides* is significant as a rare form of this tree. (Criteria (v) and (ix)) A Wisteria and two Tamarisk trees are possibly from the earlier De Salis garden.

Cuppacumbalong has a moderate degree of social value for the ACT community through its role since 1975 as tourist/visitor destination.

Cuppacumbalong has significant historical associations through its long association since the 1840s with the early European settlement period of the Australian Capital Territory and with the settler families of the district. It also has strong associations with Count Leopold De Salis who held a prominent position within the rural community of the district, and in local affairs and politics.

Cuppacumbalong has a significant relationship with the following associated places:

- Cuppacumbalong Cemetery;
- Cuppacumbalong Woolshed and Shearers' Quarters; and
- the remnant elements of the former driveway on Block 9.

#### **SPECIFIC REQUIREMENTS FOR THE CONSERVATION OF [PLACE]**

In accordance with s.54 (l) of the *Land (Planning and Environment) Act 1991*, the following specific requirements are identified as essential to the conservation of the heritage significance of the place. The guiding Conservation Objective is:

**The Cuppacumbalong Homestead Precinct shall be conserved and appropriately maintained in a manner consistent with its heritage significance, and consistent with a sympathetic and viable use or uses.**

#### **CONSERVATION OBJECTIVE 1.**

**Provide adequate conservation management planning**

##### ***Conservation Objective 1.1***

Ensure that any actions impacting on the significance of the place are based on professional conservation planning.

##### **Specific Requirements for Conservation Objective 1.1:**

- (a) A conservation management plan (CMP) should be developed for the place to guide its conservation and future use.

- (b) Any works necessary prior to the development of a CMP that have a potential impact on significant fabric shall be guided by a professionally documented interim assessment and conservation policy relevant to that area or component (ie a Heritage Impact Statement -HIS).
- (c) No changes of use necessitating substantial changes to the place, or other substantial works affecting fabric, other than reversible stabilisation works, will be permitted before the preparation of a CMP, after which all works and uses should be in accordance with the CMP.
- (d) Maintenance will be as defined in the Australia Icomos Burra Charter, and will not involve change to significant fabric. Maintenance shall be continued regardless of the status of the CMP or HIS.
- (e) Following the preparation of a CMP or HIS, identified essential conservation works shall be implemented. The requirements determined within the CMP or HIS may further refine the Specific Requirements in the interim Heritage Places Register

## **CONSERVATION OBJECTIVE 2.**

### **Conserve the Significant components of the Cuppacumbalong Homestead**

#### ***Conservation Objective 2.1***

Maximise the retention of the historical integrity of the Cuppacumbalong Homestead by preventing demolition of the existing building.

#### **Specific Requirements for Conservation Objective 2.1.**

- (a) The building shall be conserved. Maintenance shall retain as much original fabric as possible and where replacement is required, replace same with same.
- (b) The demolition of features intrinsic to the significance shall not be permitted except in exceptional circumstances, including:
  - the building is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition; or
  - the existing condition of the building poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition, and
- (c) Where standard conservation options are found not be feasible and prudent for a place or element, demolition or removal of significant material shall be limited to minimum extent necessary, and standard conservation principles will be applied to the maximum extent possible. All fabric to be removed or modified shall be professionally recorded and the records lodged with and responsibly archived by Environment ACT.

## **Conservation Objective 2.2**

Retain the historical form and architectural character of the existing Cuppacumbalong Homestead building:

### **Specific Requirements for Conservation Objective 2.2**

- a) The fabric of the homestead related to the Inter-War California Bungalow style shall be conserved, including the:
  - visually prominent low-pitch roof;
  - wide overhanging eaves;
  - exposed roof timbers, in the form of the eaves brackets;
  - large east and north verandahs, (latter now enclosed);
  - chimneys; and
  - the brick piers with a slab capping.
  
- b) The following attractive decorative spaces or elements shall also be conserved: (figure 3)
  - the generous eastern verandah with its timber floor shall remain open and without subdivision;
  - the former north verandah of the homestead shall not be further subdivided;
  - the extended series of rooms along the east of the homestead shall continue to be connected and no permanent division between rooms shall be constructed;
  - the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
  - fireplaces;
  - the sliding timber doors with leadlight panes in Room 1;
  - window seats;
  - the decorative plaster ceiling in Room 15;
  - the original/early bathroom fittings and tiling in Room 22; and
  - the original/early light fittings.
  
- c) Original fabric shall be conserved in situ. Any disturbance to the building fabric to be recorded before any action occurs.
  
- d) Additions to the existing building are not permitted unless they are of a minor nature and the need can be clearly demonstrated.
  
- e) Alterations and additions to the existing building shall match the existing or original details, materials, finishes for all key elements including roofing and ridge capping, gutters and downpipes, fascia and eaves detail, wall finishes and details, window types, materials and sill details and door treatment. However it need not be identical in every detail provided essential details match and the character is maintained.
  
- f) All additions to the building shall be designed to minimise disturbance to the principal form of the existing building, and ensure that the existing building remains the dominant built form.

- g) Temporary structures to preserve and protect all identified features intrinsic to the significance of the complex shall be constructed so as not to damage the significant item, and shall be removed when the study and/or conservation of the significant item has been completed, or when an approved permanent protective structure is constructed.

### CONSERVATION OBJECTIVE 3.

#### Conserve the Garden of the Cuppacumbalong Homestead Precinct

##### **Conservation Objective 3.1**

The garden shall be managed to retain its historic shape, and as far as possible, be a garden of mainly exotic plants.

##### **Specific Requirements for Conservation Objective 3.1**

- (a) The general shape of the garden (figure 4) shall be retained although extensions may be permitted.
- (b) The existing use of predominantly exotic plants in the garden, with only a few native plants, should be retained and continued. The plantings have a history of being affected by prevailing fashions in the replacement or addition of new plants, and this tradition may continue, within the context of the requirement regarding the predominant use of exotic plants.
- (c) Trees shall be managed to preserve their aesthetic qualities. Trees such as *Cupressus spp.*, which have branches to the ground, shall be allowed to retain this habit and not be pruned to raise branches from the ground.
- (d) The upper and lower gardens shall be retained. Subject to the specific requirements at 3.2, the removal of existing tree groups and the *Arbutus x andrachnoides* tree shall not be permitted.

##### **Conservation Objective 3.2**

The diversity of tree species on blocks 6 and 8 to be retained and individual trees or collection of trees be conserved.

##### **Specific Requirements for Conservation Objective 3.2**

- (a) The framework of trees is a significant feature contributing to the character of the garden and the precinct generally, and this feature shall be retained.
- (b) The trees to be conserved shall be identified, and management guidelines for individual trees or collections of trees be developed and incorporated into the Property Management Agreement and Conservation Management Plan.
- (c) Subject to thinning or removal of unnecessary suckers, the straight lines of Poplars on the easterly part of Block 6, and the beginning of the avenue of Elms to the cemetery shall be retained.

- (d) Trees in the garden and surrounding paddocks of Blocks 6 and 8 shall be managed for safety purposes and in accordance with the provisions of the Land (Planning and Environment) Act 1991 and the Tree Protection (Interim Scheme) Act 2001.
- (e) Tree management and replanting may occur with supporting specialised advice.
- (f) Any trees removed within the Archaeologically Sensitive Area shall be cut down to ground level but the stump and roots shall not be disturbed.

#### **CONSERVATION OBJECTIVE 4.**

##### **Conserve the Archaeological Sites**

#### **Conservation Objective 4.1**

Conserve the archaeological evidence associated with the original two homestead sites. (figure 2)

#### **Specific Requirements for Conservation Objective 4.1**

No disturbance should occur within the archaeologically sensitive areas that would alter the definition or interpretation of the site.

- (a) The Archaeologically Sensitive Zone identified in Figure 2 shall not be disturbed by activities which disturb the ground or sub-surface areas. Such activities include excavation, trenching, boring, or tilling the soil.

#### **CONSERVATION OBJECTIVE 5.**

##### **New development not to Diminish Heritage Values**

#### **Conservation Objective 5.1**

All features intrinsic to the significance of the site to be preserved.

#### **Specific Requirements for Conservation Objective 5.1**

- (a) New development (except that covered under conservation objective 2.1) shall not involve the loss, removal or damage to any features intrinsic to the significance of the complex.
- (b) New development shall not adversely impact on the features intrinsic to the significance of the complex.

#### **Conservation Objective 5.2**

New development to be sympathetic to the rural character of the homestead complex.

### **Specific Requirements for Conservation Objective 5.2**

- (a) The design of any new buildings or structures in the precinct shall avoid or minimise any impact on the significance of the place. New buildings or structures shall be restricted in number and extent in order to retain the low-density, rural character of the precinct.
- (b) Additional uses should be located within existing buildings where possible.
- (c) The style of any new buildings or structures shall be simple, low-key and sympathetic to the semi-rural character of the precinct. Styles which are identical to the heritage style of existing buildings shall not be used. Any new buildings shall be single storey.
- (d) The design, size, material and location of any new buildings or new structures shall be sympathetic to the design of the existing nearby buildings or structures. Form and mass shall be similar to existing buildings and structures.
- (e) New services shall be designed and located to minimise their impact and should be underground where possible.

### **Conservation Objective 5.3**

The location of new development to be controlled so that the semi-rural character of the precinct is preserved.

### **Specific Requirements for Conservation Objective 5.3**

- (a) New buildings or structures shall not be constructed:
  - to the north or east of the homestead;
  - in the garden area; and
  - in the area of archaeological sensitivity
- (b) Development shall not take place on the driveway between the upper and lower gardens which obscures the view along the former north driveway on the land to the north of the precinct.
- (c) Only minor structures shall be located within the garden.

### **MANAGEMENT RECOMMENDATIONS:**

In assessing this place for the interim Heritage Places Register, the Council recommends that the following actions and activities should be undertaken to enhance the heritage values of the place. They are made as recommendations and have no legal effect.

#### **New and continuing uses remain compatible with significance.**

Any continuing use or new use proposed for the precinct should be compatible with the significance of the place, and should be complimentary to the primary use(s).

#### **Subdivision of blocks**

Subdivision of the existing blocks should not be permitted.

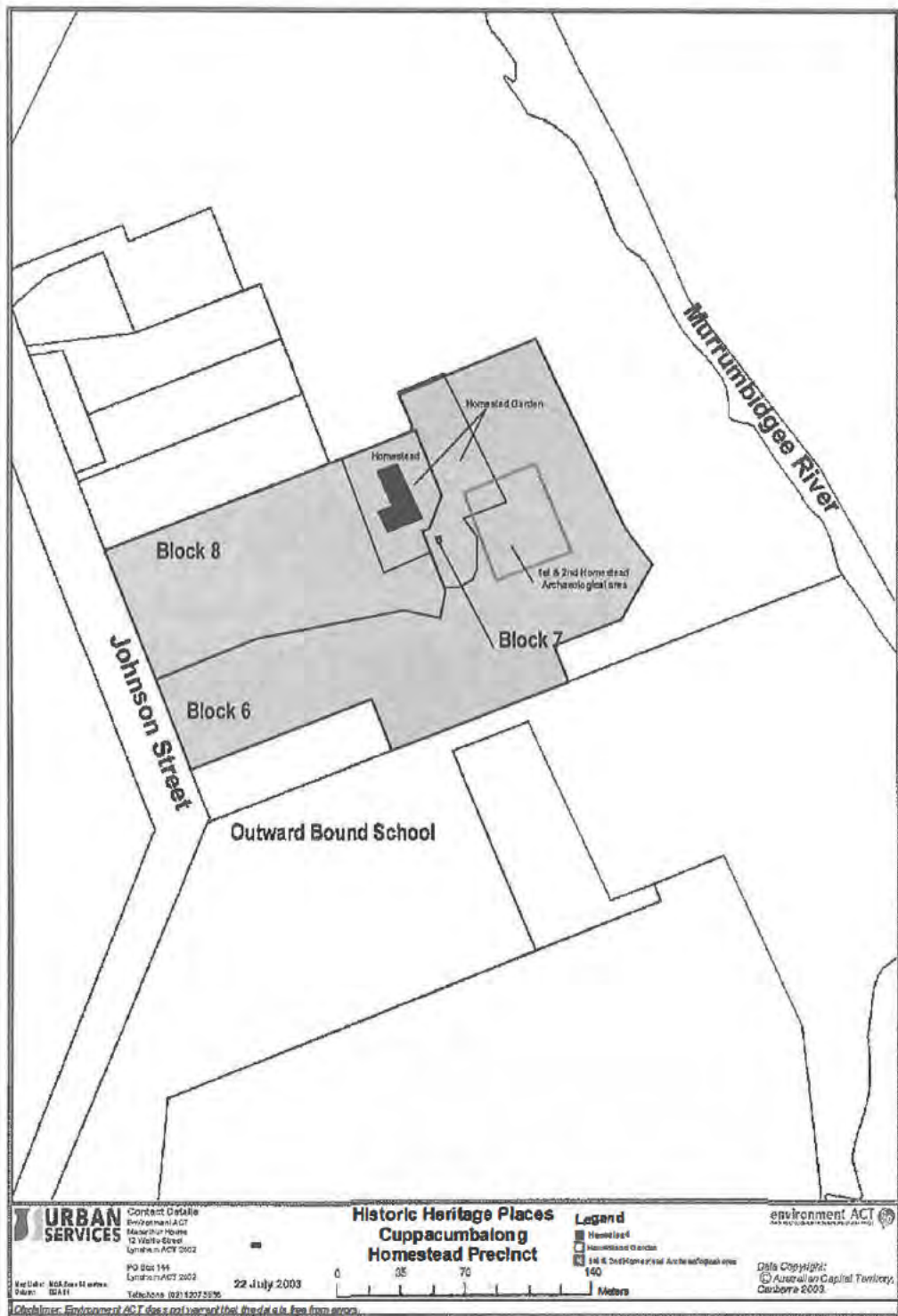
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**Access to Cuppacumbalong Cemetery Track**

Cuppacumbalong Cemetery (on the ACT Heritage Places Register) is an important associated site. A path that joins the Cuppacumbalong Homestead to the cemetery walking track should be maintained for public access.

**Views to the east from the Homestead should remain rural/pastoral.**

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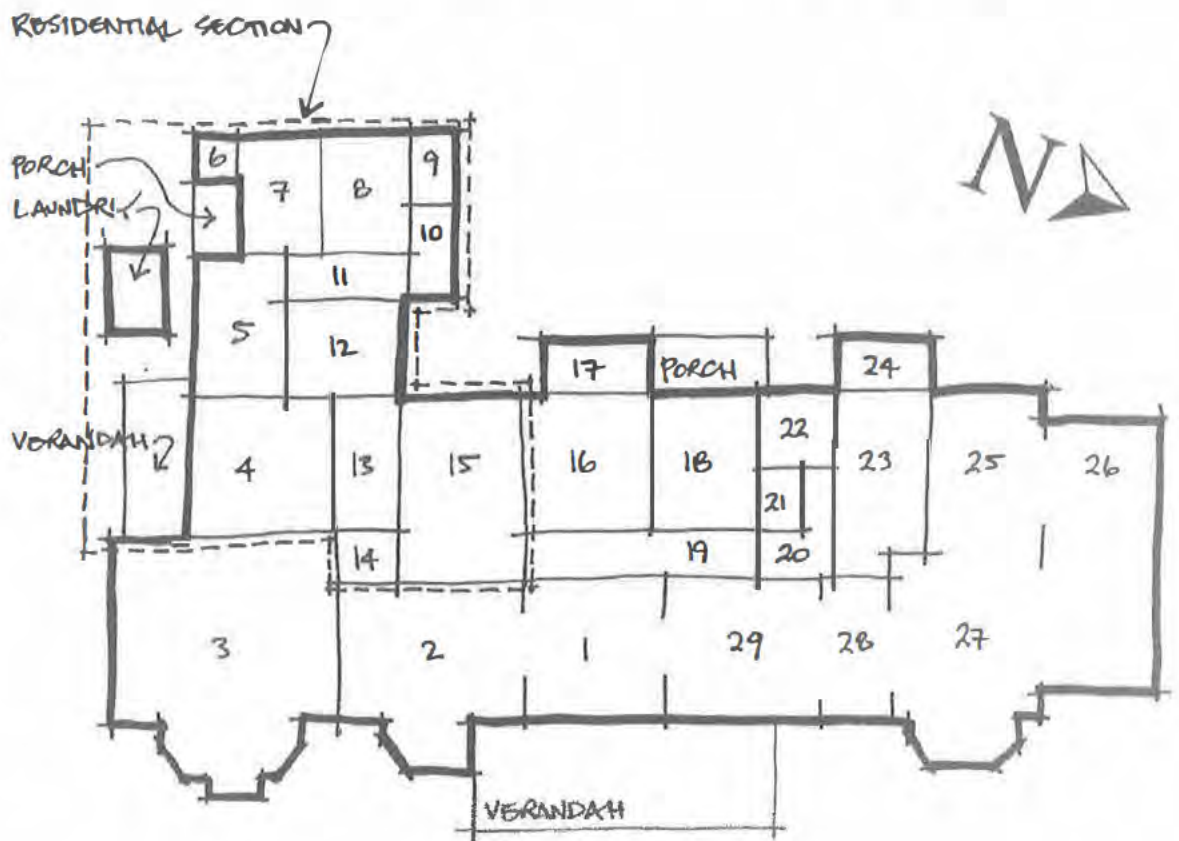


**Figure 1. Location of Cuppacumbalong Homestead Precinct**

**Figure 2. Archaeological sensitive area surrounding the surface and sub-surface remains of the first (Wright) homestead and the second (De Salis) homestead (Not to scale)**



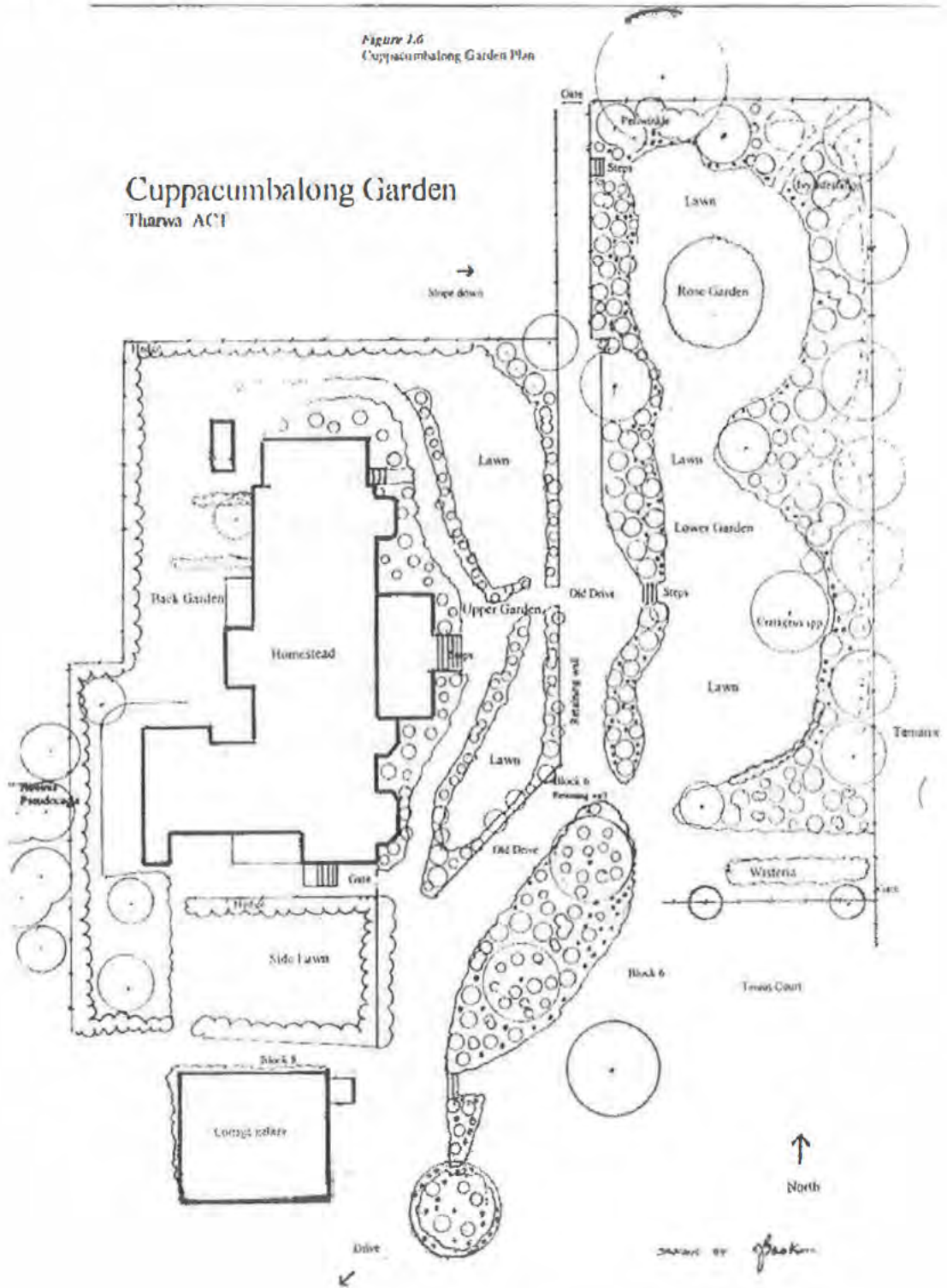
Figure 3. Schematic plan of Cuppacumbalong Homestead (D. Marshall 2002)



**Legend**

- |                               |                     |
|-------------------------------|---------------------|
| 1. Entry hall                 | 16. Store           |
| 2. Bar and lounge             | 17. Office          |
| 3. Lounge                     | 18. Store           |
| 4. Kitchen                    | 19. Hall            |
| 5. Store                      | 20. Hall            |
| 6. Cupboard                   | 21. Bathroom        |
| 7. Bedroom                    | 22. Bathroom        |
| 8. Bedroom                    | 23. Kitchen         |
| 9. Hot water service cupboard | 24. Pantry          |
| 10. Bathroom                  | 25. Restaurant/cafe |
| 11. Hall                      | 26. Restaurant/cafe |
| 12. Siting                    | 27. Restaurant/cafe |
| 13. Hall                      | 28. Restaurant/cafe |
| 14. Walk in robe              | 29. Restaurant/cafe |
| 15. Lounge                    |                     |

**Figure 4. Cuppacumbalong Garden Plan**



**CUPPACUMBALONG HOMESTEAD PRECINCT**

**A1 Description of Place**

**Overview**

Cuppacumbalong Homestead Precinct is a complex of significant features including the:

- current homestead;
- remains of two former homesteads;
- garden;

**Current Homestead (Third homestead)**

The homestead is a substantial single storey building with 29 rooms. The building faces east towards the Murrumbidgee River and overlooks the formal garden layout of lawn divided by a retaining wall and bordered by shrub beds.

The eastern face of the building is set quite high because of the slope of the land, and is dominated by substantial concrete stairs leading up to the large covered front verandah. The main entry to the homestead is from this verandah, and its major rooms spread either side, facing east. The minor and service rooms are located on the western side of the homestead, and to the south-west.

The homestead displays fair condition and moderate integrity.

**Exterior**

The homestead has a base course of rendered concrete with face brick walls above. The brickwork joints have a line scored in the mortar to accentuate the joints. Doors and windows are generally painted timberwork, although some are stain finished. The homestead has painted timber eaves with decorative timber eaves brackets. There is some remnant dead ivy on the outside of the building.

The external paintwork has generally deteriorated. The concrete base course is showing signs of rising damp deterioration on the north side, and new vents have been installed to encourage ventilation. On the north-west corner of the current living section of the homestead, the mortar courses are powdering and eroded.

There are several painted rendered brick chimneys rising above the painted corrugated iron hipped roof. On the west side of the roof is a modern kitchen exhaust stack. The roofs for the verandahs and porches are flat metal roofs.

The main entrance to the homestead is up a wide set of rendered/concrete steps with rendered sidewalls. The steps are cracked and chipped. At the top of the steps is a large verandah with a varnished timber floor and painted panelled soffit. The varnish is worn in places. The brick verandah piers feature simple stone capitals. Either side of this main verandah are bay windows and a half-bay window.

There are a few surface mounted pipes, conduits and an irrigation controller. On the west side of the homestead a water filter unit has been mounted on the wall.

On the west side of the homestead, painted fibro-cement boarding has been used to panel the enclosure of former porches/verandahs. The remaining minor porches around the homestead have painted concrete floors.

### ***Interior of Homestead***

The following description of the interior begins with general comments about the interior. This is followed by specific comments about some rooms, which have features different from those generally found in the homestead.

The interior of the homestead generally features varnished timber floors, painted rendered walls and painted plaster ceilings. A variety of floor timbers or finishes are evident, and some appear modern and do not match the timber colour of the original floors. Some of the floor finishes are worn.

There are stained and painted timber panelled doors and double-hung sash windows. There is some variation in stain finishes, such as the bay window in Room 27 (Figure 3), and some windows appear not to have been stained. The timber skirtings and picture rails throughout the homestead are a mixture of painted and stained finish. Some rooms have timber cornices and exposed ceiling beams, with stain finished.

There are a number of decorative fireplaces featuring face brickwork, stained timber mantles and tiled hearths.

The homestead has a variety of original/early light fittings as well as modern fittings. Modern security detectors, cameras, speakers and fire detectors have been installed in the homestead.

The following comments relate to specific rooms, as noted.

The fireplaces in Rooms 1 and 14 have a modern wood stove installed in the original brick fireplace. Either side of Room 1 are pairs of concealed sliding panelled stained timber doors with decorative leadlight panes.

Stained timber window seats have been built in the half bay in Room 2. A modern stained timber bar has been installed in this room. The floor of the bar is a modern linoleum.

Stained timber window seats have been built around the fireplace in the bay of Room 3. This room has stone foot-pads set in the timber floor for the former billiard table. The ceiling in Room 3 has textured plaster panels between the exposed ceiling beams. The timber skirtings in this room have a simple profile and may not be original.

The original homestead kitchen, Room 4, features the original decorative wood stove, stained timber floors and areas of floor tiling, some of which are cracked. The wood stove is in poor operating condition.

The walls in Room 7 display signs of dampness/mould growth.

The bathrooms display a variety of periods of fittings. The bathroom in Room 11 has been largely modernised, though it still has an original/early terrazzo floor. The fittings in Room 21 are relatively modern.

Room 12 has a slate floor and modern plasterboard ceiling.

Room 15 has a decorative plaster ceiling.

Some of the ceilings in the homestead, including Room 16, are plaster with cover battens. The paint finish on the ceiling in Room 16 is peeling. Extensive shelving has been installed in Room 16, and part of the door architrave is missing. This room and some other non-public rooms have worn carpet/carpet tiles.

There are some unfinished works in Rooms 18, 19 and 20, related to walls and a door.

Room 23, the current restaurant kitchen, has a tiled timber floor, painted render walls partly tiled, and a painted plaster ceiling. There is a large metal exhaust hood over the cooking appliances, and many shelves and benches. The finishes appear well worn. The adjacent pantry, Room 24, has a concrete floor with linoleum finish, face brickwork and painted plaster or fibro-cement walls, and a painted plasterboard ceiling. This room has extensive shelving.

The timber architraves on the southern openings in Room 26 have not been finished, and the skirtings in this room remain unfinished.

Modern ceiling fans have been installed in Rooms 27 and 29. A split system air conditioner has been installed with the fan coil unit located externally at the northeast corner, and the console unit wall mounted in Room 27.

Room 29 appears to have a relatively modern plasterboard ceiling with decorative cover battens. Related to one of the security detectors is a surface mounted conduit in Room 29.

### **The two former homesteads**

It is not known when this group of buildings was demolished but it was most likely some time after the present homestead was built. There are, however, some features remaining from the first two homesteads, which indicate their location and extent. The existing Wisteria marks the verandah line of the De Salis homestead as shown in the early photographs, and is the most visible remnant of this former homestead. Standing under the Wisteria one can sense the location of the verandah of the former De Salis homestead, as well as the location of the Wright homestead immediately to the south.

Further remnant material remains of the De Salis homestead are an earth mound 6 to 8 metres south east of the wisteria (which most likely relates to the verandah area of the building), stone footings of a wall (550-600 mm wide), and segments of the stone dwarf wall of the verandah. The building has been estimated as approximately 21 metres long by 10.4 metres wide, including a 2.5 metre deep verandah on three sides. The south-east end of the verandah was enclosed (Winston-Gregson 1987: 16-17).

There is further surface and subsurface evidence of the location of these two houses. Sections of the footings of the Wright homestead are located on the surface next to, and seven metres north, of a concrete water trough. The footings are of a side wall returning to an end wall. They are 500 mm wide, made of stone bonded with mortar. Subsurface probing revealed that these footings extend 10-20 cm under the present surface parallel to an existing line of trees forming a windbreak to the present tennis court. At the southern and northern extent of the windbreak the

footings extend west to at least to the fence of the tennis court and probably some distance beyond. The results of subsurface probing suggest that this structure measured approximately 18 metres by at least 10 metres. A previous investigation (Winston-Gregson 1987: 16-17) estimated this building to be at least 10 metres (possibly 18 metres) and 7.5 metres. Further stone footings are visible on the surface 6 metres east and in line with those of the Wright homestead. These most likely equate to a later extension to the De Salis homestead but may also be remnants of the Wright homestead.

There is a high likelihood that further subsurface footings of the outer walls of the Wright and De Salis homesteads and the eastern extension remain. There is also a high likelihood of further subsurface footings of internal walls of the De Salis homestead and the western extension under and to the west of the tennis court.

### **Garden**

The garden lying in front of the house on two levels has been maintained as a decorative feature of the function and art centre, and recently has been put into active use for receptions. The garden is a commercial garden, a part of the facilities of Cuppacumbalong open to the public. The garden to the southern side and to the back (west) of the house is private and not open to the public. (See Figure 4 for the layout and extent of the garden)

The current house was built on a moderate slope and the public part of the garden is on two levels. Soil was moved to provide a relatively level space in front of the house on the east. This space merges with the natural soil level at either end and is retained to the east by a wall 96 cm high in the centre tapering to ground level at each end. In the late 1920s the Snow family built a driveway from the north, below the retaining wall. It follows the wall towards working buildings on the south and now forms a gracious path between the upper and lower gardens. The upper part of the garden consists of beds cut into the lawn, foundation plantings and climbers which scramble up the foundation walls of the house to the verandah above. A path runs from the current drive along the front of the house and curves at the north around to the back of the house. Steps lead down through the retaining wall to the old drive opposite the steps up to the house verandah. Some creepers overhang the retaining wall.

The old drive now makes a gracious, wide path from which to look into the lower garden. This lower garden is in two parts or 'rooms'. Steps in the centre, opposite the steps from the upper level, lead to a garden of lawn, trees, shrubs, perennials and bulbs. This is linked to the rose garden by the continuous flow of lawn. Steps at the north end of the old drive lead down to a formal circular rose bed reminiscent of the rose gardens at Old Parliament House. The rose garden is surrounded by lawn and by dense shrubs, which have been invaded by Ivy and Periwinkle. The rose garden was established, in the 1930s, by Mr Snow.

The lower part of the garden is being extended to the southwest, past the tennis court by the current lessee. To the east of the paths a new bed of architectural plants (plants with a distinct structure, such as Acanthus, as opposed to plants with a more indeterminate shape) is being established and camellias that did not prosper elsewhere have recently been moved to a new bed under the tree at the southern end of the garden.

The style of the garden is Inter-War Domestic, which is in effect an eclectic mix of earlier styles, (Federation and Edwardian). The garden beds around the house have been modified slightly since the garden was established. Otherwise, the design is as originally laid out by Mr Snow. Later fashions have however influenced its plantings. It owes its layout more to the topography of the site and the desire to lift the house above the flood level than to any particular style.

The garden contains mainly exotic plants. The garden plants are almost entirely cool climate exotics with an emphasis on plants, which were commonly used in the district. There is no particular specialisation in plants, however many of the shrubs reflect the fashions of the 1930s-1950s. These include some plants now considered undesirable in the ACT because of the propensity of birds to spread their seed into the surrounding rural areas, including several species of Privet (*Ligustrum* sp) particularly broad-leaved Privet and Cotoneaster. However several of the species of Cotoneaster are less common and not considered invasive, such as *Cotoneaster horizontalis*.

Formerly topiary (shaped evergreen shrubs) was used in the garden. Neglect and over-growth of plants has removed this element. Recently (2002) new topiared shrubs have been planted.

The upper garden is on the leased block. The lessee currently (2002) has permissive occupancy of Block 6 and maintains the lower garden, which was formerly maintained by gardeners from Lanyon.

The gardens to the south and to the west of the house have been developed to give privacy to the service areas of the house, consisting mainly of hedges and trees. There is a notable stand of *Robinia pseudocacia* behind the house that is magnificent when in bloom.

Paths are chiefly of crushed granite. There is a concrete landing in front of the entrance steps to the house with a concrete path leading part of the way to the back of the house. The beds in the lower garden are edged with metal, installed by the Snow family.

The climate of cool (frost to -10 degrees) to hot temperatures (43 degrees and more) affects the range of plants that can be grown. The region is semi-arid with high evaporation; this means that heavy watering is required to maintain the cool climate exotic plants. The precinct is on the Murrumbidgee River and has both pumped and bore water supplies. The bore water is highly alkaline and cannot be used on acid loving plants such as Camellias. Use of it in the garden by a past lessee (perhaps when the river was low) caused significant damage as has rising salt in the upper garden.

The garden is protected from the prevailing West wind by the slopes behind it and by the house but the lower garden is a frost pocket. The soil is granite and there is sharp drainage. The lower garden may experience occasional flooding

The garden is open to the public and is part of the Open Garden Scheme. It displays high integrity but is in poor condition in parts.

### **Associated Places**

In addition to the features in the precinct, there are two places significantly associated with Cuppacumbalong in the vicinity of the precinct. These include:

- Cuppacumbalong Cemetery and Avenue of Elms, near the confluence of the Murrumbidgee and Gudgenby Rivers, 1.5 kms south-south-east of Tharwa;
- Cuppacumbalong Woolshed and Shearers' Quarters, at Smiths Road, corner of the Naas Road, 2 kms south of Tharwa;

## **A2 Status of Places at assessment date**

Register of the National Estate Database, Status: Registered, Database No. 019106, File No. 8/01/000/0427

## **A3 Historical Background**

### **European exploration**

The arrival of European settlers caused great change for the Aboriginal groups and the environment. In 1821 the explorer Charles Throsby was the first European to reach the Murrumbidgee River. Following Throsby's expedition Captain Mark Currie, RN, led an excursion into the newly found district in 1823. He was accompanied by Brigade-major Ovens and Joseph Wild, who had accompanied Throsby the previous year in an attempt to reach the river. They traversed the Limestone Plains and the Tuggeranong Valley (which Currie named Isabella Plains), and reached the Murrumbidgee River in the vicinity of Pine Island. They were unable to cross because the river was swollen by recent rains. The next day they followed the river upstream, with Currie recording in his diary

*2nd June 1823 – passed through a fine forest country intersected by stoney and lofty ranges, in crossing one of which we observed considerably the west of us a very singular and remarkable rock of an oblong form standing erect and alone on the summit of another range. Saw several pine trees of about two feet diameter growing on stoney ranges. Encamped by a small run of water in a fine forest vale, not yet being able to cross the Murrumbidgee [sic]. Killed a kangaroo.*

(Moore 1982: 4)

This campsite was on the eastern bank of the river, opposite to the present village of Tharwa and homestead of Cuppacumbalong.

Allan Cunningham and his party were the next to pass the Tharwa area. He found the Murrumbidgee at its normal autumn level and was able to cross near the present Cuppacumbalong homestead. The following day he passed Mount Tennant (which he named Mount Currie) and the Gudgenby River. He described the area as a fine tract of country (Moore 1982: 4).

Throsby's report of the land he traversed as 'extensive meadows of rich land', followed by Currie's view of 'fine forest country' and a 'beautiful plain' and Cunningham's impression of a fine tract of country brought news to investors and settlers in Sydney of vast and profitable grazing lands and opportunities.

### **European settlement, including the establishment of Cuppacumbalong, 1824-60s**

The first European settlements began on the Limestone Plains when Joshua John Moore established a run and built slab huts on the ridge above a bend in the Molonglo River near the site of the present National Museum of Australia in 1824. He named the property 'Canberry'. The following year, James Ainslie, an overseer to the Sydney merchant Robert Campbell, overlanded sheep and cattle from

Bathurst to the Limestone Plains. He established the Duntroon estate. Others quickly followed, acquiring lands and establishing holdings north and south of the Limestone Plains. By 1828, even though the lands west of the Murrumbidgee had been proclaimed by the New South Wales government as beyond the limits of location of the nineteen counties, the prospective settlers were beginning to move their cattle across the river.

In the latter part of 1833 James Wright and John Lanyon, recent arrivals in the colony of New South Wales, established themselves as squatters on land fronting onto the eastern bank of the Murrumbidgee River. The land was officially purchased in April 1834. Lanyon returned to England shortly after the purchase leaving Wright to manage the property. Wright named the property 'Lanyon' after his friend (Moore 1982: 13-15).

In 1839 Commissioner Bingham visited the properties on the Limestone Plains and ventured into the area beyond the limits of location on the western side of the Murrumbidgee. He noted several stations already in existence, one of which was James Wright's property of Port Hole (later Cuppacumbalong), which Wright registered as a pasturage licence. Wright then had 400 head of cattle and 8,170 sheep. He and his family lived at Lanyon until 1847 when, due to financial problems, they sold the property and moved to Cuppacumbalong. Wright had apparently treated the property as an outstation of Lanyon and it is quite possible that there were buildings at Cuppacumbalong for a decade previous to the family taking up residence there. James and Mary built the first of three homesteads at Cuppacumbalong (ibid, 43-46). Under the guidance of Mary Wright, Cuppacumbalong became noted for its extensive gardens and a large orchard (ibid, 43-46).

By the late 1840s and early 1850s all the major valleys west of the Murrumbidgee had been settled. The river crossing near Cuppacumbalong was being used frequently by the busy stations of Naas, Orroral, Freshford, Tidbinbilla, and Cuppacumbalong. James Wright set up a punt system of a flat bottom boat attached to a rope to cross the river when the level was too high for foot traffic. The punt was later used by the De Salis family.

In 1852 the Murrumbidgee River flooded the Wright homestead. The Wright family, together with their employees, some 24 people in all, took refuge from the waters in one of the barns. The Wrights never fully recovered from the flood and in 1856 they sold Cuppacumbalong to Leopold Fane De Salis. De Salis, his wife, Charlotte, and his children, moved onto the property. Under De Salis the Cuppacumbalong station became known throughout New South Wales for an especially fine wool and for its draught horses.

During the late 1850s a rush of a different kind made the river crossing near Cuppacumbalong a focal point of human movement. Gold had been discovered at Kiandra and during 1859-60 thousands flocked to the gold fields. In April 1860 there were 10,000 people at Kiandra many of whom had passed through Queanbeyan to cross the Murrumbidgee at Tharwa with great expectations of striking it rich at the gold fields. The rush to Kiandra was, however, short lived and by early 1861 the gold field population was down to a few hundred. Many of the 10,000 had returned home via the Cuppacumbalong crossing, possessing only the wealth of experience (Dowling 1998). By this time the track to and from the river crossing ran between the homestead site and the Cemetery, formerly the site of Wright's dairy.

## **Establishment of Tharwa and developments at Cuppacumbalong, 1860s-1898**

By 1861-2, after the Kiandra rush had finished, there were enough buildings and people in permanent residence at the river crossing for the New South Wales government to formally proclaim the area a township. Tharwa was thus the first officially gazetted settlement in the ACT. Ginninderra and Canberra had developed unofficially as villages and substantial settlements existed at Yarralumla and Duntroon around the same period but none of these had been granted official status. The track, now more a road was gazetted in 1869 with a new fording point further to the north in the vicinity of the present Tharwa Bridge.

The area set aside for the new village of Tharwa was 612 acres (Gillespie 1991: 40). Cuppacumbalong now included the De Salis homestead and outbuildings, an orchard between the homestead and the river and stockyards 300m west of the homestead. The homestead and surrounds were later included within the town boundaries. Other known structures in the area were the dwellings of Cuppacumbalong Station's employees and a shop that provided services to the employees.

In 1862, when allotments were first advertised for sale in Tharwa (Taylor et al., 1987, 50), Leopold De Salis converted six portions of the Cuppacumbalong property to freehold under the Crown Land Acts of 1861. This amounted to 1543 acres and included land set aside for residential purposes at Tharwa (Cosgrove and Dowling 1999). In 1864 De Salis purchased portion 10, consisting of two acres close to the River and approximately 1.5 kilometres by road from the homestead. At the time, this area comprised the De Salis' dairy, stockyards and an old hut (National Trust files n.d.). It was later to include the Cuppacumbalong Cemetery.

De Salis was interested in local affairs and politics. In 1864 he became the Member for Queanbeyan in the NSW Legislative Assembly, continuing in this position until 1868 and from 1868-1875 he was a Member of the NSW Legislative Council. His third son, George, became mainly responsible for management of Cuppacumbalong from the time his father entered politics in 1864. Leopold's eldest son, (Leopold) William, later became a Member of the Legislative Assembly (De Salis, 1960).

In 1878, the same year his mother died, George De Salis married Mary, the daughter of the Reverend Galliard Smith. They lived at the Cuppacumbalong homestead and raised seven children. It is about this time that it is thought Leopold De Salis planted a row of Lombardy poplars along the Murrumbidgee River to the north of the homestead (Freeman & Partners n.d: 6). Nina (Henrietta) De Salis, sister of George, married William James Farrer in 1882. They moved to Lambrigg in 1886 when work commenced on a new house there. The land was part of the Cuppacumbalong holding and was given to Nina and William, but the title remained in Nina's name. This was to prove fortuitous when the De Salis family later suffered financial problems.

While the ford was a useful crossing point on the Murrumbidgee River, supplies, which came from Sydney and Queanbeyan, had to be carried across the ford on bullock drays and if the river was high by the small punt. Cuppacumbalong and the De Salis family flourished financially and when the railway reached Queanbeyan in 1886 and materials could be more easily transported, the family built a new homestead of pisé and brick, abutting the earlier Wright residence. It was completed in 1888.

However, the 1890s were marked by a severe economic depression in Australia, which saw a fall in the cost of exported wool. This was exacerbated with an extended drought and a rabbit plague. Like many rural property owners the De Salis finances suffered considerably and bankruptcy loomed. After much struggle and the selling off of other lands the De Salis era at Cuppacumbalong came to an end. On 12 September 1890 the control of Cuppacumbalong was transferred to the Union Bank of Australia.

In 1894 Leopold De Salis was declared bankrupt and the Union Bank became mortgagee in possession of Cuppacumbalong Station. The extended De Salis family was forced to leave Cuppacumbalong and move to Lambrigg. Because Lambrigg was in Nina's name, and was not part of the mortgaged estates, it had been retained in the family. Leopold De Salis was severely affected by his losses and died four years later, in 1898, at Lambrigg. He was buried in the family cemetery at Cuppacumbalong. During the same year the second Cuppacumbalong homestead, built by the De Salis family, was flooded. As a result it became structurally unsound and was later demolished (date unknown).

### **Cuppacumbalong after the De Salis family and the development of the ACT, 1898-2002**

The next owner of Cuppacumbalong was a joint partnership between Colonel Selwyn Campbell and Mr George Circuit. They purchased the property from the Union Bank in 1898 and held it for 12 years. They sold the property in 1910 to A.G McKeahnie, together with 14,000 sheep and 200 cattle. Under McKeahnie's ownership the holding known as Cuppacumbalong (Holding No. 358) extended from the homestead on the bank of the Murrumbidgee River west to, and just beyond Castle Hill, south taking in the lands between the Gudgenby and Murrumbidgee Rivers to the Guises Creek junction and north west to Paddys River. McKeahnie had a second holding, also known as Cuppacumbalong, taking in the lands north and south of the Gudgenby and Naas Rivers. A survey of the Cuppacumbalong homestead (holding no. 358) from about 1918 listed a residential building, laundry building and kitchen building. Improvements to the homestead paddocks were listed as stockyards, fence around a haystack, stables, forge and harness room, sulky sheds and groom's quarters, store room, shed, slab cottage, corrugated iron shed, corrugated iron granary, slab hut and poultry yards and houses.

Following the selection of Canberra as the national capital and the survey of the limits of the Federal Capital Territory, the large station of Cuppacumbalong began to be broken up. McKeahnie sold holding 358 to N. A. Thompson in 1921. Thompson built the present homestead in 1923, but this time on higher ground to avoid the floods. He may well have used the previous flood level and the 1922 flood level as a guide to situating the house. In 1925 another higher than usual flood level failed to reach the new house. In 1924 Thompson sold the property to Frank (F.N.) Snow. Around the early 1930s, the Snows added the billiard room to the south-east side of the house, and the gardens in front of the house underwent further design. During the Snows tenure at Cuppacumbalong, King George VI and Queen Elizabeth visited the Homestead. On 14 February 1974, Queen Elizabeth II and Prince Phillip, after having the official number plates from their car removed, visited the Homestead for an informal Sunday afternoon tea. Despite events such as these, Cuppacumbalong was not generally a social centre in the Snows' time. (Pers. com. Mrs Joan Gorman.)

Frank Snow was the last private owner of Cuppacumbalong land. In September

1970 the Commonwealth Government issued an acquisition notice to 11 owners for 22,000 acres of land south of the Tuggeranong Valley. The two largest properties were Lanyon, 10,000 acres and Cuppacumbalong, 7,700 acres. The Minister for the Interior announced the intention to preserve the two homesteads with enough land around them to retain their rural character (*Canberra Times* 23rd September 1970). For a period following resumption the Cuppacumbalong homestead was uninhabited. The paddock north of Block 8 was subdivided into 6 sections one of which contained the cottage that one of the Snow sons lived in. The others were subsequently built on, in effect making the village of Tharwa creep closer to the homestead of Cuppacumbalong. In 1975 the homestead and surrounding gardens and grounds were put out to tender. The homestead was leased and established as the Cuppacumbalong Arts & Craft Centre in December 1975. The house and property have passed through several lessees since then. Today the homestead and its grounds are run as a tourist attraction, arts and craft centre and a restaurant. The present lessee purchased the house and property lease in 2001.

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### **Oral History**

Gorman, Joan (nee Snow). Interview with Colin Griffiths and Judith Baskin, September 2002 (Mrs Gorman lived at Cuppacumbalong from 1925 to the early 1950s).

Information provided by Mr & Mrs R. Akhurst, lessees of Cuppacumbalong, is acknowledged with thanks.

## **A5 Analysis against the criteria in schedule 2 of the Land (Planning and Environment) Act 1991**

### **Criteria for the Assessment of the Heritage Significance of Places**

Under section 56 of the *Land (Planning and Environment) Act 1991* the criteria for the assessment of the heritage significance of places are listed in Schedule 2 of the Act:

#### **Criterion (ii) A place which exhibits outstanding design or aesthetic qualities valued by the community or a cultural group**

##### ***Homestead***

As noted, the homestead is an example of the Inter-War California Bungalow style. It displays most of the key features of the style, and portrays several others in a modified form.

The homestead is a rural example that compares with several other examples of the style in Canberra. These examples include the:

- Braddon Housing Precinct (1922-27);
- Hyatt Hotel Canberra (1924); and
- Gorman House (1925). (These results are based on a search of the Australian Historic Places Inventory for the ACT.)

All of these examples display at least some key and other features of the style. The designs of the hotel and Gorman House also display qualities related to other styles. In this context, the homestead is a good example of the Inter-War California Bungalow style, and one of only a few known examples of this style in Canberra.

In addition, the homestead displays a number of attractive decorative spaces or elements including:

- the generous eastern verandah with its timber floor;
- the extended series of rooms along the east of the homestead;
- the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
- fireplaces;
- the sliding timber doors with leadlight panes in Room 1;
- window seats;
- the decorative plaster ceiling in Room 15;
- the original/early bathroom fittings and tiling in Room 22; and
- the original/early light fittings.

**The homestead meets this criterion to a medium to high degree.**

##### ***Garden***

As noted in the description above, the garden is a charming place set in the enclosed landscape. The landscape is integral to this experience and contrasts, for example, with the more open landscape of Lanyon or Lambrigg.

The precinct's aesthetic appeal is enhanced by the picturesque view from the front of the house and the upper garden that was created by the siting of the house and the platform created to make the upper garden. The garden is a charming setting for the house and a pleasant place in its own right.

**The garden meets the criterion to a low degree.**

**Criterion (iii) A place which demonstrates a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function which is no longer practised, is in danger or being lost, or is of exceptional interest**

The homestead demonstrates a distinctive design, being the Inter-War California Bungalow style, which is no longer widely built and is of considerable interest. The small number of Canberra buildings in this style enhances its demonstrative value.

The overall precinct provides evidence of a rural/pastoral way of life. However, such examples are relatively numerous, even in the ACT with its heavily urbanised areas. While Cuppacumbalong is a publicly accessible example, there are other examples that people can visit in the ACT or nearby. These other examples, such as Lanyon Homestead, Tuggeranong Homestead and Huntly, are better examples because they retain better evidence of rural life and some are still working rural properties. Cuppacumbalong has long since ceased to be a working rural property. It is no longer intact as are some of these other examples of working rural properties. Moreover development on Block 3 obtrudes further on the remaining Blocks. Its associated cemetery is unique in style and intact although other properties such as Kowen have cemeteries associated with them.

Its setting however is distinctive and is different to most other properties because it is in an enclosed part of the Murrumbidgee River corridor like Freshford.

**The place meets this criterion to a medium degree.**

**Criterion (v): A place or object which is the only known or only comparatively intact example of its type**

The *Arbutus x andrachnoides* (Arbutus) is a rare form of this tree in the ACT, identified as such by Boden (1997).

Cuppacumbalong Homestead is a relatively rare and reasonably intact example of the Inter-War California Bungalow style in the ACT. It is one of only a few known examples of this style in the ACT.

**The Arbutus meets this criterion to a high degree, and the homestead to a medium degree.**

**Criterion (vi): A place which is a notable example of a class of natural or cultural places or landscapes and which demonstrates the principal characteristics of that class.**

The discussion above about design/aesthetic qualities deals with the architectural style of the homestead and the garden that might be considered a class of cultural places.

Accordingly:

- **the homestead meets this criterion to a medium to high degree;**
- **the garden meets this criterion to a low degree;**

**Criterion (vii): A place which has strong or special associations with a person, group, event, development or cultural phase which played a significant part in local or national history.**

Cuppacumbalong has a long association with the early European settlement period of the Australian Capital Territory and with the settler families of the district. The first to settle at Cuppacumbalong were James and Mary Wright who had established Lanyon prior to moving to Cuppacumbalong. Cuppacumbalong was one of the first rural settlements to be established on the western side of the Murrumbidgee River in lands that were designated beyond the limits of location by the New South Wales Government. The Wright family was followed by the De Salis family, who held Cuppacumbalong between the 1860s and 1890s. Count Leopold De Salis held a prominent position within the rural community of the district, in local affairs and local and NSW politics. In 1864 he became the Member for Queanbeyan in the NSW Legislative Assembly, continuing in this position until 1868 and from 1875-1868 he was a Member of the NSW Legislative Council. The property was associated with other De Salis properties particularly that at Michelago still held by the De Salis family and Lambrigg where Farrer, a son-in-law settled on De Salis land. However, the limited surviving evidence of this association diminishes this value.

**The place meets this criterion to a medium degree.**

**Criterion (xi): A place which demonstrates a likelihood of providing information which will contribute significantly to a wider understanding of natural or cultural history, by virtue of its use as a research site, teaching site, type locality or benchmark site**

There is a high potential for material evidence relating to Aboriginal use or occupation existing below the root base of the grassed areas or deeper below the surface in areas of alluvial deposits particularly on the lower slopes of Block 6.

The area of the two earliest homesteads is one of high archaeological sensitivity and should be subject to protective measures aimed at their preservation. Although no subsurface investigation for the area is planned, the footings, together with the photographic evidence, have the potential to provide further information on the dimensions of the buildings, internal wall footings or connecting links between the buildings, their form and temporal construction.

The refuse dump has the potential to contain domestic and farm material associated with the settlement and functions of Cuppacumbalong dating from the establishment of the Wright homestead, c.1848 to the recent past.

**The place meets this criterion to a medium degree for its archaeology.**

## MacDonald, Trish

---

From: Dianne Firth [REDACTED]  
Sent: Tuesday, 11 November 2003 12:24 PM  
To: MacDonald, Trish  
Subject: Re: Cuppacumbalong citation - public consultation process.

Dear Trish,  
I can't find any inconsistencies.  
Regards,  
Dianne

MacDonald, Trish wrote:

>The Heritage Unit needs to facilitate this citation moving through the  
>processes for registration. The citation was accepted by Council, and has  
>gone through the Public Consultation process. I have attached 2 documents -  
>the citation as it was approved by Council and the comments provided by  
>respondants from the Public Consultation. In the document with the comments  
>I have listed the specific comments and the suggested response from the  
>Unit. Could you read through these (cross checking with the citation, as  
>necessary) and comment on whether the recommendations are acceptable, or  
>suggest alternative responses/wording.  
>Could everyone get their responses to me by Monday 10 Nov. I would  
>appreciate it if you let me know even if you have no comment.  
>Thankyou.  
>Trish Macdonald  
>ph 6207 2166

>  
> <<table of Stakeholder response to citation.doc>> <<1 Final IHPR  
>Cuppacumbalong.doc>>

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**MacDonald, Trish**

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**From:** Peter Freeman [REDACTED]  
**Sent:** Tuesday, 4 November 2003 8:59 AM  
**To:** MacDonald, Trish  
**Subject:** Re: Cuppacumbalong citation - Public comment

Trish  
Re Cuppacumbalong  
As usual, a very thorough summary of the public comment outcomes.  
I agree generally with your editorial proposals. Only comment is as follows:

re 2.2(b) SR - I would be inclined to leave our first dot point altogether.  
re 6.2(a) SR - I would omit low density from the SR.

Regards

Peter F

> From: "MacDonald, Trish" <Trish.MacDonald@act.gov.au>  
> Date: Tue, 04 Nov 2003 08:05:34 +1000  
> To: "Lenore Coltheart (E-mail)" [REDACTED] "Michael Pearson  
> (E-mail)" [REDACTED] "Peter Freeman (E-mail)"  
> [REDACTED], "Warren Nicholls (E-mail)" [REDACTED]  
> "David Flannery (E-mail)" [REDACTED], "Sharon Payne (E-mail)"  
> [REDACTED]  
> Subject: Cuppacumbalong citation - Public comment

> The Heritage Unit needs to facilitate this citation moving through the  
> processes for registration. The citation was accepted by Council, and has  
> gone through the Public Consultation process. I have attached 2 documents -  
> the citation as it was approved by Council and the comments provided by  
> respondents from the Public Consultation. In the document with the comments  
> I have listed the specific comments and the suggested response from the  
> Unit. Could you read through these (cross checking with the citation, as  
> necessary) and comment on whether the recommendations are acceptable, or  
> suggest alternative responses/wording.  
> Could everyone get their responses to me by Monday 10 Nov. I would  
> appreciate it if you let me know even if you have no comment.  
> Thankyou.  
> Trish Macdonald  
> ph 6207 2166  
> PS Will send citation separately as in total the email was too big for most  
> servers <<table of Stakeholder response to citation.doc>>

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**MacDonald, Trish**

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**From:** Warren Nicholls [REDACTED]  
**Sent:** Wednesday, 5 November 2003 3:30 PM  
**To:** MacDonald, Trish  
**Subject:** Re: Cuppacumbalong citation - Public comment

Hi Trish

No probs with your proposed responses but I wonder whether it would be good PR to discuss them with Mr Gibbs?

I don't know the man, but he seems not too antagonistic and the Unit could explain the reasons behind not adopting all of his suggestions.

There is one area where it is not clear just what his concerns were. Hence it is hard to understand our proposed response. The issue was *The original/early light fittings* which occurs on the first page .

Cheers, Warren

On Tuesday, Nov 4, 2003, at 09:05 Australia/Canberra, MacDonald, Trish wrote:

<table of Stakeholder response to citation.doc>

# Cuppacumbalong Homestead Precinct

## Public Consultation - Responses

There was only one response to the Public Consultation process. This was from Mr Bruce Gibbs (Cuppacumbalong, Naas Rd. Tharwa, 2620 ACT).

Mr Gibbs comments follow (in italics), with the relevant section from the citation in bold, followed by the response of the Heritage Unit to the comments.

### **In Statement of significance:**

*The Statement re the original/early bathroom and tiling in room 22 is completely incorrect. The bathroom was refitted after Joan Gorman left Cuppacumbalong in the mid 50's. (pers com Joan Gorman).*

*Originally it had only a bath, no shower, and the bath was a claw-footed bath, possibly the one which is now in room 10. This bathroom was built by Tommy O'Connor, a prominent builder in the district for 40 years in the middle of last century; there are very similar bathrooms in several homesteads in the district most pertinently in the homestead O'Connor built in the 1950's for Frank Snow's youngest son Jock. This property is now "Castle Hill", and was the northern end of Cuppacumbalong until the property was resumed in the early 1970's. It is most likely that the bathroom was fitted at the same time "Castle Hill" homestead was built.*

**Response:** The original information in the citation was provided by the National Trust. Obviously they were mistaken in this case. **Change required.** Suggest removing reference to this bathroom as a significant item in the Homestead.

*in dining room, restaurant + 1 in large area ← some of these*

*The original/early light fittings*

**Response:** further comment was not provided in the letter-assume it was an oversight, following up with a phone call.

*Two Tamarisk trees. I cannot identify these trees from the Tree study carried out 2 years ago.*

**Response:** The two trees are identified on the map of the garden that is included in the citation. They are not referred to in the Tree Study because that report was looking at significant trees from the ACT Tree Legislation perspective, and clearly stated that there may be trees on the property that have heritage significance that they have not assessed. **No change is required.**

### **Specific Requirements for Conservation Objectives 2.2**

**2.2a)** *The brick piers. The northern and eastern verandahs piers are original. However all of the piers on the western side of the homestead are very recent, having been installed between 1986-99, during several extensions to the western side of the homestead.*

**2.2 a) The fabric of the homestead related to the Inter-War California Bungalow style shall be conserved, including the:**

- visually prominent low-pitch roof;
- wide overhanging eaves;
- exposed roof timbers, in the form of the eaves brackets;
- large east and north verandahs, (latter now enclosed);
- chimneys; and
- the brick piers with a slab capping.

**Response:** The Specific Requirement states that "the fabric of the homestead related to the Inter-War California Bungalow style shall be conserved". It is not a requirement that this fabric be from the original building of the homestead, it is a requirement to conserve it if it is related to the style of the Homestead. **No change is required.**

*2.2 b) The extended series of rooms along the east of the homestead. These rooms, with the exception of 15/16, have only been opened up in recent times. The opening between 1 and 29 was done after the death of Frank Snow. Room 29 was the master bedroom. The wall between these 2 rooms has been opened up since then according to Joan Gorman. The opening between rooms 28 and 27 was done during renovations in 1986. The windows that led onto the now enclosed northern verandah (rooms 27 onto 26) were also fitted during those renovations in 1986. Photographic images of the property pre 1986 clearly show the double hung windows onto the northern verandah. The most recent change was the wall between rooms 28 and 27, which was taken down 2 years ago.*

**2.2 b)The following attractive decorative spaces or elements shall also be conserved: (figure 3)**

- the extended series of rooms along the east of the homestead shall continue to be connected and no permanent division between rooms shall be constructed;
- etc

**Response:** Is this important to retain in the citation? Was it put in to avoid splitting up the house- by preventing "permanent division" between these rooms. Could temporary (removable) divisions be put in place.

### **Specific Requirements for Conservation Objective 3**

**3.1 (b) Retaining and continuing the predominant use of exotic plants.** *Cuppacumbalong may not be able to prolong the life of exotic plants such as the rose gardens and lawns, because of the crisis that the ACT find its self in with the current water restrictions. We would ask for some dispensation for our water use if the keeping of these gardens is thought to be of benefit to the public and historically beneficial. It may be more pertinent to allow the gardens to change with the trends as Canberra becomes a more environmentally sustainable place, and allow the garden to include more drought-hardy native plantings.*

**3.1 b) The existing use of predominantly exotic plants in the garden, with only a few native plants, shall be retained and continued. However, the plantings have a history of being affected by prevailing fashions in the replacement or addition of new plants, and this tradition may continue, within the context of the requirement regarding the predominant use of exotic plants.**

**Response:** This is a valid concern. **Change:** Suggest that we re-word this section to say in the overall Conservation Objective 3.1 "The garden shall be managed to retain its historic shape and, **as far as possible**, to be a garden of mainly exotic plants". Under 3.1 b) change the word "shall" to "should".

**3.1 (c) Cupresses spp preserve their aesthetic qualities. All of the Cupressus in the Cuppacumbalong precinct are very recent plantings probably not more than 40 years old. They are also infected with a disease that is slowly making them more dangerous in the public areas. Their lower branches fall off with regularity**

**3.1 c) Trees shall be managed to preserve their aesthetic qualities. Trees such as Cupressus spp., which have branches to the ground, shall be allowed to retain this habit and not be pruned to raise branches from the ground**

**Response:** This is a management issue – public safety can be managed without pruning the Cupressus . **No change is required.**

**3.1 (d) Tree groups. Many of the tree groups have been planted recently (15-25 years) and are not surviving in the drier climate we are currently enduring. Groups such as the white poplars on block 6 are all but dead.**

**3.1 d) The demolition of the following features shall not be permitted:**

- **garden areas, both upper and lower;**
- **tree groups, except as permitted at 3.1(e); and**
- **the Arbutus x andrachnoides tree.**

**Response:** When the trees were planted is not relevant as they have been assessed for their aesthetic contribution to the overall precinct. Dead trees may obviously be removed. **No change is required.** Replanting of such tree groups is covered under CO 3.2 e).

**3.2(a) Precinct generally. I think that the historical nature of the western ends of blocks 6 and 8 has not been shown to be of importance. I believe, then, that the plantings on this part of the block should not have to remain in the same framework as the historically important eastern side of the block.**

**3.2 a) The framework of trees is a significant feature contributing to the character of the garden and the precinct generally, and this feature shall be retained.**

**Response:**The Blocks 6,7 and 8 have been incorporated into this citation so that there is sufficient land surrounding the homestead and gardens to buffer it from development right up to its boundaries. The western end of the blocks buffers the site from the road. The general framework of trees that covers the western end of the block remains important for the amenity of the whole block. **No change is required.**

**3.2 c)** *Environment ACT wants to remove up to 80% of the poplars in the river corridor.*

**3.3 c)** **Subject to thinning or removal of unnecessary suckers, the straight lines of Poplars on the easterly part of Block 6, and the beginning of the avenue of Elms to the cemetery shall be retained.**

**Response:** This citation applies to the blocks listed. As such Environment ACT will not be responsible for trees on these blocks. The trees in the corridor are subject to Specific Requirements associated with the Registered Place Cuppacumbalong Cemetery, and Environment ACT needs to manage these in accordance with the Specific Requirements. **No change is required.**

#### **Specific Requirements for Conservation Objective 4**

**4.1 (a)** *Most of this archaeologically sensitive area was tilled from 1930's-1960's and corn was grown here to feed the Snows stud cattle according to John Arnold 1954-62 stud cattle groom.*

**4.1 No disturbance should occur within the archaeologically sensitive areas that would alter the definition or interpretation of the site.**

**(a) The Archaeologically Sensitive Zone identified in Figure 2 shall not be disturbed by activities which disturb the ground or sub-surface areas. Such activities include excavation, trenching, boring, or tilling the soil.**

**Response:** Additional information is important. In this case it does not change the intent of the Specific requirement. **No change is required.**

#### **Specific Requirements for conservation Objective 6**

**6.1 (a)** *The study has shown that none of the land to the west of the homestead is of any significance to the heritage of the precinct. I find it strange, then, to include it in the intrinsic features of the complex.*

**6.1 a) New development (except that covered under conservation objective 2.1) not to involve the loss, removal or damage to any features intrinsic to the significance of the complex.**

**Response:** The Precinct includes the parts of the blocks to the west of the homestead building, and this land was part of the original Cuppacumbalong block. While this land is not listed as an intrinsic feature of the place it is part of the determined precinct that protects the homestead setting. **No change is required.**

**6.1 (b)** *Sensibly the area protected by the Cuppacumbalong Historic precinct should be east of the homestead and not include any of the land to the west. The changes that have been made to the west over the last 35 years should continue as they have little or no effect on the historic precinct that still remains to the east of the homestead.*

**6.1 b) New development to fully protect features intrinsic to the significance of the complex.**

**Response:** as above for 6.1 a) **No change is required.**

**6.2(a)** *Retain the low density, rural character of the precinct. The block to the south of block 6 which Outward Bound Australia Lease, has several medium density accommodation buildings on-site. This allows them to group their accommodation to one area of their block so as not to take up the whole block with small singular dwellings. I think this is a much better outcome than the proposal to restrict Cuppacumbalong to low density. It also gives a prerequisite to that the surround section is not all low density. This is an unnecessary restriction to place on Cuppacumbalongs commercial future as no historical significance has been found on the western side of the homestead.*

**6.2.1 a)** **The design of any new buildings or structures in the precinct shall avoid or minimise any impact on the significance of the place. New buildings or structures shall be restricted in number and extent in order to retain the low-density, rural character of the precinct.**

**Response:** Interpretation of what is low density is the problem here.

**6.3** *New development controlled so that the rural character of the complex be maintained. Cuppacumbalong is no longer a rural complex, nor has it been for the last 30 years. The homestead and its' eastern views should be maintained in an historical sense, but none of the property can be said to have a rural character.*

**6.3 The location of new development to be controlled so that the rural character of the complex is preserved.**

**Response:** Interpretation of the word rural is the problem here. **Change:** Suggest that the word rural be changed to semi-rural.

*In stating my objection to the overall conservation objectives, I agree completely with **The Specific Requirements for the Conservation Objective 6.***

### **Management Recommendations**

*'Subdivision of the existing blocks should not be permitted'. This has no relevance to this proposal at all. At the moment the planning laws in the ACT do not allow the subdivision of blocks like these. I strongly believe that this should not be included. If there was to be any note that should be included it should be aimed at the Heritage nature of the block, for the Conservation as this is what we are trying to protect - not the future development of part of a block which has no historical importance linked to it.*

**Response:** It should be noted that this citation was spurred by the proposal to amalgamate the 3 nominated blocks into a single block under a single lease. As stated above the nomination is for the whole of these blocks and the precinct provides a buffer around the homestead building and gardens. Management Recommendations are just that – they are not a legislative requirement. The wording of the recommendation is that "the existing blocks **should** not be permitted". As such, it is truly a recommendation.

**No change is required.**

### **Access to Cuppacumbalong Cemetery Track.**

*This access via block 6 should (for both privacy and security of the residence at Cuppacumbalong) be restricted to the business hours of the property. There is unlimited access via a track that starts at the Tharwa Bridge, and just as the tenant next to cemetery is given their privacy via the road next to them not being used as the main access to the cemetery, so should the privacy of the resident at Cuppacumbalong be of great importance.*

**Response:** The hours of public access can be negotiated in the Land Management Agreement that is negotiated for the lease of the amalgamated blocks. **No change is required.**

### ***In Summary***

- *A lot of the individual points in the proposal are inaccurate. Eg: the bathroom (room 22) is certainly not original. I think that without completely redoing this proposal, it should at least be simplified as not to include this inaccurate information. **Agreed***
- *The importance of the study is to protect and maintain the historical features of the Cuppacumbalong Homestead Precinct. At times it appears to be aimed more at the restriction of development on the entire block rather than to preserve its heritage value. In future years this will handicap the lessees ability to maintain the historical importance of the property.*
- *The proposal needs to be simplified to take out inaccuracies and to focus on preserving the historical points raised in the **Specific***

**Requirements for Conservation Objective 6.3.** *The only addition to these simple points should be the design and siting requirements for any changes or additions to the homestead and to ensure that these are sympathetic to its heritage.*



Dr Sandy Blair  
The Secretary  
ACT Heritage Council  
PO Box 144  
LYNEHAM ACT 2602

*Incorporate into  
Document + into table of  
contents with responses*

*Public  
Comments  
prepare to  
go out*

Dear Dr Blair

### Draft interim Heritage Places Registers –Cuppacumbalong Homestead Precinct

Thank you for the opportunity to comment on the above draft interim register circulated for comment on 22 September 2003. The ACT Planning and Land Authority (ACTPLA) has the following comments.

*Put into document after Council  
comment*

- Specific Requirement 1.1 (e) is not appropriately worded. Conservation Management Plans are not formally adopted as statutory documents and cannot override the Specific Requirements in the interim register or the heritage places register. It is recommended that the last sentence be reworded as follows: "The requirements determined within the CMP or HIS may further refine the Specific Requirements in the interim Heritage Places Register." (Note also the word 'citation' has no status under the legislation and should be replaced with 'interim heritage places register'.) The next requirement should be renumbered (f).

- Specific Requirement 2.2 (d) suggest reword as follows:

Additions to the existing building are not permitted unless they are of a minor nature and the need can be clearly demonstrated.

And delete the last sentence from requirement 2.2 (e).

- Specific Requirement 3.1 (d) suggest reword as follows:  
"The upper and lower garden areas shall be retained. Subject to the specific requirements at 3.2, the removal of existing tree groups and the Arbutus x andrachnoides tree shall not be permitted."
- Specific requirements at 6.1 and 6.2 need to be qualified in terms of mandatory or discretionary requirements. In particular:
  - 6.1 a) Add should or shall.
  - 6.1 b) Suggest reword – New development shall not adversely impact on .....
  - 6.2b) Requirement implies options and therefore should be discretionary – suggest "Additional uses should be located within existing buildings where possible."
  - 6.2 d) Add should or shall to last sentence.

### ACT Planning & Land Authority

16 Challis Street, Dickson  
GPO Box 1908, Canberra, ACT 2601 • Telephone: (02) 6207 1923 • Facsimile: (02) 6207 1925  
ACTPLA Website: www.actpla.act.gov.au

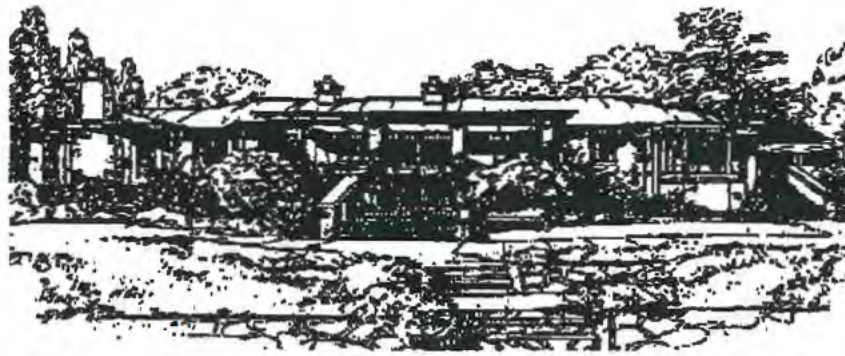
6.2 e) "As far as possible" implies discretion – suggest "New services shall be designed and located to minimise their impact and should be underground where possible."

Please contact Michelle Brock on 62071729, should you wish to further discuss the issues raised above.

Yours sincerely

Michelle Brock  
Senior Planner  
Territory Plan Co-ordination Section  
October 2003

5184



Bruce Gibbs  
Cuppacumbalong  
Naas Rd Tharwa  
2620 ACT

The Secretary  
ACT Heritage Council  
PO Box 144  
Lyneham ACT  
2602

15<sup>th</sup> October, 2003

Submission from current lessee

Dear Secretary,

Having read the Cuppacumbalong Homestead Precinct paper, I would like to highlight several incorrect inclusions. I also wish to object to the inclusion of some regressive and restrictive objectives and recommendations.

**Statement of significance**

Statement of significance - the original/early bathroom and tiling in room 22, and the original/early light fittings. Both of these statements are incorrect to some degree.

The first regarding the bathroom (room22), is completely incorrect. The bathroom was refitted after Joan Gorman left Cuppacumbalong in the mid 50's. Originally it had only a bath, no shower, and the bath was a claw footed bath possibly the one which is now in room 10? This bathroom was built by Tommy O'Connor, a prominent builder in the district for 40 years in the middle of last century ; there are very similar bathrooms in several homesteads in the district most pertinently in the homestead O'Connor built in the 1950's for Frank Snows youngest son Jock. This property is now "Castle Hill", and was the northern end of Cuppacumbalong until the property was resumed in the early 1970's. It is most likely that the bathroom was fitted at the same time "Castle Hill" homestead was built.

*Cuppacumbalong. Naas Rd. Tharwa. ACT. 2620. Ph: 6237 5116. Fax: 6237 5153  
cuppacumbalong@hotmail.com*

Two Tamarisk trees.

I cannot identify these trees from the Tree study carried out 2 years ago.

## Conservation Objective 2

### Specific Requirements for conservation Objectives 2.2

a) The brick piers.

The northern and eastern verandahs piers are original. However all of the piers on the western side of the homestead are very recent, having been installed between 1986-99, during several extensions to the western side of the homestead.

b) The extended series of rooms along the east of the homestead.

These rooms, with the exception of 15/16, have only been opened up in recent times. The opening between 1 and 29 was done after the death of Frank Snow. Room 29 was the master bedroom. The wall between these 2 rooms has been opened up since then according to Joan Gorman. The opening between rooms 28 and 27 was done during renovations in 1986. The windows that led onto the now enclosed northern verandah (rooms 27 onto 26) were also fitted during those renovations in 1986. Photographic images of the property pre 1986 clearly show the double hung windows onto the northern verandah. The most recent change was the wall between rooms 28 and 27, which was taken down 2 years ago.

## Conservation Objection 3

3.1 (b) Retaining and continuing the predominant use of exotic plants. Cuppacumbalong may not be able to prolong the life of exotic plants such as the rose gardens and lawns, because of the crisis that the ACT find its self in with the current water restrictions. We would ask for some dispensation for our water use if the keeping of these gardens is thought to be of benefit to the public and historically beneficial. It may be more pertinent to allow the gardens to change with the trends as Canberra becomes a more environmentally sustainable place, and allow the garden to include more drought-hardy native plantings.

(c) Cupresses spp preserve their aesthetic qualities. All of the Cupressus in the Cuppacumbalong precinct are very recent plantings probably not more than 40 years old. They are also infected with a disease that is slowly making them more dangerous in the public areas. Their lower branches fall off with regularity.

(d) Tree groups. Many of the tree groups have been planted recently (15-25 years) and are not surviving in the drier climate we are currently enduring. Groups such as the white poplars on block 6 are all but dead.

3.2(a) Precinct generally. I think that the historical nature of the western ends of blocks 6 and 8 has not been shown to be of importance. I believe, then, that the plantings on this part of the block should not have to remain in the same framework as the historically important eastern side of the block.

(c) Environment ACT wants to remove up to 80% of the poplars in the river corridor

*Cuppacumbalong, Naas Rd. Thurwa. ACT. 2620. Ph: 6237 5116. Fax: 6237 5153  
cuppacumbalong@hotmail.com*

#### Conservation Objective 4

(a) Most of this archaeologically sensitive area was tilled from 1930's-1960's and corn was grown here to feed the Snows stud cattle according to John Arnold 1854-62 stud cattle groom.

#### Conservation Objective 6

(a) The study has shown that none of the land to the west of the homestead is of any significance to the heritage of the precinct. I find it strange, then, to include it in the intrinsic features of the complex.

(b) Sensibly the area protected by the Cuppacumbalong Historic precinct should be east of the homestead and not include any of the land to the west. The changes that have been made to the west over the last 35 years should continue as they have little or no effect on the historic precinct that still remains to the east of the homestead.

6.2(a) retain the low density, rural character of the precinct. The block to the south of block 6 which Outward Bound Australia Lease, has several medium density accommodation buildings on-site. This allows them to group their accommodation to one area of their block so as not to take up the whole block with small singular dwellings. I think this is a much better outcome than the proposal to restrict Cuppacumbalong to low density. It also gives a prerequisite to that the surround section is not all low density. This is an unnecessary restriction to place on Cuppacumbalongs commercial future as no historical significance has been found on the western side of the homestead.

6.3 new development controlled so that the rural character of the complex be maintained. Cuppacumbalong is no longer a rural complex, nor has it been for the last 30 years. The homestead and its' eastern views should be maintained in an historical sense, but none of the property can be said to have a rural character.

In stating my objection to the overall conservation objectives, I agree completely with **The Specific Requirements for the Conservation Objective 6.3**. Because of the many inaccuracies included in the document, a simplification of the Cuppacumbalong Homestead Precinct proposal, I believe would be a much better outcome than the continuation of the mythical past which this proposal intends to continue.

#### Management Recommendations

'Subdivision of the existing blocks should not be permitted'. This has no relevance to this proposal at all. At the moment the planning laws in the ACT do not allow the subdivision of blocks like these. I strongly believe that this should not be included. If there was to be any note that should be included it should be aimed at the Heritage nature of the block, for the Conservation as this is what we are trying to protect - not the future development of part of a block which has no historical importance linked to it.

**Cuppacumbalong, Naas Rd. Tharwa. ACT. 2620. Ph: 6237 5116. Fax: 6237 5153**  
***cuppacumbalong@hotmail.com***

#### **Access to Cuppacumbalong Cemetery Track.**

This access via block 6 should (for both privacy and security of the residence at Cuppacumbalong) be restricted to the business hours of the property.

There is unlimited access via a track that starts at the Tharwa Bridge, and just as the tenant next to cemetery is given their privacy via the road next to them not being used as the main access to the cemetery, so should the privacy of the resident at Cuppacumbalong be of great importance.

Throughout Attachment A there is a continuation of inaccuracies about the age and structures of the Homestead. Most of them I have identified already.

#### **In Summary**

- A lot of the individual points in the proposal are inaccurate. Eg: the bathroom (room 22) is certainly not original. I think that without completely redoing this proposal, it should at least be simplified as not to include this inaccurate information
- The importance of the study is to protect and maintain the historical features of the Cuppacumbalong Homestead Precinct. At times it appears to be aimed more at the restriction of development on the entire block rather than to preserve its heritage value. In future years this will handicap the lessees ability to maintain the historical importance of the property.
- The proposal needs to be simplified to take out inaccuracies and to focus on preserving the historical points raised in the **Specific Requirements for Conservation Objective 6.3.** The only addition to these simple points should be the design and siting requirements for

any changes or additions to the homestead and to ensure that these are sympathetic to its heritage.

Kind Regards

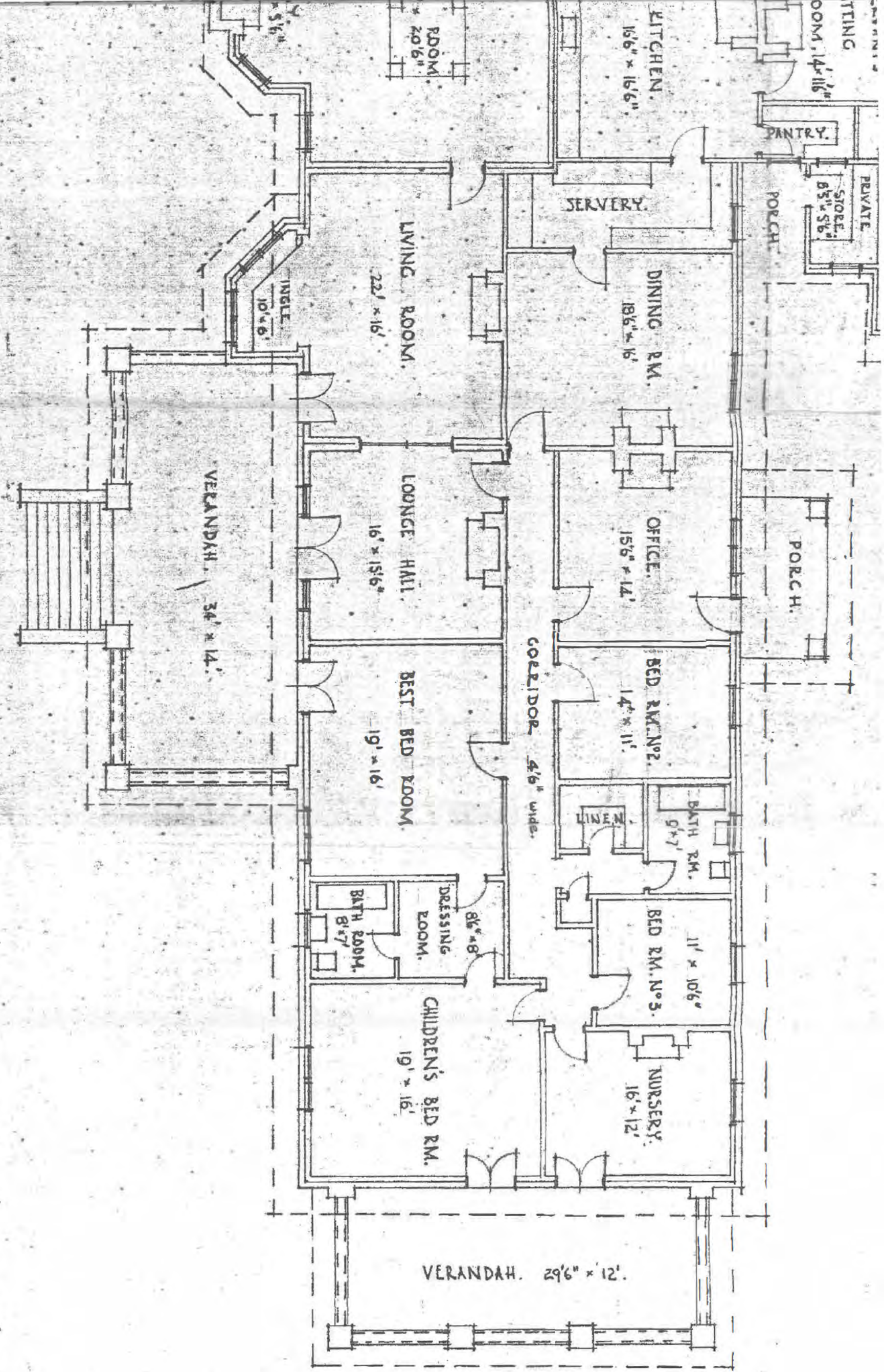


Bruce Gibbs

*Cuppacumbalong, Nuus Rd. Tharwa, ACT. 2620. Ph: 6237 5116. Fax: 6237 5153  
cuppacumbalong@hotmail.com*

PLAN CUPPA CUMBALONG HOMESTEAD BUILDING - 1952  
provided by Bruce Sibb, Nov, 03  
(present owner of Cuppa)

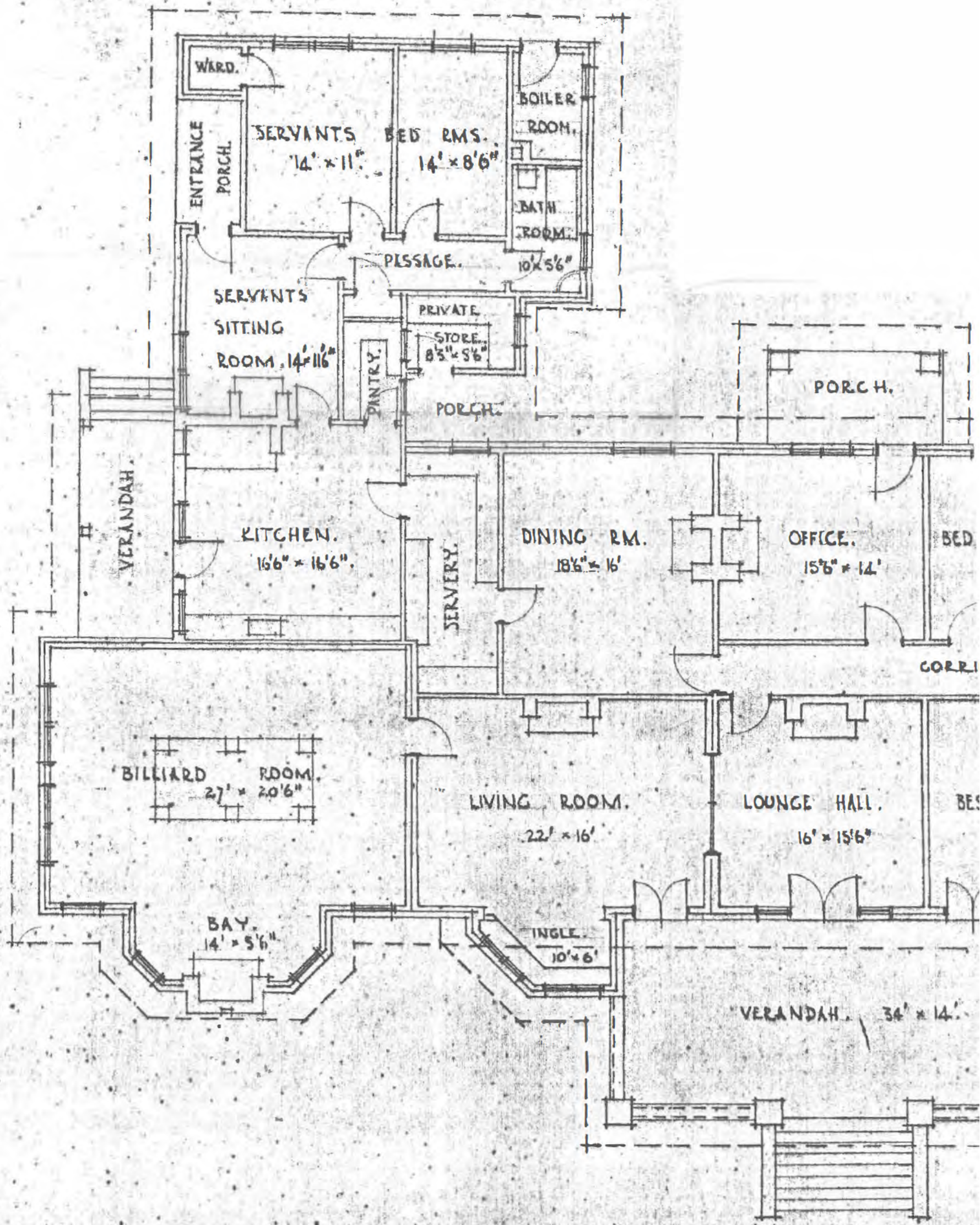
DEPT. of WORK
DRAWN BY:
CHECKED BY:
SCALE: 1/8"



ACT. PLAN of CUPPACUMBALONG HOMESTEAD  
 TRACED FROM ORIGINAL DRAWINGS BY JOHN REID  
 E. SON E. L. H. RUDD M. L. A.

SENIOR ARCHITECT: *[Signature]* 21.1.82  
 PRINCIPAL ARCHITECT: *[Signature]*  
 DIRECTOR OF WORKS: *[Signature]*  
 REG. NO. ACT. 20897.

220/  
 23/1/82



DEPT. of WORKS & HOUSING, CANBERRA A.C.T.

DRAWN BY: S.D.B.

CHECKED BY:

SCALE: 1/8" = 1 FOOT.

PLAN of CUPPACUMBALONG  
 TRACED FROM ORIGINAL DRAWINGS  
 & SON, E. L. H. RUDD, N.

10  
 52852896

**PILATES for Seniors**, slow & easy, Thur, 1-2pm, YMCA Sailing Club, 62853670.

**PILATES for beginners**, Fri, 12.30-1.30pm, YMCA Sailing Club, 62853670.

# BEGA VALLEY SHIRE COUNCIL

Local Government Act 1993 - Section 715 (1) (b)

## Sale of Land for Overdue Rates

Notice is given to the persons named hereunder that the Council of the Shire of Bega Valley has resolved pursuant to Section 715 (1) (b) of the Local Government Act 1993, described hereunder of which the persons named appear to be the owners or persons who appear to have an interest and on which the amount of rates stated in each column is due.

Description of Land (a)	Amount of rates (including extra charges) overdue for more than five years (c) \$	Amount of all other rates (including extra charges) due and in arrears (d) \$	Total (e) \$
Lots 5-9 sect 30 & Lot 7 sect 5 DP759125 Gordon St, WYNDHAM	2078.54	421.80	2500.34
Lot 109 DP750212 Big Jack Mtn Rd, CATHCART	3230.35	427.65	3658.00
Lots 169 & 170 DP750243 Big Jack Mtn Rd, CATHCART	4666.88	587.04	5253.92
Lots 1 & 2 DP1017989 2555 Princes Hwy, NARRABARBA	6521.88	644.67	7166.55
Lot 8 DP836943 Millingandi Short Cut Rd, MILLINGANDI	7831.60	909.87	8741.47
Lot 195 DP750201 Slaters Lane CANDELO	2017.36	316.69	2334.05
Lot 1 sect 3 DP758087 47-49 Bemboka St, BEMBOKA	5911.66	492.17	6403.83
Lot 24 DP720051 9 Hill Street, BERMAGUI	7565.65	898.30	8463.95
Lot 4 DP805940 County Boundry Rd, CORARGO	4106.43	477.37	4583.80
Lot 687 DP702757 499 Goughs Rd, YOWRIE	4521.29	631.09	5152.38

The above properties for sale by public auction at the Bega Valley Shire Council room, Zingel Place, Bega on Friday 13th February 2004 commencing at 10.00am. Payment of the amount stated in column (e) above and any rates (including interest) received prior to 5pm on Thursday 12th February 2004 or an arrangement for payment has been entered into by the owner. For further information contact Mr Jim Kennedy, Bega Valley Shire Council, Zingel Place, Bega 2520 6499 2117.

Council

D.G. Jesson  
 General Manager

62 Sheppard St, Hume.

62 Sheppard St, Hume.



West Belconnen Leagues Club

West Belconnen Junior Rugby League Football Club Inc.  
 West Belconnen Warriors Rugby League Club Inc.  
 West Belconnen Rugby League Football Club Ltd.

## NOTICE OF AGM

Notice is hereby given of the following AGM dates

W.B.J.R.L.F.C. Inc. 10am Sunday 19 October 2003  
 W.B.W.R.L.C. Inc. 10am Sunday 26 October 2003  
 W.B.R.L.F.C. Ltd. 10am Sunday 2 November 2003

Business will be as per Constitution

Authorised by John Pence, Returning Officer



ACT Heritage Council

## Interim Heritage Places Register

For the purposes of section 58(2) of the Land (Planning and Environment) Act 1991, draft entries to an interim Heritage Place Register have been prepared by the ACT Heritage Council, for:

### CUPPACUMBALONG HOMESTEAD PRECINCT, Tharwa; and LANYON, District of Tuggeranong.

Members of the public are invited to submit comments to the Heritage Council by Monday 20 October, 2003. A copy of the draft entry may be viewed at the Environment Information Centre, Level 2, Macarthur House, 12 Watlie Street, Lyncham; the ACTPLA Customer Service Centre, Ground Floor, Dame Pattie Menzies House, 16 Challis Street, Dickson; and at all Canberra Connect Shopfronts and Public Libraries during office hours.

Submissions and enquiries to:

The Secretary

ACT Heritage Council  
 PO Box 144  
 LYNEHAM ACT 2602

Telephone: (02) 6207 7378  
 Facsimile: (02) 6207 2200  
 heritage@act.gov.au

Environment ACT Helpline: (02) 6207 9777

Environment ACT Website:  
 www.environment.act.gov.au



environment ACT  
 PART OF THE ACT GOVERNMENT AND THE DEPARTMENT OF URBAN SERVICES



Building our city  
 building your community

## TUROSS HEAD COUNTRY CLUB

ABN 50000215 696  
 40 Monash Avenue  
 Tuross Head 2537

Notice is hereby given that the Annual General Meeting of the Tuross Head Country Club will be held on Sunday, 26 October 2003 at 10am.

**BUSINESS OF MEETING:**  
 1. To confirm minutes of the previous Annual General Meeting.  
 2. To receive and consider the Directors Report and Statement.  
 3. To receive and consider the Profit and Loss Account.  
 4. Appointment of Patron or Patrons.  
 5. Election of Officers.  
 6. Appointment of Auditors.  
 7. Deal with Special Resolutions and/or Motions of which due notice has been given.

**Members Please Note:** Members are requested to advise the General Manager in writing seven (7) days prior to the date of the Annual General Meeting of any query relating to the financial accounts. Information will be extracted from the accounts and made available to the meeting.  
 B Clinch  
 General Manager

**WINNERS of the Canberra Deanin Soccer Club Raffle**  
 Permit no. R02/0075.  
 1st M. Bars of Gilmore;  
 2nd M. Colovatti of Terrabomberra;  
 3rd B. Johnson of O'Malley.  
 Drawn 20 September 2003.

**WODEN VALLEY SOCCER CLUB Raffle:** Ronald Jersey drawn 21.9.2003, won by blue ticket D28.

## WOMEN'S SELF DEFENCE COURSE

WING CHUN KUNG FU  
 New classes for women only Wed 6pm start 1.10.2003.  
 chwingshuncun.com.au  
 Register your name on 0418 622 545  
 65B Kembla St Fishwick

## REMOVALS/STORAGE

ABSOLUTE care, best rates anywhere, backlog/direct. Est '45 Rumbles 6282 2422.

**BACKLOADING from ACT to Brisbane** 60 cu mtr, 10-11 October, 1800-188187.

**CARTONS**, 500x500x300. \$1.10ea. Hobbrook Removals 10 Sleigh Pl, Hume. Phone 62601444.

## BUILDERS AND REPAIRERS

**BRICKIE** quality work, no job too small, 0418 970273.

**BRICKLAYING** Gans requires work. Small or large jobs. 0418 657082, 0407 539147

**BRICKLAYING**, large or small jobs, reasonable rates. Phone 0408-677441.

**CARPENTER/BUILDER**, Lic, qual and exp. Can do decks, pergolas and home repairs. Phone 6258 2456.

**CERAMIC tiling & bricklaying** quality assured 0417 471301

**CERAMIC TILING**, Bathroom renovation and repairs. Quick service. 0403 468624.

**DECKS**, Pergolas and general carpentry by lic builder. Ph 62545840, 0403 060 875.

**DINGO DIGGER** with auger, trench, digger, buckets. Available for landscaping your needs. Reasonable rates. Contact: Michael on 0414 758 048.

**ELECTRICIAN**, All types of electrical work. Reasonable rates. 041-220 8872.

**GYPROCK**, patch and repair. Phone 0413581 992.

**PAINT AND DECORATE** New and repaints. Avail now Refs, free quotes. Rod Moss 6255 1186 or 0418-697986. Free call: 1800 625586

**PAINTER**, new or old work, int or ext. Quick, clean and reliable. Phone Andrew 0407-198009.

**PAINTER**, prof, 36yr exp. no job too small or large. Immed start. 0417 797 755.

**PAINTER**, Nice & Clean. Exterior & interior. Free quotes. 0412 320340.

**PAINTING - DECORATING** Call Manfred on 6278 6195

SHAY FENCING P/L

**CONCRETING EQUIPMENT and TOOLS** for sale. Trowl machine, wacker, packer, plate compactor and various other concreting tools. Concreting formwork. 6242 4411.

## FLOORING

**WHOLESALE**  
 Brus hbrn, Blackbutt, bluegum, spotted gum, in stock. (Showroom)  
 Ph Walter 0411-757 582  
 Jacobs@bigpond.net.au

**GLASS BRICKS**, (185), voc. \$500 lot. Phone 6258 2142.

**KITCHEN**, white, 3m x 3m, sheet offer. Phone 62925616 or 0418 832 038.

**SITE SHEDS** (3), 12x3m. Open plan. \$10,000 on sell separately. Ph 6281 7771.

**SLIDING DOORS**, Stegbar, glass, 2, std sz, new, cream. \$500 ea neg. 0417 469068.

## SPRING SPECIALS

Order	New	2nd Grade
100 x 50	\$3.85	\$2.90
150 x 50	\$5.70	\$4.00
200 x 50	\$7.35	\$5.00
250 x 50	\$10.05	\$8.00
100 x100	\$10.05	\$7.50

OTHER SIZES AVAILABLE  
 Decking Akwa M/H wood  
 90 x 15 \$2.60 \$1.25  
 70 x 15 \$2.60 \$1.00  
 Merbau Special \$3.20

90 x 19 Treated Pine \$1.70

90 x 22 Framing - Older Stock \$1.40

90 x 35 Pack Lots \$1.40  
 90 x 45 Pack Lots \$1.75  
 70 x 45 Pack Lots \$1.40  
 70 x 35 Pack Lots \$1.00

Chipboard 19mm Flooring - \$34.00 sheet.

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 21 Bass Street  
 Queanbeyan NSW 2620  
 Ph 62973666 Fax 62974519

## TILES - Wall & Floor

Ceramic - from \$16.50sqm  
 125 Lyaght St, Mitchell,  
 Open 7 days, Sat/Sun 9-11  
 SLATEMAN, Ph 6241 7117

## BUSINESS FOR SALE

**ASIAN Cafe** takes way/pizza in main street O'Bryan, Lse. clean shop. \$18,000. 6299 0726; 0418 621429.

**ASIAN RESTAURANT**, Lic. low rent, central location. Ph after 2:30 0410 062 663.



## BAKERY-CAFE

Excellent F/O with good profit. \$120,000. Strictly by appointment 0416 180 795.

**BALLOON & PARTY SHOP** est '87, owners retiring. 6288 5146 bn. 62311956 ah

**BAR & NIGHTCLUB** Busy city location, very profitable. \$499,000. S.A.V. Ph 0405 311 320.

sales, inc. au 1300 392 599. Phc

## ESTABLISHED SUPERMARKET

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**GARDEN MAINTENANCE BUSINESS** Walker ride-trailer, regular clients, est yrs. \$16,000. 6238 1866 /

## GENERAL Convenience Store, Yass

including Takeaway, Sub-newsagency and full on-line Lotto with residence attached. Present owner 50+ years, top loc. Great cash flow showing high returns. Suit couple with some casual staff. Excellent small business with opportunity to expand. Ph owner 0418-498897.

**HAIR SALON** nth side, own retiring, W/WO, price n Ph 0401 422806 ad.

## What w Wedding I



\$200 K Seeking expressions of

This historical, her collectables, open firep this venue an ambience cedar lined Cathedral commercial kitchen with and the opportunity (a full inventory will be

Finally a long lease 5 year

Contact Tony Hanley fo

Tony Leads - It

C/T Sept 27, 2003.



ACT Heritage Council

## IHPR Draft Citation advice

<b>To:</b>	Peter Freeman (Chair)	Agnes Shea
	Mike Pearson	Sharon Payne
	Dianne Firth	Weeks White
	David Flannery	Lenore Coltheart ←
	Warren Nicholls	

**Subject: CUPPACUMBALONG HOMESTEAD PRECINCT**

**Background:** This is a revamped version of the citation for Cuppacumbalong, prepared taking into account the comments received at and after the last Council meeting. We are now under pressure to finalise this nomination, as the sale of Block 6 to the current owner of Block 8 is imminent. Note that block 6 includes part of the garden and the sites of the 2 original homesteads.

There is a very short turn around involved here. As such the period for comment is short.

**Please return your comments by fax or email to Trish by COB, Friday 29<sup>th</sup> August.**  
*If no reply is received by this date, it will be assumed that you accept the following recommendation, without changes to the citation*

**Recommendation:** That you endorse the listing of Cuppacumbalong Homestead Precinct on the Interim Heritage Register.

### Council Advice

Support recommendations **YES/NO**

Subject to following edits and comments:

*Good treatment; I think the assessment could be strengthened a bit - see comments*

Initial .  .....

*Council Comments*

**DUE DATE: August 29, 03** ←

**RETURN COMMENTS TO:** Trish Macdonald email: [trish.macdonald@act.gov.au](mailto:trish.macdonald@act.gov.au)  
Or FAX 62072200



ACT Heritage Council

**AUSTRALIAN CAPITAL TERRITORY  
PROPOSED ENTRY TO AN INTERIM HERITAGE PLACES REGISTER  
FOR:**

**CUPPACUMBALONG HOMESTEAD PRECINCT**

For the purposes of s. 54(1) of the *Land (Planning and Environment) Act 1991*, this heritage assessment for the above places has been prepared by the ACT Heritage Council as the basis for its inclusion within an interim Heritage Places Register.

**Public Submissions are sought** on this proposed entry of the **Cuppacumbalong Homestead Precinct** to an interim Heritage Places Register. All submissions should be addressed to:

**The Secretary  
ACT Heritage Council  
PO BOX 144  
LYNEHAM ACT 2602**

**Facsimile: (02) 6207 2200**

**Submissions must be received by close of business Friday.XXXXXX**

For enquiries related to this proposal please telephone **(02) 6207 7378**

## CUPPACUMBALONG HOMESTEAD PRECINCT

### LOCATION OF PLACE:

Blocks 6, 7 & 8, Section 10, Tharwa

### FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF CUPPACUMBALONG HOMESTEAD PRECINCT

The features which contribute to the heritage significance of the Cuppacumbalong Homestead Precinct, and which require conservation, comprise:

- The remains of two former homesteads;
- The current Homestead; and
- The Garden

### STATEMENT OF SIGNIFICANCE

The Cuppacumbalong Homestead Precinct has a range of heritage values related to its historic, aesthetic and social associations. Formerly part of a working property set in a rural landscape it is now reduced to two Blocks (and a third Block negligible in size). Development to the north-west, which now joins it visually to Tharwa village, has impacted on its rural nature.

✓ The remains of ~~the~~ the first (Wright) homestead and the second (De Salis) homestead are important archaeological sites associated with the first settlement of the area. They demonstrate the growing knowledge of the relationship between the environmental constraints of new locations and the living conditions of the settlers. Flooding was not a typical problem in the local region (shown by the retention of the second homestead on the flat), which makes the responses (the third and present homestead being placed on higher ground) at Cuppacumbalong interesting in the ACT context.

The current homestead is a good, relatively rare and reasonably intact example of the Inter-War California Bungalow style in the ACT. It is one of only a few known examples of this style in the ACT. The homestead displays most of the key features of this style, these being:

- a visually prominent low-pitch roof;
- wide overhanging eaves; and
- exposed roof timbers, in the form of the eaves brackets.

It also displays other characteristics of this style in a modified form.

In addition to these formal stylistic characteristics, the homestead displays a number of attractive decorative spaces or elements including:

- the generous eastern verandah with its timber floor;
- the extended series of rooms along the east of the homestead;
- the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
- fireplaces;
- the sliding timber doors with leadlight panes in Room 1;
- window seats;

- the decorative plaster ceiling in Room 15;
- the original/early bathroom fittings and tiling in Room 22; and
- the original/early light fittings.

The homestead has demonstrative value through its distinctive design style, which is no longer practised and is of considerable interest. The small number of Canberra buildings in this style enhances this value.

The garden has aesthetic qualities as a charming place and setting for the homestead, set in an enclosed landscape. It demonstrates the development of a garden over time, and is reflective of the different styles popular at different times. The *Arbutus x andrachnoides* is significant as a rare form of this tree. (Criteria (v) and (ix)) A Wisteria and two Tamarisk trees are possibly from the earlier De Salis garden.

Cuppacumbalong has a moderate degree of social value for the ACT community through its role since 1975 as tourist/visitor destination.

Cuppacumbalong has significant historical associations through its long association since the 1840s with the early European settlement period of the Australian Capital Territory and with the settler families of the district. It also has strong associations with Count Leopold De Salis who held a prominent position within the rural community of the district, and in local affairs and politics.

Cuppacumbalong has a significant relationship with the following associated places:

- Cuppacumbalong Cemetery;
- Cuppacumbalong Woolshed and Shearers' Quarters; and
- the remnant elements of the former driveway on Block 9;

#### SPECIFIC REQUIREMENTS FOR THE CONSERVATION OF [PLACE]

In accordance with s.54 (1) of the *Land (Planning and Environment) Act 1991*, the following specific requirements are identified as essential to the conservation of the heritage significance of the place. The guiding Conservation Objective is:

**The Cuppacumbalong Homestead Precinct shall be conserved and appropriately maintained in a manner consistent with its heritage significance, and consistent with a sympathetic and viable use or uses.**

#### CONSERVATION OBJECTIVE 1.

Provide adequate conservation management planning

##### ***Conservation Objective 1.1***

Ensure that any actions impacting on the significance of the place are based on professional conservation planning.

##### **Specific Requirements for Conservation Objective 1.1:**

- (a) A conservation management plan (CMP) should be developed for the place to guide its conservation and future use.

- (b) Any works necessary prior to the development of a CMP that have a potential impact on significant fabric shall be guided by a professionally documented interim assessment and conservation policy relevant to that area or component (ie a Heritage Impact Statement -HIS).
- (c) No changes of use necessitating substantial changes to the place, or other substantial works affecting fabric, other than reversible stabilisation works, will be permitted before the preparation of a CMP, after which all works and uses should be in accordance with the CMP.
- (d) Maintenance will be as defined in the Australia Icomos Burra Charter, and will not involve change to significant fabric. Maintenance shall be continued regardless of the status of the CMP or HIS.
- (e) Following the preparation of a CMP or HIS, identified essential conservation works shall be implemented. The requirements determined within the CMP or HIS might alter or supersede other Specific Requirements in this citation.

## CONSERVATION OBJECTIVE 2.

**Conserve the Significant components of the Cuppacumbalong Homestead Precinct**

### Conservation Objective 2.1

Minimise the loss of the historical integrity of the Cuppacumbalong Homestead through-demolition of the existing building.

#### Specific Requirements for Conservation Objective 2.1.

- (a) The demolition of features intrinsic to the significance shall not be permitted except in exceptional circumstances, including:
  - the building is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition; or
  - the existing condition of the building poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition, and
- (b) The building be conserved. Maintenance shall retain as much original fabric as possible and where replacement is required replace same with same.

### Conservation Objective 2.2

Retain the historical form and architectural character of the existing Cuppacumbalong Homestead building:

#### Specific Requirements for Conservation Objective 2.2

- a) The fabric of the homestead related to the Inter-War California Bungalow style shall be conserved, including the:
  - visually prominent low-pitch roof;

*Express possibility to optimise retention*

*such as*

- wide overhanging eaves;
- exposed roof timbers, in the form of the eaves brackets;
- large east and north verandahs, (latter now enclosed);
- chimneys; and
- the brick piers with a slab capping.

- b) The following attractive decorative spaces or elements shall also be conserved:
- the generous eastern verandah with its timber floor shall remain open and without subdivision;
  - the former north verandah of the homestead shall not be further subdivided;
  - the extended series of rooms along the east of the homestead shall continue to be connected and no permanent division between rooms shall be constructed;
  - the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
  - fireplaces;
  - the sliding timber doors with leadlight panes in Room 1;
  - window seats;
  - the decorative plaster ceiling in Room 15;
  - the original/early bathroom fittings and tiling in Room 22; and
  - the original/early light fittings.
- c) Original fabric shall be conserved *in situ*. Any disturbance to the building fabric to be recorded before any action occurs.
- d) Additions to the existing building are not permitted unless the need can be clearly demonstrated.
- e) Alterations and additions to the existing building shall match the existing or original details, materials, finishes for all key elements including (edit as appropriate) roofing and ridge capping, gutters and downpipes, fascia and eaves detail, wall finishes and details, window types, materials and sill details and door treatment. However it need not be identical in every detail provided essential details match and the character is maintained. Only minor additions shall be permitted.
- f) All additions to the building shall be designed to minimise disturbance to the principal form of the existing building, and ensure that the existing building remains dominant built form.
- g) Temporary structures to preserve and protect all identified features intrinsic to the significance of the complex shall be constructed so as not to damage the significant item, and shall be removed when the study and/or conservation of the significant item has been completed, or when an approved permanent protective structure is constructed.

### CONSERVATION OBJECTIVE 3.

#### Conserve the Garden of the Cuppacumbalong Homestead Precinct

##### **Conservation Objective 3.1**

The garden shall be managed to retain its historic shape and <sup>↓ 28</sup> to be a garden of mainly exotic plants.

##### **Specific Requirements for Conservation Objective 3.1**

- (a) The general shape of the garden (as shown in the following figure) shall be retained although extensions may be permitted.
- (b) The existing use of predominantly exotic plants in the garden, with only a few native plants, shall be retained and continued. However, the plantings have a history of being affected by prevailing fashions in the replacement or addition of new plants, and this tradition may continue, within the context of the requirement regarding the predominant use of exotic plants.
- (c) Trees shall be managed to preserve their aesthetic qualities. Trees such as *Cupressus spp.*, which have branches to the ground, shall be allowed to retain this habit and not be pruned to raise branches from the ground.
- (d) The demolition of the following features shall not be permitted:
  - garden areas, both upper and lower;
  - tree groups, except as permitted at 3.1(e); and
  - the *Arbutus x andrachnoides* tree.

##### **Conservation Objective 3.2**

The diversity of tree species on blocks 6 and 8 to be retained and individual trees or collection of trees be conserved.

##### **Specific Requirements for Conservation Objective 3.2**

- (a) The framework of trees is a significant feature contributing to the character of the garden and the precinct generally, and this feature shall be retained.
- (b) The trees ~~important~~ to be conserved shall be identified and management guidelines ~~for the individual or collection~~ be undertaken as part of the Property Management Agreement and Conservation Management Plan.
- (c) Subject to thinning or removal of unnecessary suckers, the straight lines of Poplars on the easterly part of Block 6, and the beginning of the avenue of Elms to the cemetery shall be retained.
- (d) Trees in the garden and surrounding paddocks of Blocks 6 and 8 shall be managed for safety purposes and in accordance with the provisions of the Land (Planning and Environment) Act 1991 and the Tree Protection (Interim Scheme) Act 2001.

- (e) Tree management and replanting may occur with supporting specialised advice.
- (f) Any trees removed within the Archaeologically Sensitive Area shall be cut down to ground level but the stump and roots shall not be disturbed.

#### CONSERVATION OBJECTIVE 4.

##### Conserve the Archaeological Sites

#### **Conservation Objective 4.1**

Conserve the archaeological evidence associated with the original two homestead sites.

#### **Specific Requirements for Conservation Objective 4.1**

No disturbance should occur within the archaeologically sensitive areas that would alter the definition or interpretation of the site.

- (a) The Archaeologically Sensitive Zone identified on the following figure shall not be disturbed by activities which disturb the ground or sub-surface areas. Such activities include excavation, trenching, boring, or tilling the soil. ✓ 07

#### CONSERVATION OBJECTIVE 6.

##### New development not to Diminish Heritage Values

#### **Conservation Objective 6.1**

All features intrinsic to the significance of the site to be preserved.

#### **Specific Requirements for Conservation Objective 6.1**

- (a) No new development (except that covered under conservation objective 2.1) to involve the loss, removal or damage to any features intrinsic to the significance of the complex.
- (b) Any new development to fully protect features intrinsic to the significance of the complex.

#### **Conservation Objective 6.2**

New development to be sympathetic to the rural character of the homestead complex.

#### **Specific Requirements for Conservation Objective 6.2**

- (a) The design of any new buildings or structures in the precinct shall avoid or minimise any impact on the significance of the place. New buildings or structures shall be restricted in number and extent in order to retain the low-density, rural character of the precinct.

- (b) Every effort shall be made to re-use existing buildings for new uses rather than providing new buildings.
- (c) The style of any new buildings or structures shall be simple, low-key and sympathetic to the rural character of the precinct. Styles which are identical to the heritage style of existing buildings shall not be used. Any new buildings shall be single storey.
- (d) The design, size, material and location of any new buildings or new structures shall be sympathetic to the design of the existing nearby buildings or structures. Form and mass to be similar to existing buildings and structures.
- (e) New services shall be designed to minimise the impact and be underground as far as possible.

### **Conservation Objective 6.3**

The location of new development to be controlled so that the rural character of the complex is preserved.

### **Specific Requirements for Conservation Objective 6.3**

- (a) No new buildings or structures shall be constructed:
  - to the north or east of the homestead;
  - in the garden area; and
  - in the area of archaeological sensitivity
- (b) No development shall take place on the driveway between the upper and lower gardens which obscures the view along the former north driveway on the land to the north of the precinct.
- (c) Only minor structures shall be located within the garden.

### **MANAGEMENT RECOMMENDATIONS:**

In assessing this place for the interim Heritage Places Register, the Council recommends that the following actions and activities should be undertaken to enhance the heritage values of the place. They are made as recommendations and have no legal effect.

#### **New and continuing uses remain compatible with significance.**

Any continuing use or new use proposed for the precinct should be compatible with the significance of the place, and should be complimentary to the primary use(s).

#### **Subdivision of blocks**

Subdivision of the existing blocks should not be permitted.

#### **Access to Cuppacumbalong Cemetery Track**

Cuppacumbalong Cemetery (on the ACT Heritage Places Register) is an important associated site. The path that joins the Cuppacumbalong Homestead to the walking track to the cemetery should be maintained for public access.

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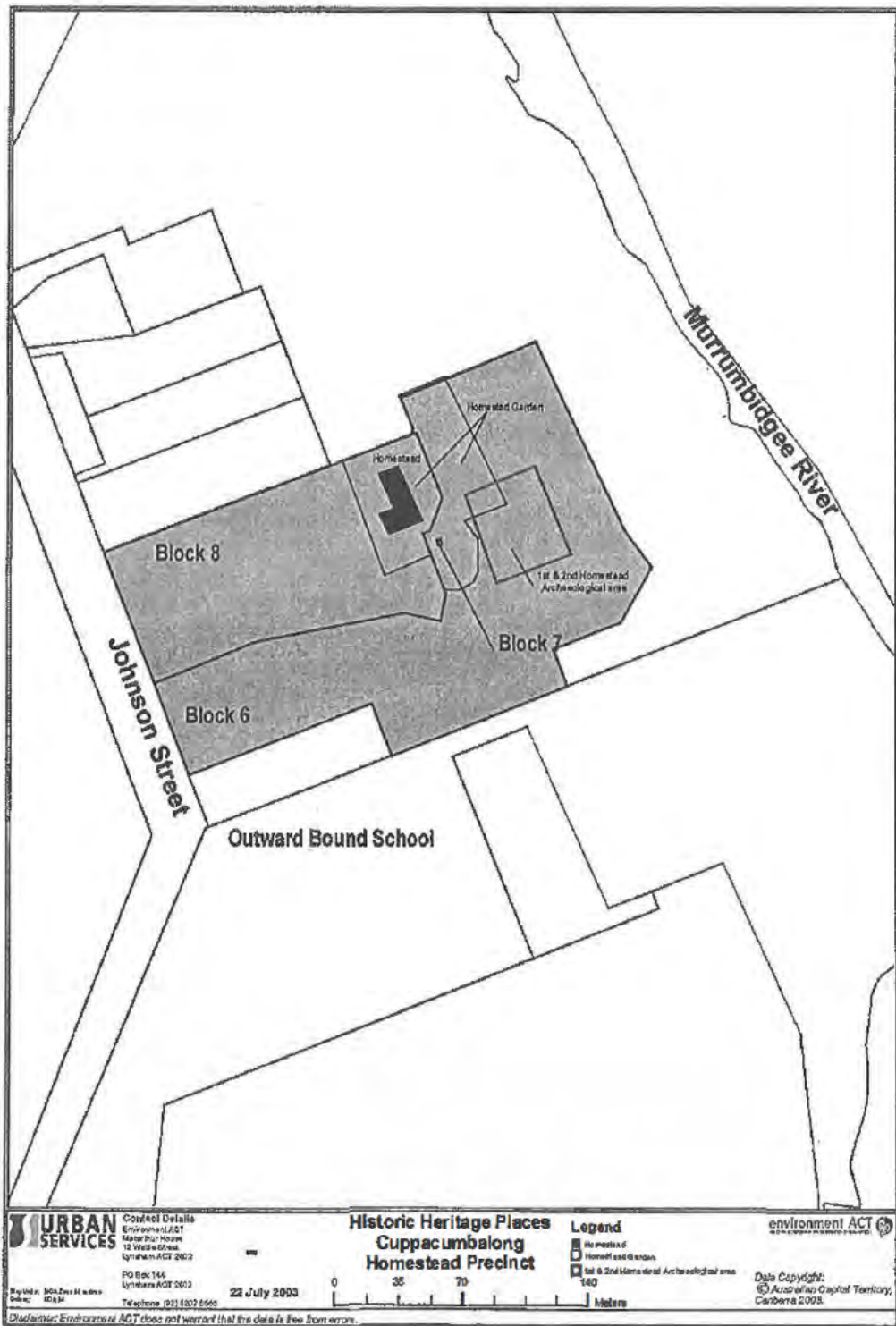


Figure 1. Location of Cuppacumbalong Homestead Precinct

**Figure 2. Archaeological sensitive area surrounding the surface and sub-surface remains of the first (Wright) homestead and the second (De Salis) homestead (Not to scale)**

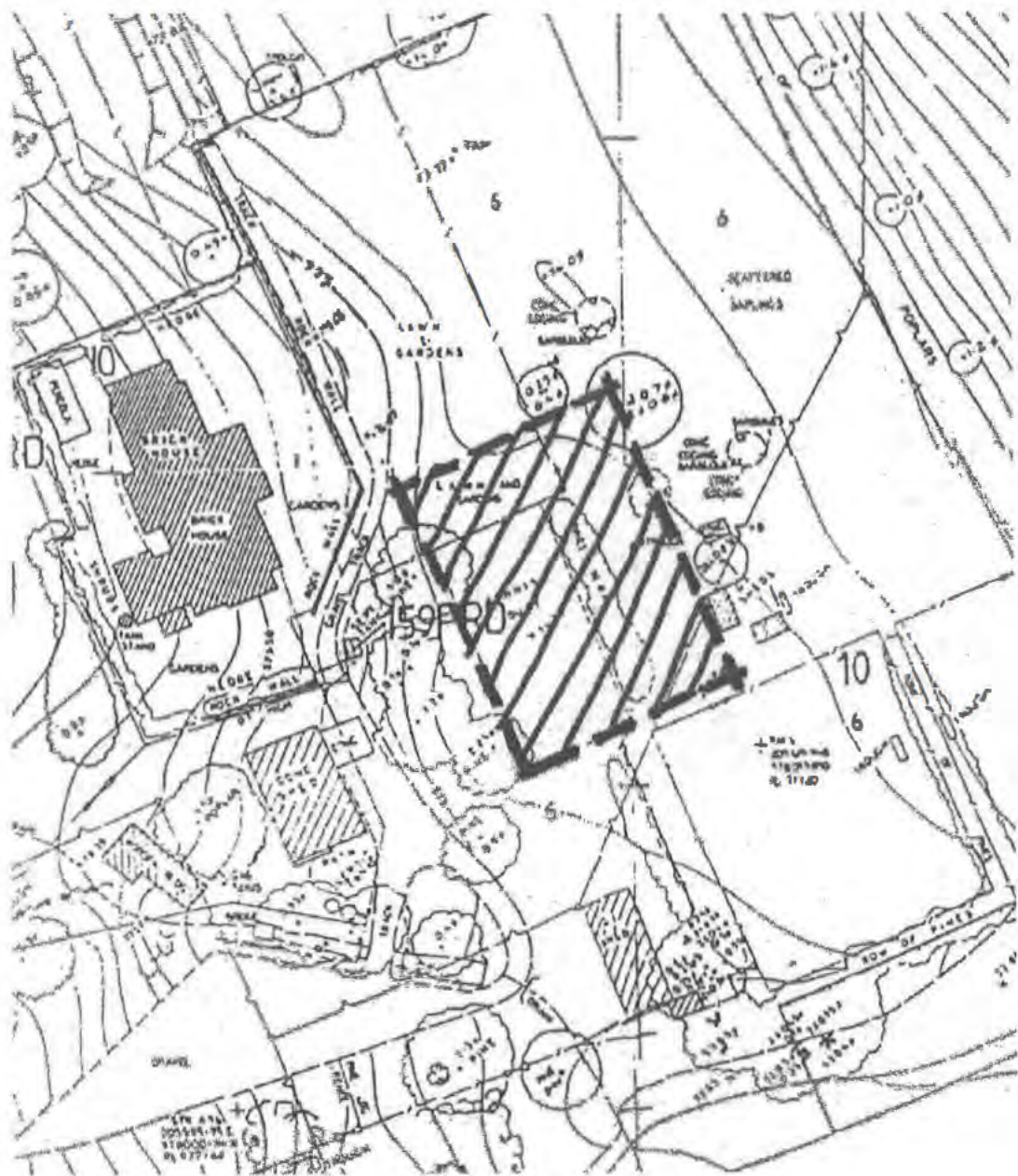
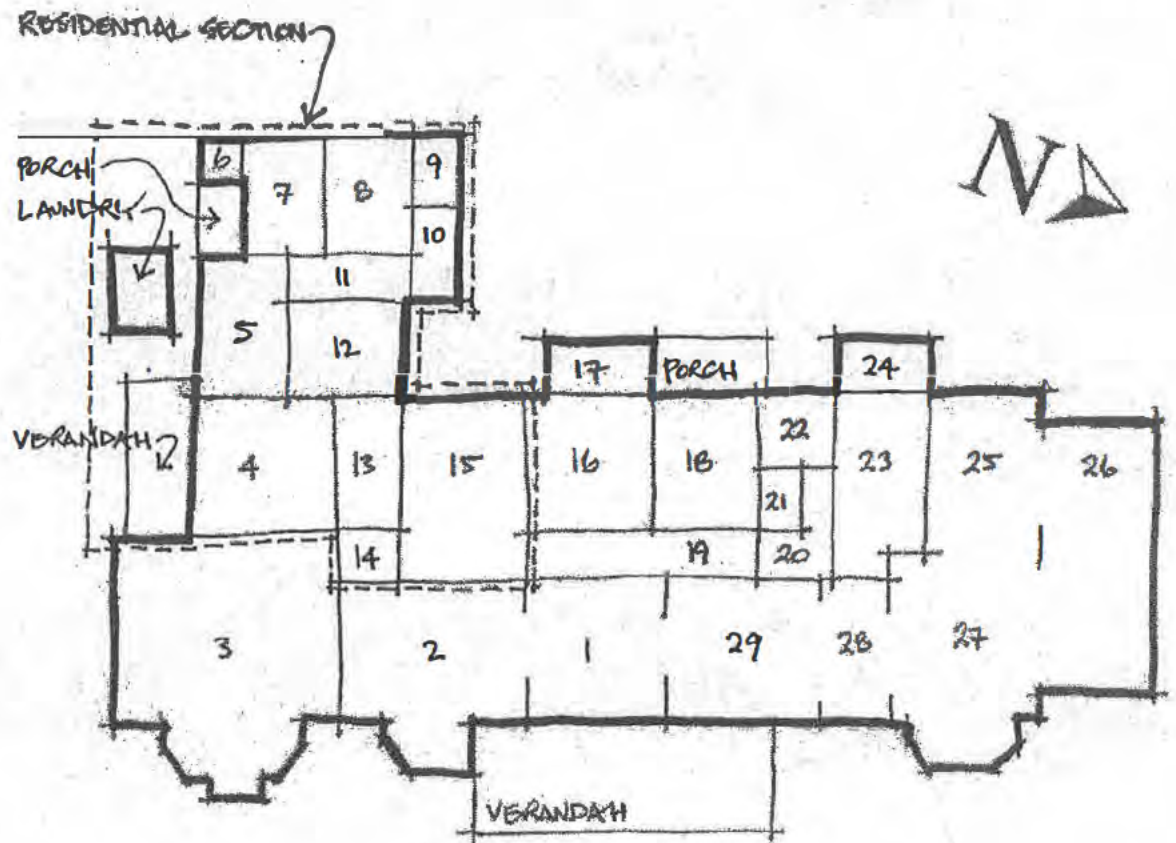


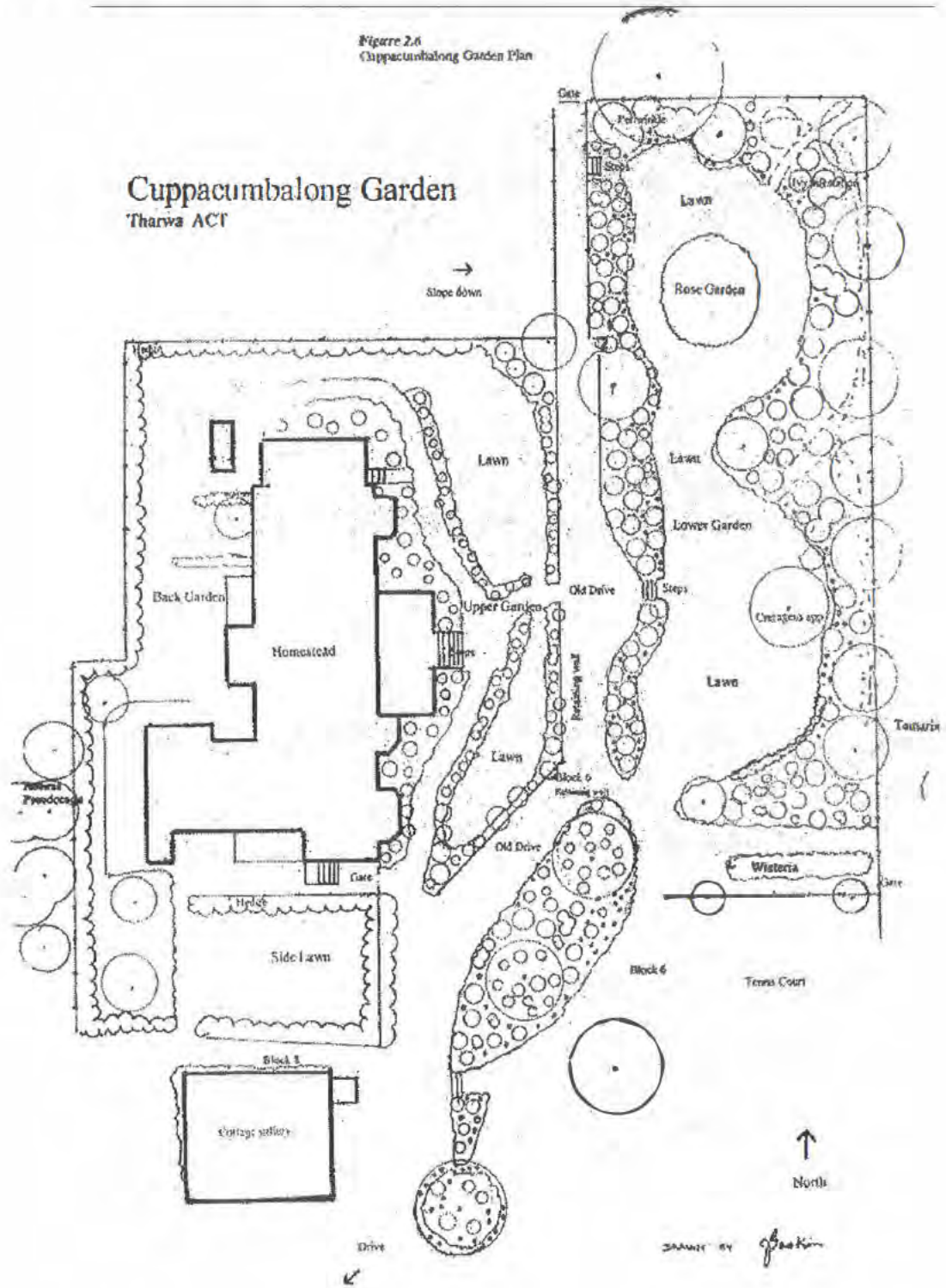
Figure 3. Schematic plan of Cuppacumbalong Homestead (D. Marshall 2002)



**Legend**

- |                               |                     |
|-------------------------------|---------------------|
| 1. Entry hall                 | 16. Store           |
| 2. Bar and lounge             | 17. Office          |
| 3. Lounge                     | 18. Store           |
| 4. Kitchen                    | 19. Hall            |
| 5. Store                      | 20. Hall            |
| 6. Cupboard                   | 21. Bathroom        |
| 7. Bedroom                    | 22. Bathroom        |
| 8. Bedroom                    | 23. Kitchen         |
| 9. Hot water service cupboard | 24. Pantry          |
| 10. Bathroom                  | 25. Restaurant/cafe |
| 11. Hall                      | 26. Restaurant/cafe |
| 12. Siting                    | 27. Restaurant/cafe |
| 13. Hall                      | 28. Restaurant/café |
| 14. Walk in robe              | 29. Restaurant/cafe |
| 15. Lounge                    |                     |

Figure 4. Cuppacumbalong Garden Plan



CUPPACUMBALONG HOMESTEAD PRECINCT

## **A1 Description of Place**

### **Overview**

Cuppacumbalong Homestead Precinct is a complex of significant features including the:

- current homestead;
- remains of two former homesteads;
- garden;

### **Current Homestead (Third homestead)**

The homestead is a substantial single storey building with 29 rooms. The building faces east towards the Murrumbidgee River and overlooks the formal garden layout of lawn divided by a retaining wall and bordered by shrub beds.

The eastern face of the building is set quite high because of the slope of the land, and is dominated by substantial concrete stairs leading up to the large covered front verandah. The main entry to the homestead is from this verandah, and its major rooms spread either side, facing east. The minor and service rooms are located on the western side of the homestead, and to the south-west.

The homestead displays fair condition and moderate integrity.

### **Exterior**

The homestead has a base course of rendered concrete and face brick walls above. The brickwork joints have a line scored in the mortar to accentuate the joints. Doors and windows are generally painted timberwork, although some are stain finished. The homestead has painted timber eaves with decorative timber eaves brackets. There is some remnant dead ivy on the outside of the building.

The external paintwork has generally somewhat deteriorated. The concrete base course is showing signs of rising damp deterioration on the north side, and new vents have been installed to encourage ventilation. On the north-west corner of the current living section of the homestead, the mortar courses are powdering and eroded.

There are several painted rendered brick chimneys rising above the painted corrugated iron hipped roof. On the west side of the roof is a modern kitchen exhaust stack. The roofs for the verandahs, porches or former such elements are flat metal roofs. ✓ 07

The main entrance to the homestead is approached up a wide set of rendered/concrete steps with rendered sidewalls. The steps are cracked and chipped. At the top of the steps is a large verandah with a varnished timber floor and painted panelled soffit. The varnish is worn in places. The brick verandah piers

feature simple stone capitals. Either side of this main verandah are bay windows and a half-bay window.

There are a few surface mounted pipes, conduits and an irrigation controller. One of the rectangular metal downpipes runs into a circular plastic pipe high above ground level on the northeast corner. On the west side of the homestead a water filter unit has been mounted on the wall.

On the west side of the homestead, painted fibro-cement boarding has been used to panel the enclosure of former porches/verandahs. The surviving minor porches around the homestead have painted concrete floors.

### ***Interior of Homestead***

The following description of the interior begins with general comments about the interior. This is followed by specific comments about some rooms, which have different features from those generally found in the homestead.

The interior of the homestead generally features varnished timber floors, painted rendered walls and painted plaster ceilings. A variety of floor timbers or finishes are evident, and some appear modern and do not match the timber colour of the original floors. Some of the floor finishes are also worn.

There are stained and painted timber doors and windows, with the doors being panelled and the windows being double hung sashes. There is some variation in stain finishes, such as the bay window in Room 27 (see Figure 1 for a plan showing room numbers), and some windows appear not to have been stained yet. The timber skirtings and picture rails throughout the homestead are also a mixture of painted and stained finish. Some rooms have timber cornices and exposed ceiling beams, both stain finished.

There are a number of decorative fireplaces featuring face brickwork, stained timber mantles and tiled hearths.

The homestead has a variety of original/early light fittings as well as modern fittings. Modern security detectors, cameras, speakers and fire detectors have been installed in the homestead.

The following comments relate to specific rooms, as noted.

The fireplaces in Rooms 1 and 14 have a modern wood stove installed in the original brick fireplace. Either side of Room 1 are pairs of concealed sliding panelled stained timber doors with decorative leadlight panes.

Stained timber window seats have been built in the half bay in Room 2. A modern stained timber bar has been installed in this room. The floor of the bar is a modern linoleum.

Stained timber window seats have been built around the fireplace in the bay of Room 3. This room also has stone foot pads set in the timber floor for the former billiard table. The ceiling in Room 3 has textured plaster panels between the exposed ceiling beams. The timber skirtings in this room have a simple profile and may not be original.

The original homestead kitchen, Room 4 features the original decorative wood stove, stained timber floors and areas of floor tiling, some of which are cracked. The wood stove is in poor operating condition.

The walls in Room 7 display signs of dampness/mould growth.

The bathrooms display a variety of periods of fittings. The bathroom in Room 11 has been largely modernised, though it still has an original/early terrazzo floor. The fittings in Room 21 are relatively modern. Room 22 appears relatively original with original fittings and tiling.

Room 12 has a slate floor and modern plasterboard ceiling.

Room 15 has a decorative plaster ceiling.

Some of the ceilings in the homestead are plaster with cover battens, such as Room 16. The paint finish on the ceiling in Room 16 is peeling. Extensive shelving has been installed in Room 16, and part of the door architrave is missing. This room and some other non-public rooms have worn carpet/carpet tiles.

There are also some unfinished works in Rooms 18, 19 and 20, related to walls and a door.

Room 23, the current restaurant kitchen, has a tiled timber floor, painted render walls partly tiled, and a painted plaster ceiling. There is a large metal exhaust hood over the cooking appliances, and many shelves and benches. The finishes appear somewhat tired. The adjacent pantry, Room 24, has a concrete floor with linoleum finish, face brickwork and painted plaster or fibro-cement walls, and a painted plasterboard ceiling. This room has extensive shelving.

The timber architraves to the southern openings in Room 26 have not been finished, and the skirtings in this room are also unfinished.

Modern ceiling fans have been installed in Rooms 27 and 29. A split system air conditioner has been installed with the fan coil unit located externally at the northeast corner, and the console unit wall mounted in Room 27.

Room 29 appears to have a relatively modern plasterboard ceiling with decorative cover battens. Related to one of the security detectors is a surface mounted conduit in Room 29.

#### **The two former homesteads**

It is not known when this group of buildings was demolished but it was most likely some time after the present homestead was built. There are, however, some features remaining from the first two homesteads, which indicate their location and extent. The existing Wisteria marks the verandah line of the De Salis homestead as shown in the early photographs, and is the most visible remnant of this former homestead. Standing under the Wisteria one can achieve a sense of location of the verandah of the former De Salis homestead as well as the location of the Wright homestead immediately to the south.

Further remnant material remains of the De Salis homestead are an earth mound 6 to 8 metres south east of the wisteria which most likely relates to the verandah area of the building, stone footings of a wall (550-600 mm wide), and segments of the stone dwarf wall of the verandah. The building has been estimated as approximately 21 metres long by 10.4 metres wide, including a 2.5 metre deep verandah on three sides. The south-east end of the verandah was enclosed (Winston-Gregson 1987: 16-17).

There is further surface and subsurface evidence of the location of these two houses. Sections of the footings of the Wright homestead are located on the surface next to, and seven metres north, of a concrete water trough. The footings are of a side wall returning to an end wall. They are 500 mm wide, made of stone bonded with mortar. Subsurface probing revealed that these footings extend 10-20 cm under the present surface parallel to an existing line of trees forming a windbreak to the present tennis court. At the southern and northern extent of the windbreak the footings extend west to at least to the fence of the tennis court and probably some distance beyond. The results of subsurface probing suggest that this structure measured approximately 18 metres by at least 10 metres. A previous investigation (Winston-Gregson 1987: 16-17) estimated this building to be at least 10 metres (possibly 18 metres) and 7.5 metres. Further stone footings are visible on the surface 6 metres east and in line with those of the Wright homestead. These most likely equate to a later extension to the De Salis homestead but may also be remnants of the Wright homestead.

There is a high likelihood that further subsurface footings of the outer walls of the Wright and De Salis homesteads and the eastern extension remain. There is also a high likelihood of further subsurface footings of internal walls of the De Salis homestead and the western extension under and to the west of the tennis court.

## **Garden**

The garden lying in front of the house on two levels has been maintained as a decorative feature of the function and art centre and recently has been put into active use for receptions etc. Now the garden is a commercial garden, a part of the facilities of Cuppacumbalong open to the public. The garden to the southern side and to the back (west) of the house is private and not open to the public. See Figure 4 for the layout and extent of the garden.

The current house was built on a moderate slope and the public part of the garden is on two levels. Soil was moved to provide a relatively level space in front of the house on the east. This space merges with the natural soil level at either end and is retained to the east by a wall 96 cm high in the centre tapering to ground level at each end. See Figure 4. A driveway from the north was built below the retaining wall by the Snows in the late 1920s. It follows the wall towards working buildings on the south and now forms a gracious path between the upper and lower gardens. The upper part of the garden consists of beds cut into the lawn, foundation plantings and climbers which scramble up the foundation walls of the house to the verandah above. A path runs from the current drive along the front of the house and curves at the north around to the back of the house. Steps lead down through the retaining wall to the old drive opposite the steps up to the house verandah. Some creepers overhang the retaining wall.

The old drive now makes a gracious, wide path from which to look into the lower garden. This lower garden is in two parts or 'rooms'. Steps in the centre, opposite the steps from the upper level, lead to a garden of lawn, trees, shrubs, perennials and bulbs. This is linked to the rose garden by the continuous flow of lawn. Steps at the north end of the old drive lead down to a formal circular rose bed reminiscent of the rose gardens at Old Parliament House. The rose garden is surrounded by lawn and by dense shrubs, which have been invaded by Ivy and Periwinkle. The rose garden was established in the 1930s by Mr Snow.

This lower part of the garden is being extended to the southwest, past the tennis court by the current lessee. To the east of the paths a new bed of architectural plants (plants with a distinct structure, such as Acanthus, as opposed to plants with a more indeterminate shape) is being established and camellias that did not prosper elsewhere have recently been moved to a new bed under the tree at the southern end of the garden.

The style of the garden is Inter-War Domestic, which is in effect an eclectic mix of earlier styles, (Federation and Edwardian). The garden beds around the house have been modified slightly since the garden was established. Otherwise, the design is as originally laid out by Mr Snow. Later fashions have however influenced its plantings. It owes its layout more to the topography of the site and the desire to lift the house above the flood level than to any particular style.

The garden contains mainly exotic plants. The garden plants are almost entirely cool climate exotics with an emphasis on plants, which were commonly used in the district. See Appendix D – Cuppacumbalong Homestead Precinct Plant List. There is no particular specialisation in plants, however many of the shrubs reflect the fashions of the 1930s-1950s. These include some plants now considered undesirable in the ACT because of the propensity of birds to spread their seed into the surrounding rural areas. These include several species of Cotoneaster and Privet (*Ligustrum* sp) particularly Broad-leafed Privet. However several of the species of Cotoneaster are less common and not considered invasive, such as *Cotoneaster horizontalis*.

Formerly topiary (shaped evergreen shrubs) was used in the garden. Neglect and overgrowth of plants has removed this element. Recently (2002) new topiaried shrubs have been planted.

The upper garden is on the leased block. The lessee currently (2002) has permissive occupancy of Block 6 and maintains the lower garden which was formerly maintained by gardeners from Lanyon.

The gardens to the south and to the west of the house have been developed to give privacy to the service areas of the house, consisting mainly of hedges and trees. There is a notable stand of *Robinia pseudocacia* behind the house that is magnificent when in bloom.

Paths are chiefly of crushed granite. There is a concrete landing in front of the entrance steps to the house with a concrete path leading part of the way to the back of the house. The beds in the lower garden are edged with metal, installed by the Snows.

The climate is of cool temperatures (frost to -10 degrees) to hot (43 degrees and more) affecting the range of plants that can be grown. The region is semi-arid with high evaporation; this means that heavy watering is required to maintain the cool climate exotic plants. The precinct is on the Murrumbidgee River and has both pumped and bore water supplies. The bore water is highly alkaline and cannot be used on acid loving plants such as Camellias. Use of it in the garden by a past lessee (perhaps when the river was low) caused significant damage as has rising salt in the upper garden.

The garden is protected from the prevailing West wind by the slopes behind it and by the house but the lower garden is a frost pocket. The soil is granite and there is sharp drainage. The lower garden may experience occasional flooding

The garden is open to the public and is part of the Open Garden Scheme. It displays high integrity but is in poor condition in parts.

### **Associated Places**

In addition to the features in the precinct, there are two places significantly associated with Cuppacumbalong in the vicinity of the precinct. These include:

- Cuppacumbalong Cemetery and Avenue of Elms, near the confluence of the Murrumbidgee and Gudgenby Rivers, 1.5 kms south-south-east of Tharwa;
- Cuppacumbalong Woolshed and Shearers' Quarters, at Smiths Road, corner of the Naas Road, 2 kms south of Tharwa;

## **A2 Status of Places at assessment date**

Register of the National Estate Database, Status: Registered, Database No. 019106, File No. 8/01/000/0427

## **A3 Historical Background**

### **European exploration**

The arrival of European settlers began a period of great change to the Aboriginal groups and the environment. In 1821 the explorer Charles Throsby was the first European to reach the Murrumbidgee River. Following Throsby's expedition Captain Mark Currie, RN, led an excursion into the newly found district in 1823. He was accompanied by Brigade-major Ovens and Joseph Wild, who had accompanied Throsby the previous year in an attempt to reach the river. They traversed the Limestone Plains and the Tuggeranong Valley which Currie named Isabella Plains, and reached the Murrumbidgee. Currie's diary of 1st and 2nd of June recounts the journey (cited in Moore 1982: 4).

*1st June 1823 – Crossed Limestone Plains and travelled through a fine forest country to a small, beautiful plain, which we named Isabella's Plain after Miss Brisbane [the daughter of the New South Wales Governor]. It is situated about six miles from the others, on the right bank of the Murrumbidgee [sic]. Went up the right [east] bank of that river four miles, searching for a crossing, without success, in doing which we passed through a fine forest country and encamped for the night on the right bank. Killed an emu.*

Currie and his party had reached the Murrumbidgee in the vicinity of Pine Island, but were unable to cross because the river was swollen by recent rains (Moore 1982: 4). The next day they followed the river upstream.

*2nd June 1823 – passed through a fine forest country intersected by stoney and lofty ranges, in crossing one of which we observed considerably the west of us a very singular and remarkable rock of an oblong form standing erect and alone on the summit of another range. Saw several pine trees of about two feet diameter growing on stoney ranges. Encamped by a small run of water in a fine forest vale, not yet being able to cross the Murrumbidgee [sic]. Killed a kangaroo.*

This campsite was on the eastern bank of the river, opposite to the present village of

Tharwa and homestead of Cuppacumbalong (Moore 1982: 4).

Allan Cunningham and his party were the next to pass the Tharwa area. He found the Murrumbidgee at its normal autumn level and was able to cross near present Cuppacumbalong. The following day he passed Mount Tennant (which he named Mount Currie) and the Gudgenby River. He described the area as a fine tract of country (Moore 1982: 4). *yes?*

Throsby's report of the land he traversed as 'extensive meadows of rich land', followed by Currie's view of 'fine forest country' and a 'beautiful plain' and then Cunningham's impression of a fine tract of country brought news to ~~the would-be~~ settlers in crowded Sydney of vast and profitable grazing lands and high opportunities. ~~A land-rush was about to begin.~~ *investors and*

### European settlement, including the establishment of Cuppacumbalong, 1824-60s

The first European settlements began on the Limestone Plains when Joshua John Moore established a run and built slab huts on the ridge above a bend in the Molonglo River near the site of the present National Museum of Australia in 1824. He named the property 'Canberry'. The following year, James Ainslie, an overseer to the Sydney merchant Robert Campbell, overlanded sheep and cattle from Bathurst to the Limestone Plains. He established the Duntroon estate. Others quickly followed, acquiring lands and establishing holdings north and south of the Limestone Plains. By 1828, even though the lands west of the Murrumbidgee had been proclaimed by the New South Wales government as beyond the limits of location of the nineteen counties, the prospective settlers were beginning to move their cattle across the river.

In the latter part of 1833 James Wright and John Lanyon, recent arrivals in the colony of New South Wales, established themselves as squatters on land fronting onto the eastern bank of the Murrumbidgee River. The land was officially purchased in April 1834. Lanyon returned to England shortly after the purchase leaving Wright to manage the property. Wright named the property 'Lanyon' after his friend (Moore 1982: 13-15).

In 1839 Commissioner Bingham visited the properties on the Limestone Plains and ventured into the area beyond the limits of location on the western side of the Murrumbidgee. He noted several stations already in existence, one of which was James Wright's property of Port Hole (later Cuppacumbalong), which Wright registered as a pasturage licence. Wright then had 400 head of cattle and 8,170 sheep. He and his family lived at Lanyon until 1847 when, due to financial problems, they sold the property and moved to Cuppacumbalong. Wright had apparently treated the property as an outstation of Lanyon and it is quite possible that there were buildings at Cuppacumbalong for a decade previous to James, Mary and their family taking up residence there. James and Mary built the first of three homesteads at Cuppacumbalong (ibid, 43-46). Under the guidance of Mary Wright, Cuppacumbalong became noted for its extensive gardens and a large orchard (ibid, 43-46).

By the late 1840s and early 1850s all the major valleys west of the Murrumbidgee had been settled. The river crossing near Cuppacumbalong was being used frequently by the busy stations of Naas, Orroral, Freshford, Tidbinbilla, and Cuppacumbalong. James Wright set up a punt system of a flat bottom boat

attached to a rope to cross the river when the level was too high for foot traffic. The punt was later used by the De Salis family.

In 1852 a severe rise of water levels in the Murrumbidgee River flooded the Wright homestead. The Wright family, together with their employees, some 24 people in all, took refuge from the waters in one of the barns. The Wrights never fully recovered from the flood and in 1856 they sold Cuppacumbalong to Leopold Fane De Salis. De Salis, his wife, Charlotte, and his children, moved onto the property. Under De Salis the Cuppacumbalong station became known throughout New South Wales for an especially fine ~~breed of~~ wool and for its draught horses.

During the late 1850s a rush of a different kind made the river crossing near Cuppacumbalong a focal point of human movement. Gold had been discovered at Kiandra and during 1859-60 thousands flocked to the gold fields. In April 1860 there were 10,000 people at Kiandra many of whom had passed through Queanbeyan to cross the Murrumbidgee at Tharwa with great expectations of striking it rich at the gold fields. The rush to Kiandra was, however, short lived and by early 1861 the gold field population was down to a few hundred. Many of the 10,000 had returned home via the Cuppacumbalong crossing, possessing just the wealth of experience (Dowling 1998). By this time the track to and from the river crossing ran between the homestead site and the Cemetery, formerly the site of Wright's dairy.

#### **Establishment of Tharwa and developments at Cuppacumbalong, 1860s-1898**

By 1861-2, after the Kiandra rush had finished, there were enough buildings and people in permanent residence at the river crossing for the New South Wales government to formally proclaim the area a township. Tharwa was thus the first officially gazetted settlement in the ACT. Ginninderra and Canberra had developed unofficially as villages and substantial settlements existed at Yarralumla and Duntroon around the same period but none of these had been granted official status. The track, now more a road was gazetted in 1869 with a new fording point further to the north in the vicinity of the present Tharwa Bridge.

The area set aside for the new village of Tharwa was 612 acres (Gillespie 1991: 40). Cuppacumbalong now included the De Salis homestead and outbuildings, an orchard between the homestead and the river and stockyards 300m west of the homestead. The homestead and surrounds were later included within the town boundaries. Other known structures in the area were the dwellings of Cuppacumbalong Station's employees and a shop that provided services to the employees.

In 1862, when allotments were first advertised for sale in Tharwa (Taylor et al., 1987, 50), Leopold De Salis converted six portions of the Cuppacumbalong property to freehold under the Crown Land Acts of 1861. This amounted to 1543 acres and included land set aside for residential purposes at Tharwa (Cosgrove and Dowling 1999). In 1864 De Salis purchased portion 10, consisting of two acres close to the River and approximately 1.5 kilometres by road from the homestead. At the time, this area comprised the De Salis' dairy, stockyards and an old hut (National Trust files n.d.). It was later to include the Cuppacumbalong Cemetery.

De Salis was interested in local affairs and politics. In 1864 he became the Member for Queanbeyan in the NSW Legislative Assembly, continuing in this position until 1868 and from 1875-1868 he was a Member of the NSW Legislative Council. His third son, George, became mainly responsible for management of Cuppacumbalong

from the time his father entered politics in 1864. Leopold's eldest son, (Leopold) William, also became Members of the Legislative Assembly later (De Salis, 1960).

In 1878, the same year as his mother died, George De Salis married Mary, the daughter of the Reverend Galliard Smith. They lived at the Cuppacumbalong homestead and raised seven children. It is about this time that it is thought Leopold De Salis planted a row of Lombardy poplars along the Murrumbidgee River to the north of the homestead (Freeman & Partners n.d: 6). Nina (Henrietta) De Salis, sister of George, married William James Farrer in 1882. They moved to Lambrigg in 1886 when work commenced on a new house there. The land was part of the Cuppacumbalong holding and was given to Nina and William, but the title remained in Nina's name. This was to prove fortuitous when the De Salis family later suffered financial problems.

While the ford was a useful crossing point on the Murrumbidgee River, supplies, which came from Sydney and Queanbeyan, had to be carried across the ford on bullock drays and if the river was high by the small punt. Cuppacumbalong and the De Salis family flourished financially and when the railway reached Queanbeyan in 1886 and materials could be more easily transported, the family built a new homestead of pisé and brick, abutting the earlier Wright residence. It was completed in 1888.

However, the <sup>early 1890s were</sup> ~~last decade of the century was~~ marked by a severe economic depression in Australia, which saw a fall in the cost of exported wool. This was exacerbated with an extended drought and a rabbit plague. Like many rural property owners the De Salis finances suffered considerably and bankruptcy loomed. After much struggle and the selling off of other lands the De Salis era at Cuppacumbalong came to an end. On 12 September 1890 the control of Cuppacumbalong was transferred to the Union Bank of Australia.

In 1894 Leopold De Salis was declared bankrupt. The extended De Salis family was forced to leave Cuppacumbalong and move to Lambrigg. Because Lambrigg was in Nina's name, and was not part of the mortgaged estates held by Leopold, it had been retained in the family. The Union Bank, however, became mortgagee in possession of Cuppacumbalong Station. Leopold De Salis was severely affected by his losses and died four years later, in 1898, at Lambrigg. He was buried in the family cemetery at Cuppacumbalong. During the same year the second Cuppacumbalong homestead, built by the De Salis family, was flooded. As a result it became structurally unsound and was later demolished (date unknown).

#### **Cuppacumbalong after the De Salis family and the development of the ACT, 1898-2002**

The next owner of Cuppacumbalong was a joint partnership between Colonel Selwyn Campbell and Mr George Circuit. They purchased the property from the Union Bank in 1898 and held it for 12 years. They sold the property in 1910 to A.G McKeahnie, together with 14,000 sheep and 200 cattle. Under McKeahnie's ownership the holding known as Cuppacumbalong (Holding No. 358) extended from the homestead on the bank of the Murrumbidgee River west to, and just beyond Castle Hill, south taking in the lands between the Gudgenby and Murrumbidgee Rivers to the Guises Creek junction and north west to Paddys River. McKeahnie had a second holding, also known as Cuppacumbalong, taking in the lands north and south of the Gudgenby and Naas Rivers. A survey of the Cuppacumbalong homestead (holding no. 358) from about 1918 listed a residential building, laundry building and kitchen building. Improvements to the homestead paddocks were listed

Is this  
name  
McKeahnie  
or  
McKeachnie?

as stockyards, fence around a haystack, stables, forge and harness room, sulky sheds and groom's quarters, store room, shed, slab cottage, corrugated iron shed, corrugated iron granary, slab hut and poultry yards and houses.

*Survey of the*  
Following the selection of Canberra as the national capital and the <sup>limits of the</sup> (Australian) Capital Territory the large station of Cuppacumbalong began to be broken up. McKeahnie sold holding 358 to N. A. Thompson in 1921. Thompson built the present homestead in 1923, but this time on higher ground to avoid the floods. He may well have used the previous flood level and the 1922 flood level as a guide to situating the house. In 1925 another higher than usual flood level failed to reach the new house. In 1924 Thompson sold the property to Frank (F.N.) Snow and moved to Sydney to take over as chairman of the family company following his father's death. (pers. com. Mr & Mrs Akhurst, lessees of Cuppacumbalong, 1998)

*of 1924*  
Around the early 1930s, the Snows added the billiard room to the south-east side of the house, and the gardens in front of the house underwent further design. During the Snows' tenure at Cuppacumbalong, the late King George VI and Queen Elizabeth ~~(now the Queen Mother)~~ visited the Homestead. On 14 February 1974, Queen Elizabeth II and Prince Phillip, after having the official number plates from their car removed, visited the Homestead for an informal Sunday afternoon tea. Despite events such as these, Cuppacumbalong was not generally a social centre in the Snows' time. (Pers. com. Mrs Joan Gorman.)

Snow was the last private owner of Cuppacumbalong land. In September 1970 the Commonwealth Government issued an acquisition notice to 11 owners for 22,000 acres of land south of the Tuggeranong Valley. The two largest properties were Lanyon, 10,000 acres and Cuppacumbalong, 7,700 acres. The Minister for the Interior announced the intention to preserve the two homesteads with enough land around them to retain their rural character (*Canberra Times* 23rd September 1970). For a period following resumption the Cuppacumbalong homestead was uninhabited. The paddock north of Block 8 was subdivided into 6 sections one of which contained the cottage that one of the Snow sons lived in. The others were subsequently built on, in effect making the village of Tharwa creep closer to the homestead of Cuppacumbalong. In 1975 the homestead and surrounding gardens and grounds were put out to tender. The homestead was leased and established as the Cuppacumbalong Arts & Craft Centre in December 1975. The house and property have passed through several owners/tenants since then. Today the homestead and its grounds are run as a tourist attraction, arts and craft centre and a restaurant. The present owner bought the house and property lease in 2001.

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### **Oral History**

Gorman, Joan (nee Snow). Interview with Colin Griffiths and Judith Baskin, September 2002 (Mrs Gorman lived at Cuppacumbalong from 1925 to the early 1950s).

Information provided by Mr & Mrs R. Akhurst, lessees of Cuppacumbalong, is acknowledged with thanks.

## **A5 Analysis against the criteria in schedule 2 of the Land (Planning and Environment) Act 1991**

### **Criteria for the Assessment of the Heritage Significance of Places**

Under section 56 of the *Land (Planning and Environment) Act 1991* the criteria for the assessment of the heritage significance of places are listed in Schedule 2 of the Act:

**Criterion (ii) A place which exhibits outstanding design or aesthetic qualities valued by the community or a cultural group**

#### **Homestead**

As noted, the homestead is an example of the Inter-War California Bungalow style. It displays most of the key features of the style, and portrays several others in a modified form. *is a rural example that*

The homestead compares with several other examples of the style in Canberra. These examples include the:

- Braddon Housing Precinct (1922-27);
- Hyatt Hotel Canberra (1924); and
- Gorman House (1925). (These results are based on a search of the Australian Historic Places Inventory for the ACT.)

All of these examples display at least some key and other features of the style. The designs of the hotel and Gorman House also display qualities related to other styles. In this context, the homestead is a good example of the Inter-War California Bungalow style, and one of only a few known examples of this style in Canberra.

In addition, the homestead displays a number of attractive decorative spaces or elements including:

- the generous eastern verandah with its timber floor;
- the extended series of rooms along the east of the homestead;
- the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
- fireplaces;
- the sliding timber doors with leadlight panes in Room 1;
- window seats;
- the decorative plaster ceiling in Room 15;
- the original/early bathroom fittings and tiling in Room 22; and
- the original/early light fittings.

**The homestead meets this criterion to a medium to high degree.**

#### **Garden**

As noted in the description above, the garden is a charming place set in the enclosed landscape. The landscape is integral to this experience and contrasts, for example, with the more open landscape of Lanyon or Lambrigg.

*the only homestead?  
the only rural example?  
and one that is much larger than any other houses - by all standards*

The precinct's aesthetic appeal is enhanced by the picturesque view from the front of the house and the upper garden that was created by the siting of the house and the platform created to make the upper garden. The garden is a charming setting for the house and a pleasant place in its own right.

The garden meets the criterion to a low degree.

**Criterion (iii) A place which demonstrates a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function which is no longer practised, is in danger or being lost, or is of exceptional interest**

The homestead demonstrates a distinctive design, being the Inter-War California Bungalow style, which is no longer widely built and is of considerable interest. The small number of Canberra buildings in this style enhances its demonstrative value.

The overall precinct provides evidence of a rural/pastoral way of life. However, such examples are relatively numerous, even in the ACT with its heavily urbanised areas. While Cuppacumbalong is a publicly accessible example, there are other examples that people can visit in the ACT or nearby. These other examples, such as Lanyon Homestead, Tuggeranong Homestead and Huntly, are better examples because they retain better evidence of rural life and some are still working rural properties. Cuppacumbalong has long since ceased to be a working rural property. It is no longer intact as are some of these other examples of working rural properties. Moreover development on Block 3 obtrudes further on the remaining Blocks. Its associated cemetery is unique in style and intact although other properties such as Kowen have cemeteries associated with them.

Its setting however is distinctive and is different to most other properties because it is in an enclosed part of the Murrumbidgee River corridor like Freshford.

The place meets this criterion to a medium degree.

**Criterion (v): A place or object which is the only known or only comparatively intact example of its type**

The *Arbutus x andrachnoides* (*Arbutus*) is a rare form of this tree in the ACT, identified as such by Boden (1997).

Cuppacumbalong Homestead is a relatively rare and reasonably intact example of the Inter-War California Bungalow style in the ACT. It is one of only a few known examples of this style in the ACT.

The *Arbutus* meets this criterion to a high degree, and the homestead to a medium degree.

**Criterion (vi): A place which is a notable example of a class of natural or cultural places or landscapes and which demonstrates the principal characteristics of that class.**

Criterion (iii) and (vii) & (xi) its location on the banks of the river tells a story of original European exploration & land use (probably Aboriginal & there was a tree)

Cuppacumbalong

The discussion above about design/aesthetic qualities deals with the architectural style of the homestead and the garden that might be considered a class of cultural places.

Accordingly:

- the homestead meets this criterion to a medium to high degree;
- the garden meets this criterion to a low degree;

**Criterion (vii): A place which has strong or special associations with a person, group, event, development or cultural phase which played a significant part in local or national history.**

Cuppacumbalong has a long association with the early European settlement period of the Australian Capital Territory and with the settler families of the district. The first to settle at Cuppacumbalong were James and Mary Wright who had established Lanyon prior to moving to Cuppacumbalong. Cuppacumbalong was one of the first rural settlements to be established on the western side of the Murrumbidgee River in lands that were designated beyond the limits of location by the New South Wales Government. The Wright family was followed by the De Salis family who held Cuppacumbalong between the 1860s and 1890s. Count Leopold De Salis held a prominent position within the rural community of the district, in local affairs and local and NSW politics. In 1864 he became the Member for Queanbeyan in the NSW Legislative Assembly, continuing in this position until 1868 and from 1875-1868 he was a Member of the NSW Legislative Council. The property was associated with other De Salis properties particularly that at Michelago still held by the De Salis family and Lambrigg where Farrer, a son-in-law settled on De Salis land. However, the limited surviving evidence of this association ~~diminishes this value.~~

There is L

The place meets this criterion to a medium degree.

high?

to be checked with other council committees

**Criterion (xi): A place which demonstrates a likelihood of providing information which will contribute significantly to a wider understanding of natural or cultural history, by virtue of its use as a research site, teaching site, type locality or benchmark site**

There is a high potential for material evidence relating to Aboriginal use or occupation existing below the root base of the grassed areas or deeper below the surface in areas of alluvial deposits particularly on the lower slopes of Block 6.

The area of the two earliest homesteads is one of high archaeological sensitivity and should be subject to protective measures aimed at their preservation. Although no subsurface investigation for the area is planned, the footings, together with the photographic evidence, have the potential to provide further information on the dimensions of the buildings, internal wall footings or connecting links between the buildings, their form otherwise and temporal construction.

The refuse dump has the potential to contain domestic and farm material associated with the settlement and functions of Cuppacumbalong dating from the establishment of the Wright homestead, c.1848 to the recent past.

**The place meets this criterion to a medium degree for its archaeology.**



ACT Heritage Council

## IHPR Draft Citation advice

**To:** Peter Freeman (Chair) Agnes Shea  
 Mike Pearson Sharon Payne  
 Dianne Firth Weeks White  
 David Flannery Lenore Coltheart  
 Warren Nicholls

**Subject: CUPPACUMBALONG HOMESTEAD PRECINCT**

**Background:** This is a revamped version of the citation for Cuppacumbalong, prepared taking into account the comments received at and after the last Council meeting. We are now under pressure to finalise this nomination, as the sale of Block 6 to the current owner of Block 8 is imminent. Note that block 6 includes part of the garden and the sites of the 2 original homesteads.

There is a very short turn around involved here. As such the period for comment is short.

Please return your comments by fax or email to Trish by COB, Friday 29<sup>th</sup> August. If no reply is received by this date, it will be assumed that you accept the following recommendation, without changes to the citation

**Recommendation:** That you endorse the listing of Cuppacumbalong Homestead Precinct on the Interim Heritage Register.

### Council Advice

Support recommendations **YES** NO

Subject to following edits and comments:

*Made better!*

- *Specific Requests / Objectives: Wording of Objective 1.1 should be changed to a positive statement about retaining, not demolishing. (b) becomes (a) ✓*

Initial  .....

**DUE DATE: August 29, 03**

**RETURN COMMENTS TO:** Trish Macdonald email: trish.macdonald@act.gov.au  
Or FAX 62072200

538

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DATE: 22/August 2002

TO: TASH MACDONALD Fax No. 62072200

FROM: MICHAEL PEARSON Fax No. (02) 6288 4102

..L..Pages transmitted (including this page)

Tash,

Comments attached. - reflect discussion of  
Specific Requirements at the meeting.

Regards  
Mike.

## **Council Members,**

Please find attached copies of Drafts of Proposed Entries to an Interim Heritage Places Register for the following places:

- Callum Brae Precinct;
- Gungahlin Homestead Precinct;
- Bendora Arboretum;
- Lanyon, and
- Cuppacumbalong Homestead.

**Callum Brae Precinct** and **Gungahlin Homestead Precinct** IHPRs have not previously been presented to Council. Please read and have any edits, additions or questions ready for the Council meeting. It would be appreciated if you simply mark the paper copies provided and hand them in at the meeting. If there are no major objections or rewrites required it is suggested that you endorse these Entries at the Council meeting.

**Bendora Arboretum** is a redrafted version of the earlier draft IHPR, taking account of the loss of the other 4 arboreta that had also been nominated but were destroyed in the fires. If there are no major objections or rewrites required it is suggested that you endorse this Entry at the Council meeting.

**Cuppacumbalong Homestead.** The Draft Entry to IHPR was circulated, along with a draft CMP, to council members on April 1st – only Peter Freeman responded with comments. A further request for comment drew no further response. Given concerns expressed by the Chair of the Council as to whether there was sufficient evidence to support listing, please read the citation carefully – at this stage do not worry about edit problems. At the Council meeting we would like confirmation of whether to proceed and develop another draft citation or whether to reject the current nomination. There is also the possibility of choosing to continue with a nomination for the European archaeological site rather than the whole site.

**Lanyon** – this is the final draft of the IHPR Entry, for endorsement at the Council Meeting.

**Oaks Estate** Draft IHPR entry has been prepared and concerns that were raised by PALM are presently being incorporated into the Draft. A presentation of the issues will be given at the Council meeting, and we will seek the Council's direction for progressing this entry.

Thankyou.

- ♦ Specific Requirements 4.3 and 4.4 – References to 'the dotted line on Map 2' should be abandoned in favour of a more precise description based on an area defined by the cadastral data base and identified in a figure drawn to scale.

### Cuppacumbalong Homestead Precinct

The interim register should include a map that shows the location of the Place and defines the boundaries to scale on the cadastral data base. A figure showing the location of intrinsic features should also be included. The draft interim register should focus more clearly on the actual heritage significance of the Place. The following detailed comments are provided:

- ♦ The statement of significance could include greater emphasis on the social heritage significance of the Place to Aboriginal and European cultures. The heritage values relating to the use of the homestead since 1975 are questionable. The relationships to significant associated places should only include those which are already, or likely to be, heritage listed. The statement of significance also includes items that may be better listed under the intrinsic features - for example Homestead building (date?) incorporating visually prominent low-pitch roof, wide overhanging eaves etc. The statement does not explain why other intrinsic features such as cottage gallery, tennis courts, driveway and car park are significant. References should also be included to the archaeological sites.
- ♦ Conservation Objective 1.1 is redundant as the existing legislative mechanisms provide for future planning based on heritage significance.
- ♦ Many of the internal items (office, restaurant) identified on figure 1 have no heritage significance. It may be more appropriate for the listing to focus on external built elements and landscape features of heritage significance, rather than on internal features and layout. If internal features are to be identified, they should be clearly indicated on a drawing.

Please contact Michelle Brock on 62071729, should you wish to further discuss the issues raised above.

Yours sincerely

Garrick Calnan  
Manager  
Territory Plan Co-ordination Section  
July 2003

Cuppacumbalong →

- ♦ Specific Requirement 2.10 – Recommend reword to make consistent with control in recommended final of DV 173 to reflect tree legislation as follows:
  - ♦ Trees over 6 metres tall shall not be removed from leased land without the consent of the Authority.
  - ♦ Removal of trees over 6 metres tall may be permitted where in accordance with approval criteria included in relevant tree protection legislation operating in the Territory.
  - ♦ Where the removal of a tree is approved a replacement tree, of stock and species common or sympathetic to the precinct, shall be introduced at an approved location within the block. This requirement may be waived where a substantial number and appropriate distribution of existing trees are to be retained within the block.
- ♦ Specific Requirement 4.7 – Recommend that the control relating to fence height should be discretionary in light of security and privacy issues raised in relation to DV 173.

### **Gungahlin Homestead Precinct**

The following detailed comments are provided:

- ♦ The interim register should include a map that shows the location of the Place and defines the boundaries to scale on the cadastral data base. The map showing the location of the intrinsic features should be more clearly presented.
- ♦ The statement of significance should indicate the degree of significance of the striped legless lizard habitat.
- ♦ The specific requirements need to be worded to incorporate the terms 'should' or 'shall' depending on whether they are mandatory or discretionary.
- ♦ Specific Requirement 1.1 (e) is not appropriately worded. Conservation Management Plans are not formally adopted as statutory documents and cannot override the Specific Requirements in the interim register or the heritage places register. It is recommended that the last sentence be reworded as follows: "The requirements determined within the CMP or HIS may further refine the Specific Requirements in the interim Heritage Places Register." (Note also the word 'citation' has no status under the legislation and should be replaced with 'interim heritage places register'.)
- ♦ Specific Requirements at 2.1 should be renumbered as (a) (i) and (ii) and (b).
- ♦ Specific Requirement 2.2 (b), the ACT Heritage Council is the relevant heritage authority.
- ♦ Specific Requirements at 3.2 should be amended to reflect the controls in the recommended final of DV 173 (refer to comments on Early Brick works Housing above).

## COMMENTS ON NOMINATIONS

Mike Pearson  
10/7/03

### CUPPACUMBALONG

I think the argument for listing the existing homestead, garden and former homestead sites is strong. I am less convinced about the other listed buildings, for which little or no historical information is provided. The associations (or even dates) of the stables, machinery shed, meat sheds, and cottage gallery are not mentioned, and there is no basis for assessing them, or for arguing Specific Requirements for them.

The rural complex associated with the property is very dispersed, and key elements such as the woolshed and cemetery are outside the nominated area. The elements within the nominated area are not sufficiently historically described and assessed to be confidently listed.

The detailing of the associated places outside the precinct (such as the cemetery and dairy) seems to be redundant. Their significance does not directly contribute to the reason for listing the nominated place, most components of which, except the archaeological sites, seem to post-date the outside elements. They should be referred to but not detailed in the citation.

#### *Statement of significance and assessment against criteria:*

Criterion (iii): I think there is a case for arguing the significance of the homestead and the sites of the earlier homesteads as demonstrating the growing knowledge of the relationship between the environmental constraints of new locations and the living conditions of the settlers. The flood problems faced by the first two homesteads were overcome by moving the new one up hill. Flooding was not a typical problem in the local region (shown by the retention of the second homestead on the flat), which makes the responses at Cuppacumbalong all the more interesting in an ACT context.

The broader rural lifestyle is, as indicated in the citation, relatively poorly demonstrated, and has fragmented associations with the more far flung components of the original property that are not part of the nomination. The SoS has no indication as to why the buildings other than the homestead are significant.

Criterion (iv): The social significance is ambiguous—it is a commercial venue, which is what could be said to bring the community as much as its heritage values.

Criterion (vi): I agree with the homestead being a notable example, but I think the landscape and overall place (as a rural complex) has low significance under this criterion.

#### *Specific Requirements*

Specific Requirement 2.1(f), except in the case of the homestead and archaeological sites, is not supported by the SoS or the support information, and would not be able to be supported in the AAT.

Comments received from Mike Pearson  
Peter Freeman  
Agnes Shea  
Palm.

— read written comments from  
Dr Firth re garden.

## GUNGAHLIN

p. 10 Specific Requirement 4.3

p. 10 Specific Requirement 4.4 (c) This wording has been transferred from another citation where it had meaning—it has none here. The better wording might be: 'Temporary structures shall be constructed so as not to damage the significant item, and shall be removed when the study and/or conservation of the significant item has been completed, or when an approved permanent protective structure is constructed.'

Attachment A. A5. 1. The metal cladding of the laundry building might have been an innovative development, but its use here is not. The building is not important because a relatively new building material was used. This sentence should be deleted. The criterion is not met.

## CALLUM BRAE

p.6. Specific Requirement 2.1(b). The term 'original' could be confusing and lead to later significant alterations being removed. Replace 'original' with 'significant'.

p. 8 Specific Requirement 4.1(g). This wording has been transferred from another citation where it had meaning—it has none here. The better wording might be: 'Temporary structures shall be constructed so as not to damage the significant item, and shall be removed when the study and/or conservation of the significant item has been completed, or when an approved permanent protective structure is constructed.'

I assume Criteria 1 and 2 are left out of A4 (p.16) because the place was not significant against them?

Criterion 7—How highly does the place rank against the criterion? Low to moderate?

## LANYON

p.6. Specific Requirement 6.3. The Nolan Gallery is not identified as being significant in either the SoS or the break down of criteria, nor in the list of significant features, so there is no basis for a Specific Requirement for its retention. I recommend removing the requirement. The AAT would make a meal of it.

p.9 Windmill—replacement text already provided at meeting.

## CANBERRA BRICKWORKS HOUSING

I understand there is some reservation about these buildings, but have nothing in front of me except the draft nomination, and it appears to be worthy of proceeding with. However, the changes to 39 and 41 Hutchins St throw doubt on whether they should be part of the group.

The existing second house at the rear of 37 Hutchins St seems to be at odds with the Specific Requirement about dual occupancies.

Discussion of Criterion(i) is not a cogent argument—there is no indication that this was a creative achievement, just a borrowing of the best precedent available at the time.

Criterion (ii) —would have to argue why this group of buildings and blocks is an 'outstanding' example of garden City concepts.

Criterion (iii)—there may well be an argument that the workers accommodation does in fact represent a distinctive way of life and function of interest and no longer practiced.

Criterion (iv)—There needs to be a clearer comparison with Braddon—how many comparable houses and blocks survive, are they listed, are they contiguous or in good condition? The meeting of this criterion would need clear evidence that the Yarralumla set is rare and intact comparatively.



ACT Heritage Council

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## IHPR Draft Citation advice

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**To:** Peter Freeman (Chair) Agnes Shea  
Mike Pearson Sharon Payne  
Dianne Firth Weeks White  
David Flannery Lenore Coltheart  
Warren Nicholls

---

**Subject: CUPPACUMBALONG HOMESTEAD PRECINCT**

**Background:** This is a revamped version of the citation for Cuppacumbalong, prepared taking into account the comments received at and after the last Council meeting. We are now under pressure to finalise this nomination, as the sale of Block 6 to the current owner of Block 8 is imminent. Note that block 6 includes part of the garden and the sites of the 2 original homesteads.

There is a very short turn around involved here. As such the period for comment is short.

**Please return your comments by fax or email to Trish by COB, Friday 29<sup>th</sup> August.**  
*If no reply is received by this date, it will be assumed that you accept the following recommendation, without changes to the citation*


**Recommendation:** That you endorse the listing of Cuppacumbalong Homestead Precinct on the Interim Heritage Register.

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### Council Advice

Support recommendations **YES/NO**

Subject to following edits and comments:

Initial 

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**DUE DATE: August 29, 03**

**RETURN COMMENTS TO: Trish Macdonald** email: [trish.macdonald@act.gov.au](mailto:trish.macdonald@act.gov.au)  
Or FAX 62072200

## MacDonald, Trish

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**From:** Colin Griffiths [REDACTED]  
**Sent:** Friday, 26 September 2003 9:30 AM  
**To:** MacDonald, Trish  
**Subject:** Re: Cuppacumbalong

Trish

I now have a copy of the draft register entry  
From the draft it seems that the whole precinct is going to be registered ie  
blocks 6, 7 and 8 but with the qualification that you mentioned re the  
homesteads and gardens

With respect to the draft entry and the citation we note that there is no  
reference in the bibliography to the draft we have provided which we presume  
will be a document available for citation. In addition we note that 3 of  
the figures in the draft entry are National Trust originals (figures 2, 3  
and 4) and should be noted as such in the next version of the document  
regards

colin----- Original Message -----

**From:** "MacDonald, Trish" <Trish.MacDonald@act.gov.au>

**To:** [REDACTED]

**Sent:** Monday, September 22, 2003 1:34 PM

**Subject:** Cuppacumbalong

- > Colin,
- > As we dicussed on the telephone, the Heritage Council has decided to
- > register the following parts of Cuppacumbalong: The remains of the 2
- > former
- > homesteads, the present homestead building and the garden. A citation was
- > developed using material from the larger citation that the Trust had
- > developed. A copy of this citation should reach you in the mail this
- > week,
- > requesting stakeholder feedback.
- > With the CMP, the Unit will accept the 2nd draft that you gave us in
- > February this year. To complete the contract you will need to supply us
- > with a loose copy of the CMP (suitable for photocopying), one bound copy
- > and
- > an electronic copy - the electronic copy should include all the photos and
- > maps/diagrams. The Unit will use the CMP that the Trust has developed to
- > extract the sections that are relevant to the parts of the site that are
- > being registered. This abbreviated CMP will then be attached to the Land
- > Management Agreement for the sale of the blocks.
- > Thanks, Trish
- > This email, and any attachments, may be confidential and also privileged.
- > If you are not the intended recipient:
- >
- > Please notify the sender and delete all copies of this transmission along
- > with any attachments immediately.
- > You should not copy or use it for any purpose, nor disclose its contents
- > to
- > any other person.

Stakeholder comment on Draft IHR.

Cuyppa -

Draft Cuyppa Report - CMP + Draft IHPR went out to Council.

( an email was sent out 7/5/03. , asking for comments ASAP — no replies.

Only Peter Freeman had reviewed the document

- <sup>Draft</sup> Document received from NT. → severe editing required + meeting to address problems - esp in the citation.

2nd Draft received: — about 1/2 the edits from the first draft were acted upon.

- major prob. with citation addressed.

↑

Peter Freeman's comment (14/4/03) → picked up all the edits that had not been acted upon + expressed concern that the report did not convince him that the place should be listed.

⇒ Suggested action: — pull out consultant's IHPR ← no work on it send it out with other IHPR → comment, + decision at next Council meeting as to whether it should be registered.





**CONSULTANT COMMISSION BRIEF**

**BLOCKS 6,7,and 8      SECTION 10**

**DISTRICT – THARWA**

**PREPARATION OF A CONSERVATION  
MANAGEMENT PLAN**

**And**

**DRAFT ENTRY TO THE INTERIM HERITAGE  
PLACES REGISTER (ACT)**

**For**

**CUPPACUMBALONG HOMESTEAD**

8 July, 2002

## **1.0 INTRODUCTION**

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### **1.1 Contents**

- 1 Introduction
- 2 Project Scope
- 3 Project Management
  - Attachment A - Contact List
  - Attachment B - Map of project area
  - Attachment C - Proposed Program
  - Attachment D - Schedule 2 of the Land Act 1991
  - Attachment E - Entry to an Interim Heritage Place Sample

### **1.2 Project Aims**

To identify and record the cultural heritage values of the Cuppacumbalong Precinct in sufficient detail to facilitate an accurate assessment of the cultural significance of the place and develop a Conservation Management Plan for the place.

To assess the cultural significance of the place against the criteria in Schedule 2 of the *Land (Planning and Environment) Act 1991*, to determine whether the cultural significance of the place or it's elements is sufficient to warrant inclusion in the ACT Heritage Places Register.

To prepare a Draft Entry to the Interim Heritage Places Register for the whole place or it's significant elements.

### **1.3 Project Methodology**

The body of this brief encompasses the standard requirements for a Conservation Management Plan and a Draft Entry for the Interim Heritage Places Register.

Within the expression of interest, the Consultant shall define a suitable methodological framework and any variations desired to the standard scope of works that the Consultant believes will complete the Conservation Management Plan to the highest standard.

The exact processes and scope of works shall be negotiated between the Consultant and the Heritage Unit contact officer.

## 2.0 PROJECT SCOPE

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### 2.1 Study Area

The study area is to include:

- the whole of (as indicated in Attachment B - Map)  
BLOCKS 6,7 and 8  
SECTION 10  
DISTRICT Tharwa.

In recording and assessing the heritage values of the place, the consultant should focus on the study area but also draw attention to significant relationships with other places (eg. Cuppacumbalong cemetery, dairy and shearing shed, old entry way, etc) outside of the study area.

### 2.2 Project Tasks

#### **Prepare a Conservation Management Plan and an Entry to an Interim Heritage Places Register**

- Documentary Analysis:** The Consultant is required to review existing documentary evidence, primarily secondary source material, in relation to the place as defined by the study area, and prepare an historical overview.
- Analysis of Physical Evidence:** The Consultant shall undertake physical surveys of the site commensurate with the size and complexity of the study area. The consultant shall provide details of the proposed scope and intensity of field survey in the Expression of interest, and the final scale of works will be agreed in consultation with the contact officer
- Significance Assessment:** The Consultant shall assess the cultural significance of the place against the criteria in Schedule 2 of the *Land (Planning and Environment) Act 1991* (Attachment D).
- Heritage Unit Consultation:** The consultant shall consult with officers of the Heritage Unit in regard of the aims, requirements and methodology prior to commencing work.
- Aboriginal Consultation:** Although there are no known Aboriginal heritage places located on this block, there is potential for evidence of past Aboriginal occupation to be present. If Aboriginal artefacts or places are discovered they must not be damaged, disturbed nor destroyed and are to be reported to the Minister within seven days. Should places be discovered then the relevant local Aboriginal organisations are to be advised as soon as practical by the consultant and are to be invited to provide any information they may have, and

express their views in regard of the past and contemporary Aboriginal values of the place.

- ❑ **Report Preparation:** The Consultant shall prepare a Conservation Management Plan and a Draft Entry to the Interim Heritage Places Register in accordance with requirements 2.3 and 2.4. Both reports shall be submitted to the ACT Heritage Council for comment at a draft stage and the consultant shall incorporate revisions as directed. The project will be considered complete when the consultant is advised in writing that the reports are considered satisfactory by the Heritage Council.
  
- ❑ **Entry to an Interim Heritage Places Register:** The Consultant shall submit the final report, inclusive of recommendations regarding the entry or non entry of the place to the interim heritage places register. If entry is recommended then a Draft entry is to be prepared as a separate report (see 2.4 below). The ACT Heritage Council will determine whether the place should be included as an Entry to an Interim Heritage Places Register based upon the evidence provided in the CMP and the draft entry.
  
- ❑ The Consultant shall submit the final reports, whereby the ACT Heritage Council shall determine whether the place should be included as an Entry to an Interim Heritage Places Register.

### 2.3 Conservation Management Plan Requirements

The plan should address the principles laid down in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)*.

The Consultant shall prepare a Plan that shall include the following components:

- ❑ **Executive Summary:** 1-2 page summary of the process followed and the key findings and recommendations. This shall include any recommendation for inclusion or omission of the place from the Interim Heritage Places Register.
- ❑ **Description of Place:** including legal title and a descriptive overview of the primary features within the study area with particular reference to features of heritage value As well as locations of any areas considered to potentially contain subsurface archaeological features of historic or Aboriginal significance.
- ❑ **Map of the study area:** including the (i) location plan showing regional context of the study area, (ii) study area plan indicating location of major geographical features and significant elements, (iii) extent of the study area and heritage curtilage, (iv) north point, (v) scale & legend.
- ❑ **Historical overview:** that places Cuppacumbalong in it's historic context.
- ❑ **Significance Assessment and Succinct Statement of Cultural Significance;** this section should include review of any existing listings for the place ( eg. RNE, national Trust, RAI, Institute of Engineers etc) but should primarily address significance according to ACT criteria (Schedule 2 of the Land

Act). Whilst the Statement of Significance is to address the site complex as a whole any individual features of particular significance may also be separately identified and assessed. Items of movable cultural heritage may also warrant individual assessment. The significance analysis is also to briefly identify the relevant national themes applicable to the place.

- Inventory of the building and other elements of the precinct and associated places:*** the inventory is to include an itemised list of all components of the place- including garden and landscape elements. The features are to be individually identified and described, given identification numbers correlated to the plan of the precinct, and rated according to their individual and 'corporate' significance and condition. Features intrinsic to the significance of the precinct as a whole are to be clearly identified. The consultant must clearly identify the recommended/anticipated future conservation or other management of each element.
- Conservation analysis and policy:*** this is to address the precinct as a whole as well as individual items identified in the inventory. The consultant may, for example, develop an overarching statement of conservation intent or policy for the place with sub policies relating to built, garden, archaeological and landscape elements, as well as fixed and moveable elements
- A summary of the inventory, conservation analysis and policies are also to be provided in tabular format.***
- References:*** documentary and oral sources used in preparation of the above.

## **2.4 Entry to an Interim Heritage Places Register Report Requirements**

Where the Analysis against the Land Act criteria determines that the cultural significance of the place is sufficient to warrant inclusion in the ACT Heritage Places Register, then the Consultant shall include the following documentation in accordance with the pro forma for an entry to the Heritage Places Register (sample copy Attachment E):

- Location of Place***
- Features Intrinsic to the Significance of the Place***
- Statement of Significance:*** ½ page summary of values identified in background assessment
- Specific Requirements:*** including statement of conservation policy and specific requirements in accordance with standard categories applied in the Territory Plan.
- Map of the study area.***
- Attachment with the following inclusions:***

Description of Place,

Status of Place at Assessment date,

Historical Background (referenced),

Documentary References, and

Analysis against the criteria in Schedule 2 of *The Land (Planning and Environment) Act 1991*

It is a current objective of the Heritage Unit that the format for any new entry to an Interim Places Register should as close as practical incorporate the structure and terminology used within the Territory Plan Heritage Places Register.

## **2.5 Report Submissions**

The following copies of the report are required at submissions:

- Draft submissions** - one unbound copy suitable for photocopy reproduction
  - text in Microsoft Word 6 or Word 97 for PC compatible format on 3.5"disc or CD-rom
  
- Final submissions** - five bound copies
  - one unbound copy suitable for photocopy reproduction
  - text in Microsoft Word 6 or Word 97 for PC compatible format on 3.5"disc or CD-rom
  - copies of key photographs in jpeg or tiff format on 3.5" disc or CD rom (consultant to allow for up to 12 unless otherwise negotiated)

Draft reports shall be submitted to the ACT Heritage Council, which meets every 6 weeks. The Consultant shall anticipate a minimum time for comment to be returned on draft reports of at least 4 weeks.

## 3.0 PROJECT MANAGEMENT

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### 3.1 Project Budget

The overall project budget shall be not more than **\$10,000** (excluding GST)

### 3.2 Consultant Fee Payment

The contract sum shall be a **fixed Lump Sum Fee** for the provision of the designated services including all direct and indirect costs borne by the Consultant, being agreed as:

Lump Sum: \$ . . . . . , paid in the following installments:

- 20% on initiation of project
- 60% on receipt of drafts
- 20% on written acknowledgment from the Heritage Council of acceptance of the report/s

**VARIATIONS:** Any budget variation shall be subject to the written confirmation of the Heritage Unit Contact Officer.

**INVOICES:** The Consultant shall submit an invoice for work on completion of a payment period, as applicable.

The Heritage Unit Contact Officer will assess each invoice, and where the work is deemed to have been satisfactorily completed shall pay the Contractor as soon as practical.

### 3.3 Liaison & Site Access

**LIAISON:** The Contractor should direct all communications in regard of the works through the Heritage Unit Contact Officer identified in Schedule 1.

**ACCESS:** The Client shall provide the Contractor with free and reasonable access to the areas of the Site where the assessments are to be executed. The consultant will have access to approved historical & file material held in the Heritage Unit. The Consultant shall negotiate with the relevant Contact Officers in relation to accessible areas and times of access.

The Contractor shall follow all reasonable instruction issued by the Contact Officers or their agents whilst on the Site or at the offices of the Heritage Unit.

**MEDIA CONTACT:** In accordance with policies for ACT Government staff, The Consultant shall refrain from discussing their works in relation to this agreement,

and the members and workplace of the ACT Government, to any media organisation or representative without the approval of the Heritage Unit Contact Officer.

### 3.5 Copyright

The ownership and copyright of any material compiled by the Consultant in the course of executing this project including originals of all documents, texts, illustrations, photographic prints and negatives forming part of this agreement shall be vested in the ACT Government, with the consultant retaining rights to use the material for presentations to professional or academic assemblies.

### 3.6 Expressions of Interest

- Prospective Consultants should supply the following information:

**Lump Sum Fee Submission** - this must be an all inclusive figure (exclusive of GST)

**Skills and experience** -outline of individual / project team qualifications and experience

**Response to the brief requirements** for the content of the plan - identifying any omissions, required inclusions, what you perceive the format of the plan should be.

**Response to the scheduled programme** - applicants should identify any refinements to the program they consider necessary.

Selection of the successful consultant/team shall be made against the responses to the above criteria.

# ATTACHMENT A

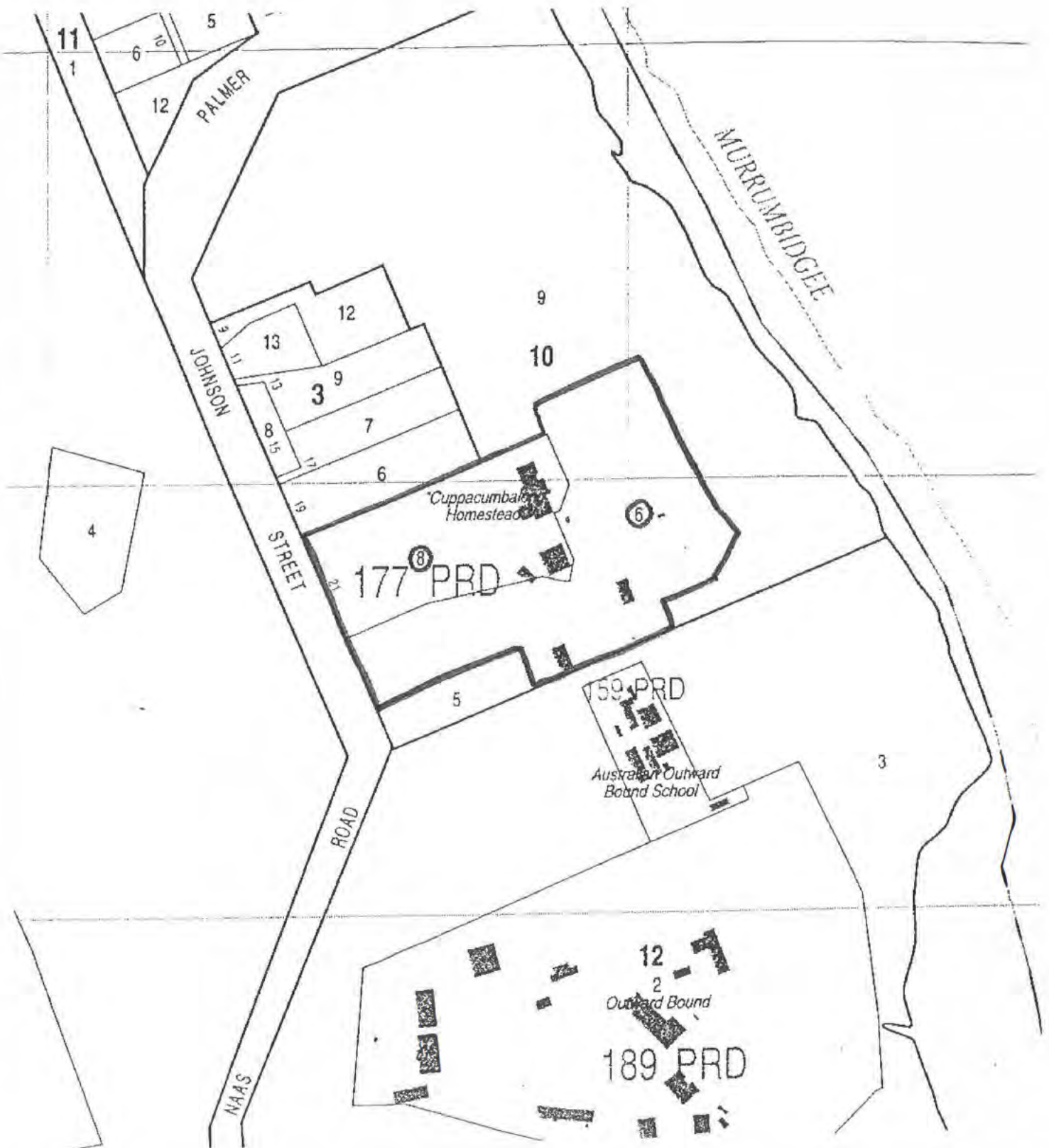
## CONTACT LIST

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Any notice or communication to be made under this Agreement shall be duly given to have been made when hand delivered in writing or sent by prepaid post or by facsimile transmission to the party to which such notice applies under this Agreement at the following addresses:

CLIENT AGENCY	CONTACT OFFICER	Colette Mackay.
	Organisation	Land and Property
	Address	B2 Callum Offices Easty St.. Phillip, ACT 2606 .
	Ph:	( 02) 6205 4557
	Fax:	( 02) 6205 5105
	Email:	Colette Mackay@act.gov.au.
HERITAGE UNIT	CONTACT OFFICER	.Trish Macdonald
		Environment ACT Heritage Unit PO Box 144 LYNEHAM ACT 2602
	Ph:	( 02 ) 6207 2167
	Fax:	( 02 ) 6207 2200
	Email:	Trish Macdonald@act.gov.au
THE CONSULTANT	Name	.....
	Company Name	.....
	Address	..... .....
	Ph:	( ... ) .....
	Fax:	( ... ) .....
	Email:	.....

**CONSULTANT COMMISSION BRIEF**  
**ATTACHMENT B - MAP**



# ATTACHMENT C

## PROPOSED PROGRAMME

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The preliminary works programme is as follows.

The Consultant is to advise of their ability to comply in a response to the brief prior to engagement, and advise the Contact Officers of any delays incurred during the course of the works as soon as practical.

<b>Item</b>	<b>Stage/Element:</b>	<b>Date:</b>
1	Consultancy commencement Coordination Meetings: Land and Property and Heritage Unit	July 2002
2	Site Survey: Access to be negotiated	
3	Completion of Draft Report Presentation to Contact Officers	October 1, 2002
4	Submission of draft reports to ACT Heritage Council	October 24, 2002
5	Completion and Submission of Final report	November, 02

# ATTACHMENT D

## SCHEDULE 2

### LAND (PLANNING & ENVIRONMENT) ACT 1991

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*Land (Planning and Environment) Act 1991*

#### SCHEDULE 2

Section 56

#### CRITERIA FOR THE ASSESSMENT OF THE HERITAGE SIGNIFICANCE OF PLACES

1. Under section 56 of the *Land (Planning and Environment) Act 1991* the criteria for the assessment of the heritage significance of places are:
  - (i) a place which demonstrates a high degree of technical and/or creative achievement, by showing qualities of innovation or departure or representing a new achievement of its time;
  - (ii) a place which exhibits outstanding design or aesthetic qualities valued by the community or a cultural group;
  - (iii) a place which demonstrates a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function which is no longer practised, is in danger of being lost, or is of exceptional interest;
  - (iv) a place which is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations;
  - (v) a place which is the only known or only comparatively intact example of its type;
  - (vi) a place which is a notable example of a class of natural or cultural places or landscapes and which demonstrates the principal characteristics of that class;
  - (vii) a place which has strong or special associations with person, group, event, development or cultural phase which played a significant part in local or national history;
  - (viii) a place which represents the evolution of a natural landscape, including significant geological features, landforms, biota or natural processes;
  - (ix) a place which is a significant habitat or locality for the life cycle of native species; for rare, endangered or uncommon species; for species at the limits of their natural range; or for distinct occurrences of species;
  - (x) a place which exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements; or
  - (xi) a place which demonstrates a likelihood of providing information which will contribute significantly to a wider understanding of natural or cultural history, by virtue of its use as a research site, teaching site, type locality or benchmark site.

CONSULTANT COMMISSION BRIEF

## **ATTACHMENT E**

### **ENTRY TO AN INTERIM HERITAGE PLACE REGISTER SAMPLE COPY**

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The attached sample is to provide an indicative format of an entry to the Heritage Places Register as included in Appendix V to the Territory Plan. A newer format is currently being developed and will be discussed with the successful consultant prior to the acceptance of the contract

The required format for the Draft Nomination will be provided to the consultant in electronic form.

For the purpose of s. 58(2) of the *Land (Planning and Environment) Act 1991*, this citation was prepared by the ACT Heritage Council to include this place in an interim Heritage Places Register on 3 December 1993. As a result of appeal proceedings heard by the Land and Planning Appeals Board the citation was amended. The attached document reflects the decision of the Board.



ACT Heritage Council

**AUSTRALIAN CAPITAL TERRITORY  
INTERIM HERITAGE PLACES REGISTER**

For the purposes of s.54(1) of the *Land (Planning and Environment) Act 1991*, a citation for:

**TUGGERANONG HOMESTEAD COMPLEX, RICHARDSON**

has been prepared to include the place in an interim Heritage Places Register.

This citation was originally gazetted to the interim Heritage Places on 3 December 1993. As a result of appeal proceedings heard by the Land and Planning Appeals Board, the citation was amended. This document reflects the decision of the Board.

Enquiries about this place may be made by contacting:

The Secretary  
ACT Heritage Council  
PO Box 1036  
TUGGERANONG ACT 2901

Telephone: (06) 207 2166 Facsimile: (06) 207 2200

For the purpose of s. 58(2) of the *Land (Planning and Environment) Act 1991*, this citation was prepared by the ACT Heritage Council to include this place in an Interim Heritage Places Register on 3 December 1993. As a result of appeal proceedings heard by the Land and Planning Appeals Board the citation was amended. The attached document reflects the decision of the Board.

## INTERIM HERITAGE PLACES REGISTER

### CITATION

#### TUGGERANONG HOMESTEAD COMPLEX, RICHARDSON

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**NOMINATED BY:** Minders of Tuggeranong Homestead

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#### STATUS OF PLACE AT NOMINATION DATE:

Register of the National Estate: Registered 25/8/1981.

Conservation Plan prepared by Freeman Collett and Partners, 1992.

Classified by the National Trust of Australia (ACT)

NCDC Sites of Significance Volume No: 4; Page No. 56; SOS Number: T 15

DESIGNATED TERRITORY/ACT LEASED LAND

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#### LOCATION OF PLACE:

- a) Block 1 Section 450, except for that portion at the north-west corner bounded by the Floodway, Ashley Drive and the stand of pine trees planted as a windbreak, which is currently under review (Area B Map 3); part of Block 1 Section 451 and part of Block 2 Section 477, Richardson, comprising the Homestead Complex and associated planting on the driveway avenue. Part of Block 1, Section 451 and Block 11, Section 454, Richardson comprising associated plantings;
  - b) The Tuggeranong Homestead Complex comprises part of the area bounded by Johnson Drive, Ashley Drive and a concrete floodway (originally Tuggeranong Creek) together with the land to the immediate north of Johnson Drive leading to the Monaro Highway together with some plantings adjacent to Rohan Street, Richardson;
- 

#### DESCRIPTION OF PLACE:

The site contains the extant structures of the historic Tuggeranong Homestead Complex site. These remaining buildings and structures provide evidence of the sequence of construction, materials and building techniques of the development and use of buildings and structures on a rural property in the region with use spanning approximately 168 years.

For the purpose of s. 58(2) of the *Land (Planning and Environment) Act 1997*, this citation was prepared by the ACT Heritage Council to include this place in an Interim Heritage Places Register on 3 December 1993. As a result of appeal proceedings heard by the Land and Planning Appeals Board the citation was amended. The attached document reflects the decision of the Board.

List of structures on the site as per Map 2:

Shearing shed and yards (101);	Homestead (108);
Old shearing shed, dip and yards (102);	Cow bail and yards (109);
Machinery shed, barn and stables (103);	Chicken Coop and yards (110);
Machinery shed and workshop (104);	Water Tower (111);
Fuel store and tanker shelter (105);	Meat House (112);
Store room / schoolroom (106);	Two-seater toilet (113);
Shearers' / Maids quarters (107);	Pumpshed (114) and tank (115);
	Garage, washroom and tanks (116);
	Tennis court (117);
	Bean era cricket pitch (118); and

List of Landscape features on the site as per Map 1:

The agricultural rural setting which is defined by the area to be gazetted and includes all the following elements;

Historic avenue of *Pinus radiata* (1), Cedar of Lebanon *Cedrus libanii* (2), and *Pinus radiata* (3) (recommended for register of notable and commemorative trees);

Orchard site with historic oaks, pines, poplars and willows and including selected regrowth (4);

The remnant stand of *Eucalyptus melliodora*/*E. blakelyi* (5) 'woodland' and grassland; *Pinus radiata* shelter belts (6);

Entrance driveway avenue of suckering elms and regrowth of historic elms around the homestead and outbuildings (7);

*Pinus radiata*, *Fraxinus oxycarpa*, yuccas and hawthorns along path to tennis courts and the 'avenue' of hawthorns (*Crataegus sp.*) adjacent to the former south east access track, some of which are of considerable age(8);

Flowering plums planted by C.W.Bean (9);

*Pinus halepensis* Aleppo pine (10);

*Pinus pinea* Stone pine (11)

A detailed account providing descriptions and current condition of components of this site can be found in the Tuggeranong Homestead Complex Conservation Study by Freeman Collett and Partners, 1992 (Volume 1 - Conservation Analysis Pp 36-45 for structures and Pp 46-61 for landscape and vegetation).

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## BACKGROUND:

### Phase 1      Early settlement (1824-35)

No evidence of the earliest structures remains.

1835              TH Macquoid purchased the Tuggeranong property from McClaren and Wright.

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## **Phase 2      Macquoid (1835-57)**

Buildings and structures are described in a notice of auction 1841. The smaller fireplace in the lounge, which was built into the new hall when the old homestead was pulled down is the only possible house remnant from this phase. The original barn was built during this period, and appears to have survived largely intact. Other buildings mentioned have not survived.

1836-41      The original homestead 'Waniassa' was built, comprising 4 main rooms. The estate included a stone cottage, a dairy, barns, stores, stabling quarters, stock yards, complete with numerous paddocks, some with crops of wheat, barley, hay and potatoes, and vegetable gardens and orchards.

## **Phase 3,4,5      Cunningham family (1858-1916)**

Many outbuildings were constructed during the Cunningham period of ownership. Buildings that survive today built during this period include the schoolroom and the maids quarters. The pisé homestead was extended and altered substantially during this period, and then along with a number of outbuildings was partially demolished in 1908, only to again be rebuilt. There are identifiable fence lines and the establishment of various landscape features which date to this period. The remnant bridge structure is visible in the creek bank.

1857      Andrew Cunningham purchased the estate of Macquoid jnr.  
c1900      The homestead consisted of 16 rooms constructed of a variety of materials.  
1908      Alterations to the homestead, designed by Mrs Cunningham, involved the retention of 7 rooms and the construction of 16 new rooms (with stone foundations and pisé walls, underground cellar, installed acetylene gas and electric bell). The long avenue of pines was planted to mark the new entrance to the homestead.  
1913      AJ Cunningham died and Tuggeranong was once again run from Lanyon.  
1916      The Cunningham Family sold their property at Tuggeranong and west of Murrumbidgee to the government for use as an arsenal.

## **Phase 6      Dr CEW Bean (1916-26)**

During this brief period much of the built structure relating directly to the farming history of the property was demolished. Former stock yards became a large vegetable patch and the surrounding area was used as a cricket pitch.

1918      The arsenal proposal was cancelled.  
1919-25      CEW Bean and the War History team were assigned the homestead as a base to write the official history of World War I.

## **Phase 7      McCormack family (1927-76)**

During this period the homestead underwent its most radical changes, being largely modified in 1949-50. The shearing shed was built in 1929. Extensions were carried out to outbuildings, and new buildings constructed. The early dam was constructed in 1928-30. The surrounding grounds were not given the same care and attention that had been afforded them in previous years. Pines were planted in the 1930s and 40s. The most recent shearing shed was built in the 1950s.

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- 1928 The Tuggeranong property was divided up under soldier settlement schemes. The homestead and area surrounding it was leased to the McCormack family until 1976.
- 1929 The Shearing Shed was erected by the McCormack family and was later superseded by the larger shed erected in 1954.

#### **Phase 8 Tuggeranong Pastoral Company (1976 to present)**

During the first years of government resumption the state of the property deteriorated with neglect. The outbuildings have continued to deteriorate as a result of under-use and lack of maintenance. During this period ornate light fittings from the formal living room were stolen. Access to the Ashley Drive was constructed in 1976. The concrete stormwater channel redirecting Tuggeranong Creek was constructed during this time.

- 1976 Rapid urban development and the construction of the concrete lined stormwater channel drastically changed the area surrounding the homestead.
- 1980 Tuggeranong Pastoral Co. Pty Ltd take up a 12 year lease on the remaining area of land. The homestead and surrounds were classified by the National Trust.
- 1981 The homestead and surrounds were nominated to the Register of the National Estate.

A detailed account of the historical documentary record linking construction dates, alterations and demolitions on the site to the historical overview can be found in the Tuggeranong Homestead Complex Conservation Study by Freeman Collett and Partners, 1992 (Volume 1 - Conservation Analysis Pp 2-23 for historical overview and Pp 26-36 for historical documentary record).

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#### **ANALYSIS AGAINST THE CRITERIA SPECIFIED IN SCHEDULE 2 TO THE *LAND (PLANNING AND ENVIRONMENT) ACT 1991*:**

**Criterion (ii): A place which exhibits outstanding design or aesthetic qualities valued by the community or a cultural group.**

The Tuggeranong Homestead site as a grouping of rural buildings (including the shearing shed group) as a relatively intact homestead complex has iconographic significance to the surrounding and general community. In comparative terms the site is only paralleled by Lanyon as the other two major rural complexes have been radically changed to fit their twentieth century usage (Duntroon and Yarralumla).

The vernacular form of the Tuggeranong barn as an individual structural element within the Homestead Complex provides a stylistic/architectural element of significance, as an important example of this early building type. The open land bounded by Ashley Drive, Johnson Drive and the southern boundary provides an aesthetically important context for the Complex, valued by the community.

Other stylistically significant elements of the buildings are the Federation style living room and hallway of the homestead (in particular) and the Federation outbuilding style of the Fuel Store and Machinery Shed and Workshop.

**Criterion (iii): A place which demonstrates a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function**

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**which is no longer practised, is in danger of being lost, or is of exceptional interest.**

The Tuggeranong Homestead Complex survives as the central core of a large farming property. It is rare in that it survives in a setting that is today surrounded by suburban development. The Homestead Complex and its setting demonstrate a land use and lifestyle that is becoming rare in the ACT. The group of buildings demonstrate the land use patterns of a working farm, and the range of buildings indicates the changes that have taken place in the past 150 years.

The Homestead Complex is a notable example of a group of farm buildings that has developed in response to changing land use and user requirements. It demonstrates architectural and cultural landscape characteristics typical of changing use patterns, and possesses a range of buildings, structures and landscape features that demonstrate these changing patterns. The open land bounded by Ashley Drive, Johnson Drive and the southern boundary for the Complex, is a place which demonstrates a distinctive land use. The farm buildings demonstrate a variety of construction types, sophistication and materials; provide an indication of how rural farm construction varied over time depending on the availability of labour; and indicate the suitability over time of a range of building materials to a particular rural setting. The Homestead Complex is therefore of significance to the ACT region.

The Tuggeranong Homestead site retains elements of the natural landscape that are becoming increasingly rare in the Tuggeranong Valley. The site contains stands of indigenous eucalyptus woodland, located around and to the north of the woolsheds. In addition it contains windbreaks and avenues of exotic trees, and evidence of continuous garden plantings dating back to the late nineteenth century. The site provides an example of continuous landscape modification and beautification as a result of European occupation. The stand of native woodland, and grasslands, are of local significance to the Tuggeranong Valley, being one of the few remaining in this area.

The elements within the Complex which particularly demonstrate these criteria are as follows:

Bean era cricket pitch

This feature is culturally significant as an element within the complex which demonstrates a distinctive way of life, tradition, land use, custom and function which is no longer practised, is in danger of being lost in the urban ACT and is of exceptional interest.

The Shearing shed and yards

Historically significant for demonstrating land-use function of the site, now rare in the Tuggeranong Valley

Old shearing shed, dip and yards

Historically significant site of early stockyards. The building is a fine example of the use of crafted bush timbers. The building and yards demonstrate land-use, function and process of shearing which is no longer practised on site.

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#### Machinery shed, barn and stables

The barn is historically significant as the oldest surviving building on the site, having been erected before 1841. The building indicates earlier land use patterns and is a comparatively rare and intact example of its type.

#### Storeroom/schoolroom

Historically significant for demonstrating the development of the Homestead Complex. The building was erected to accommodate the increasing requirements of the Cunningham family. The isolated schoolroom indicates a way of life and function no longer practised.

#### Shearers/Maid's quarters

Historically significant for demonstrating the development of the Homestead Complex. The maid's quarters are a clear indication of the status of the occupants of the Homestead, and in this egalitarian age, represents a way of life no longer practised. The Pisé construction is of technical interest as one of the few comparatively intact examples in the ACT.

#### Homestead

Although radically changed in form over its lifetime, the Homestead plan, detail and style demonstrate a way of life, of taste, and tradition now only rarely found, particularly in the ACT.

#### Tennis Court

Historically and socially significant as centre of recreational activity on the site. Provides clear indication that the property was used for recreation as well as farming and official activities.

The cow bails and yards, chicken coop and yards, water tank, meat house, two-seater toilet, pump shed and tank are all essential although lesser, elements, of the operating farm. They help reinforce an earlier way of life. The garage, wash-house and tank reflect changing customs.

**Criterion (iv):**                    **A place which is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual cultural, educational or social associations.**

This Complex, as remnant of the rural past of the ACT, exhibits iconographic and aesthetic significance to the surrounding community.

The Homestead Complex has important social associations, particularly in the early mid to late nineteenth century as one of the major pastoral stations of the Limestone Plains region. The occupancy and ownership of the property by leading families of the colony of NSW and of the region eg; the MacQuoids and the Cunninghams, vests the Homestead Complex with considerable social significance. The use of the Homestead Complex by the war historian, CEW Bean and his team of fellow historians, vests the Homestead Complex with considerable cultural and educational associations. The Bean era cricket pitch and the surrounding landscape, including the land bounded by Ashley Drive, Johnson Drive and the southern boundary of the Complex, provide visual links with the Complex and exhibit social and recreational values significant to the community.

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In general, the Tuggeranong Homestead Complex demonstrates the impact of an increasingly sophisticated social life on the close relationship between residence, pastoral activities and landscape.

**Criterion (v):** **A place which is the only known or only comparatively intact example of its type.**

The Tuggeranong Homestead Complex is the only large nineteenth century pastoral homestead complex set within the suburban development of Canberra. The sister property of Lanyon which has received extensive conservation work is at the edge of suburban development as is Woden property to the east.

**Criterion (vi):** **A place which is a notable example of a class of natural or cultural places or landscapes and which demonstrates the principal characteristics of that class.**

The Tuggeranong Homestead Complex demonstrates well the nineteenth century pastoral complex, even although that function has long since ceased. The extant complex illustrates those factors determining the initial settlement of this site, the self contained nature of the Homestead Complex and the processes involved in the changing scale and pattern between buildings and landscape. Only one other nineteenth century pastoral complex of similar size remains within the ACT, ie Lanyon Homestead Complex.

**Criterion (vii):** **A place which has strong or special associations with a person, group, event, development or cultural phase which played a significant part in local or national history.**

The site has particular associations with a number of significant individuals and groups. The site has been in continuous European occupation for over 150 years, and retains built and landscape features from much of that time. In particular, the site was owned in the 1830s and 1840s by Thomas Hyacinth MacQuoid, Sheriff of the Colony of NSW. The stone barn remains from this period. The property was owned and operated by the Cunningham family, and was operated by the Cunningham family, and was operated jointly with Lanyon to the south for many years. A number of buildings and structures from the time of the Cunninghams remain.

In the years immediately following World War I the Homestead Complex was used by CEW Bean and the War History Unit as a base from which the official history of World War One was compiled. The group used the site, including the Bean era cricket pitch and the open land bounded by Ashley Drive, Johnson Drive and the southern boundary of the Complex, for recreation and food production in addition to its original function, and clearly the site played an important part as a background for the production of the official history. As the site where the official war history was prepared, Tuggeranong Homestead Complex has special association with individuals and events which played a significant part in national history.

**Criterion (xi):** **A place which demonstrates a likelihood of providing information which will contribute significantly to a wider understanding of natural or cultural history, by virtue of its use as a research site, teaching site, type locality or benchmark site.**

The Tuggeranong property, because of its location within suburban Canberra is a place ideally situated for use as a research, teaching or benchmark site. Further, there are a number of

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locations within the property which will prove to be archaeologically rich, and which has potential to provide additional information about the nineteenth and twentieth century occupancy of the site, i.e. rubbish tip sites, former cottage sites.

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#### **STATEMENT OF SIGNIFICANCE:**

The Tuggeranong Homestead Complex is significant as a relatively intact homestead group and landscape which exhibit the changes of use and occupancy over nearly 160 years.

The Complex has iconographic significance as a pastoral complex and landscape within the modern development of suburban Canberra.

Elements of the complex have architectural significance as representative of the vernacular and functional tradition of rural building and as representative of particular architectural styles ie the Federation overlays of the 1908 homestead additions.

The Complex and particularly the outbuildings demonstrate a variety of construction types and materials now rare within the Australian Capital Territory.

The site contains exotic trees dating back to the nineteenth century and stands of indigenous eucalyptus woodland rare in the Tuggeranong Valley.

The woodland is important as a large area of open space, as part of the backdrop to Tuggeranong Homestead.

The site has important social associations with the pastoral personalities and communities of the nineteenth century Limestone Plains, and has cultural and historical associations through the use of the Homestead by the WWI History Team.

The site has specific associations with the MacQuoid family, the Cunningham family, CEW Bean and the McCormack family and thus has regional, state and national associations.

The site has potential not only for study of the flora, fauna and archaeological relics, but also to explain the life style and processes of the European occupancy of the area.

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#### **SPECIFIC REQUIREMENTS:**

In accordance with S.54(1) of the *Land (Planning and Environment) Act 1991*, the following requirements are identified as essential to the retention of the heritage significance of the place:

1. The existing built elements listed below and including those referred to in map 2 are to be conserved in accordance with a conservation and management plan to be prepared and submitted to the Heritage Council of the ACT for approval within a time specified by the Council in consultation with the lessee(s):

Shearing shed and yard (101), Old shearing shed, dip and yards (102); Machinery sheds, barn, stables and workshop (103,104);

Fuel store and tanker shelter (105); Store room / schoolroom (106); Shearers' / Maids quarters (107); Homestead (108);

For the purpose of s. 58(2) of the *Land (Planning and Environment) Act 1991*, this citation was prepared by the ACT Heritage Council to include this place in an interim Heritage Places Register on 3 December 1993. As a result of appeal proceedings heard by the Land and Planning Appeals Board the citation was amended. The attached document reflects the decision of the Board.

Cow bail and yards (109);	Pumpshed and tank (114, 115);
Chicken Coop and yards (110);	Garage, washroom and tanks (116);
Water Tower (111);	Tennis court (117);
Meat House (112);	Bean era cricket pitch (118); and
Two-seater toilet (113);	

2. The existing landscape features listed below and including those referred to in map 1 are to be conserved in accordance with a conservation and management plan to be prepared and submitted to the Heritage Council of the ACT for approval within a time specified by the Council in consultation with the lessee(s):

The agricultural rural setting which is defined by the area to be gazetted and includes all the following elements;

Avenue of pines and cedars (1,2 and 3);

The oaks, pines, poplars and willows in the orchard precinct (4);

The remnant *Eucalyptus melliodora*/*E. blakelyi* woodland and grassland (5);

The shelterbelts (6);

The elms including selected regrowth in the homestead precinct and approach and selected regrowth in the orchard (7 and 4);

The *Pinus radiata*, *Fraxinus oxycarpa* and the 'avenue' of hawthorns (*Crataegus sp.*) adjacent to the former south east access track, some of which are of considerable age (8);

Flowering plums planted by C.W.Bean (9);

The Aleppo pine and Stone pine (10 and 11); and

The open space surrounding the homestead (12).

3. The area of the woodland and grassland (5) to the west of the main homestead area is to retain its open woodland character (refer map 1: 12,5,10). The visual links to the homestead precinct are to be maintained. The remnant woodland and the patch of *Danthona* grassland, are to be conserved. Further study of flora and fauna in this area is to be encouraged.

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## REFERENCES:

National Trust file

Crosby, E 1981 Tuggeranong Historical and Archaeological Report.

Freeman, Collett and Partners 1992 Tuggeranong Homestead Complex Conservation Plan, Volumes 1,2,3. Report to the Department of the Environment, Land and Planning.



M I N U T E

**Subject: Environmental Clearance - Block 6 Section 10 Tharwa**

District - Paddy's River

Division - Tharwa

Section - 10

Block - 6

Attention Maria Mangeruca - Senior Project Officer - Conservator Liaison

SUBJECT: BLOCK 6 OF SECTION 10 THARWA

The Heritage Unit's previous comments follow:

Block 6 Section 10 Tharwa comprises the historical gardens associated with the Cuppacumbalong Homestead. This place is nominated to an interim Heritage Places Register.

There are no heritage concerns with the direct sale of Block 6 or the consolidation of Block 6 with the adjoining Blocks 177 and 186 Paddy's River.

However, we note that the applicant wishes to extend and improve the gardens already on site and that no further structures are planned for Block 6. As the gardens are an integral historical element within the Cuppacumbalong Homestead, we require that a landscape plan be provided to the Heritage Council for consideration well prior to any development of the gardens. The plans should address the significant elements in the garden, including the layout of the gardens, the plants, the remains of the previous homesteads and any built elements. The Heritage Unit can provide further information about the significant elements of the garden.

At a recent <sup>conservator</sup> meeting regarding this block there appears to be agreement on the co-funding of a cultural management plan and the development of an entry onto the interim Heritage Places Register between the Heritage Unit and Land and Property. The Cultural management plan will identify all Natural, Aboriginal and Historic heritage values located on the merged blocks. For further information on this please contact Trish MacDonald on 6207 2167.

The Heritage Unit would be interested in seeing the drafts of both the Property Management Agreement and lease / lease and development conditions for this property to ensure that any identified heritage values are well protected throughout the process.

Although there is no known Aboriginal heritage located on this block, it is still possible to uncover Aboriginal artefacts. If artefacts are discovered, work must stop immediately and the relevant authorities must be notified.

The Lessee's attention is drawn to the legislative requirements, procedures and penalties under Part three of the Land (Planning and Environment) Act 1991, relating

**Environment ACT**

Level 2 South Wing, Macarthur House, 12 Wattle Street, Lyneham ACT

PO Box 144 Lyneham ACT 2602 • Telephone: (02) 6207 2247 • Fax: (02) 6207 2316

E-mail: [helen.mckeown@act.gov.au](mailto:helen.mckeown@act.gov.au) • Homepage <http://www.act.gov.au/environ>

to the discovery of unregistered Aboriginal heritage places. In particular, section 70 states that it is an offence to damage, disturb or destroy unregistered Aboriginal places.

The Heritage Unit requests the following wording to be placed in the lease and development conditions:

Under Part 3 of the Land (Planning and Environment) Act 1991, any potential discoveries of Aboriginal places must be reported to the Minister within seven days. It is an offence under Section 70 of the Act to damage, disturb or destroy Unregistered Aboriginal Heritage places.

Kevie Reed  
13/06/2002 12:38:59

A handwritten signature in dark ink, appearing to read 'K. Reed', is located in the center of the page. The signature is somewhat faint and stylized.



M I N U T E

**Subject: Environmental Clearance - Block 6 Section 10 Tharwa**  
**District - Paddy's River**  
**Division - Tharwa**  
**Section - 10**  
**Block - 6**

Attention Maria Mangeruca - Senior Project Officer - Conservator Liaison

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The Heritage Unit's previous comments follow:

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However, we note that the applicant wishes to extend and improve the gardens already on site and that no further structures are planned for Block 6. As the gardens are an integral historical element within the Cuppacumbalong Homestead, we require that a landscape plan be provided to the Heritage Council for consideration well prior to any development of the gardens. The plans should address the significant elements in the garden, including the layout of the gardens, the plants, the remains of the previous homesteads and any built elements. The Heritage Unit can provide further information about the significant elements of the garden.

*K*  
\_\_\_\_\_  
Kevie Reed  
13/06/2002 12:38:59

*No - house/D conditions mentioned*

Reed, Kevie

From: Blair, Sandy  
Sent: Tuesday, 11 June 2002 17:33  
To: Reed, Kevie  
Subject: FW: Environmental Clearances

Kevie

Can you organise this? Let me know if you're drowning.....

-----Original Message-----

From: Mangeruca, Maria  
Sent: Tuesday, 11 June 2002 13:29  
To: Webb, Nicola; Blair, Sandy; Walters, Daniel  
Subject: Environmental Clearances

Nicky/Daniel/Sandy

Are there any ecological, environmental and heritage issues associated with:

- \* Block 16 Section 45 Holder; and ⇒ No heritage issues **AK**
- \* Block 6 Section 10 Tharwa. ⇒ nominated to inform HPR.

Sandy, ACT Heritage has provided some initial general comments on Block 6 Section 10 Tharwa. However, following today's meeting some more specific comment could be provided.

Ta

Maria

Tharwa 1/3 **+5.**  
 Block 6 \* 3  
 CUPP. / Rehabilitation  
 NO + \$500,000  
 hand + Property ?  
 \$500,000  
 CUPP. A  
 Property Management Agreement

MacDonald, Trish

54557

**From:** Mackay, Colette  
**Sent:** Monday, 17 June 2002 14:42  
**To:** MacDonald, Trish  
**Cc:** Johns, Peter; Lees, Paul  
**Subject:** FW: Cuppacumbalong

Trish

I refer to our conversation today and wish to confirm that Land and Property will pay the other half of the \$10,000. I note that you will prepare the brief to go out to consultants and that you will email a copy to us and Paul Lees at PALM for comment within two weeks.

If you require any further information just let me know.

Colette

-----Original Message-----

**From:** Johns, Peter *(Manager of Major Projects, Land + Properties)*  
**Sent:** Friday, 14 June 2002 9:14  
**To:** Mackay, Colette; MacDonald, Trish  
**Subject:** RE: Cuppacumbalong

Collette

In light of conversations on Wednesday I wonder why we should fund any of this study. It has to do with heritage matters ie nomination to the Heritage Register. I do not see why we should be meeting any of the cost.

Peter

-----Original Message-----

**From:** Mackay, Colette  
**Sent:** Thursday, 13 June 2002 15:04  
**To:** MacDonald, Trish  
**Cc:** Johns, Peter  
**Subject:** RE: Cuppacumbalong

Thanks Trish, I will be in touch next week.

Colette

-----Original Message-----

**From:** MacDonald, Trish  
**Sent:** Thursday, 13 June 2002 14:41  
**To:** Mackay, Colette  
**Subject:** RE: Cuppacumbalong

Collette, Sorry I didn't get back to you yesterday, but have been very busy.

The Heritage Unit is happy to manage the project "Cuppacumbalong, A Conservation Management Plan and Draft Nomination to the Act Interim Heritage Places Register" covering Section 10, Blocks 6,7 and 8. This will involve managing the consultancy for the production of the Management Plan and then the process of having the place nominated to the Interim Heritage Places Register. Once accepted to the Register it will go across to PaLM for the Variation to the Territory Plan. Attached to the sale/amalgamation of these blocks should be a Property Management Agreement, with a Heritage Agreement included. This agreement would include the Specific Requirements for Heritage Conservation of the Place, with specific reference to the Conservation Management Plan.

It is estimated that the consultancy will be \$10,000. We are happy to share the cost with Land and Property and contribute \$5,000 to the project.

Hope this is what you need. If not get back to me(ph 72167) I will be back in the Office Monday Trish

-----Original Message-----

**From:** Mackay, Colette  
**Sent:** Thursday, 13 June 2002 12:13  
**To:** MacDonald, Trish  
**Subject:** Cuppacumbalong

Trish

**RECORD OF CONVERSATION**

File Ref: 94/12763

Date:

<b>SUBJECT:</b>	Cuppacumbalong	
<b>Block:</b> 6	<b>Section:</b> 10	<b>Division/District:</b> Thorwa

**CONVERSATION WITH THE FOLLOWING PARTY**

<b>Name:</b>	Collette McKay
<b>Address/Org:</b>	Land + Property
<b>Phone/Fax/Email:</b>	54557

Applicant has applied for direct sale.  
Lease & Development conditions - Catherine Keirnan

- site survey etc.

- comments from heritage } not too concerned at that stage but

after Catherine looked into matter it was revealed to be more complex:

remains of 2 homes on bottom of block

and other heritage issues. - trees, old driveway graves etc

L+P had meeting with Paul Lees to discuss

issues - decided there was

need for planning study - L+P, HU & Palm

\* Road issues also: currently unleased terr land - has been

paying licence - temp.

TO DO: wait for L+P & Palm meeting to discuss planning study & lease issues.

Jan Klaver  
20/5/02



# While You Were Out

Date: 19/03 Time: 2:20pm  
 For: Collette McKay  
 From: LAND AND PROPERTY  
 Phone #: 54557

- Telephoned
- Wants to see you
- Returned via ...
- Please call
- Will ...

Collette McKay  
 doesn't work on  
 Fridays.  
 Call on Monday.

left message  
 Mon 20/5/02

①

## Copplacombing

Not sure

What to do

hool!  
 CMP → garden } dede's out from  
 cemetery } other sites = 200m  
 ↓ If anything lease & development conditions.

car parking & toilets

for direct sale Bl 6 S10 Tharwa

Got her response saying no worries. Got consultant to do L&D. Cathryn Krummer came back in lots problems - ~~geological~~ archaeological sites on bottom of block 6 or S. 10. She questioned what should happen to the land. We have a zone of trees on block next to L&S. Across block 6 to cemetery - significant grass. She Krummer said need a study of all of this & CMP prior to land being sold so we have control on land. May affect amt of land sold to Bill.

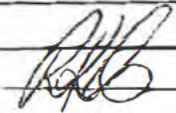
Old driveway went thro Block 12, S3 thro Bl 9 S12 Tharwa. New driveway Bl 6 S10 which is what he uses in verbal arrangement w/ Terry.

# While You Were Out

Date: 19/03 Time: 2:20pm  
 For: Colette McKay  
 From: LAND AND PROPERTY  
 Phone #: 54557

- Telephoned
- Wants to see you
- Returned your call
- Was here to see you
- Please call
- Will call again
- URGENT

Message: \_\_\_\_\_

Post-It 7660 © 3M 1993 Taken by: 

①

## Cupplacumbing

19-3.

owner  
 Bruce Gibbs put in at a histeac  
 and + appro prior to know.

A homestead substantially  
 in use for residential  
 accom.

verandah for restaurant from  
 100 of m to 200m

retrospective appro for  
 car parking + toilets

Drew has applied for direct sale Bl 6 S10  
 Tharwa

Got her response saying no worries. Got  
 consultant to do L+D. Cathryn

Kramer came back in lots problems -  
~~geological sit~~ archaeological sites

on bottom of block 6 or S. 10. She questioned  
 what should happen to the land. We have a  
 group of trees on block next to histeac.

Across block 6 to cemetery - significant graves.

She Kramer said need a study of all of this  
 + CMP prior to land being sold so we have  
 control on land. May affect amt of land  
 sold to Bill.

Old driveway next to Block 12, S3  
 thru Bl 9 S12 Tharwa. New driveway Bl 6 S10  
 which is what he uses in verbal arrangement  
 w Terry.

② of the previous lessee - on hand written  
license agreement & improvements got sold in  
property. PARM :: might have compensation  
issue. all have paid licenses...

Issue is whether they sell BL 6 S10  
Tharway - to see a her, issue & should it  
be sold to her. If so, should there be  
a C.M.P. (he's wrong but he mentions it.)

John probably on BL 6 S10, wants to restore  
& extend. But 2 runs + trees belong to  
these are homestead sites. Tree study didn't  
unearth any signif trees.

↳ Collette spoke + Paul Lees

Hill, land + property + PARM need to get  
together on the study + who is going to  
Study - L+P only interested in BL 6 S10.

Artisans are one side. other side is  
+ BL 5 - unleased terr. land  
outward land has planted land to shield from  
Nass road :: in raising noise, lights  
Kathleen said BL 5 s/b into BL 6 or block on  
other side

BL 12 S3 is unleased land - only driveway  
here. Hoosier Trust house. there - only tenant there - Ranger

③ Don't want to sell site unless everything is ok.

Just about to go to minister

**SUBJECT: Direct sale of Block 6 Section 10 Tharwa**

- Helen McKeown  
Conservator Liaison

Block 6 Section 10 Tharwa comprises the historical gardens associated with the Cuppacumbalong Homestead. This place is nominated to an interim Heritage Places Register.

There are no heritage concerns with the direct sale of Block 6 or the consolidation of Block 6 with the adjoining Blocks 177 and 186 Paddy's River.

However, we note that the applicant wishes to extend and improve the gardens already on site and that no further structures are planned for Block 6. As the gardens are an integral historical element within the Cuppacumbalong Homestead, we require that a landscape plan be provided to the Heritage Council for consideration well prior to any development of the gardens. The plans should address the significant elements in the garden, including the layout of the gardens, the plants, the remains of the previous homesteads and any built elements. The Heritage Unit can provide further information about the significant elements of the garden.



Debbie Argue  
**Heritage Unit**

29 November 2001

**Environment ACT • Heritage**

Level 3 South Wing, Macarthur House, 12 Wattle Street, Lyneham ACT

PO Box 144 Lyneham ACT 2602 • Telephone: (02) 6207 2163 • Fax: (02) 6207 2200

E-mail: [heritage@act.gov.au](mailto:heritage@act.gov.au) • Homepage <http://www.act.gov.au/envirom>

94/12763

80/1764

80/1873

Helen McKeown  
Conservator Liaison and  
Environment Co-ordination  
ACT Environment  
L2 Annex Macarthur House

⇒ DA - ANY ISSUES  
YES DS K/A

**Direct sale of Block 6 Section 10 Tharwa – Comments on Tree Assessment**

I refer to the application by BJG Holdings for the direct sale of Block 6 Section 10 Tharwa for the purposes of an historic garden, sports courts, plant nursery, craft making areas and function area and to your minute dated 19 June 2001.

Any offer of a lease will be subject to the consolidation of Block 6 with the adjoining Blocks 177 and 186 Paddy's River (Cuppacumbalong Homestead.

Block 6 contains a large portion of the historic gardens and facilities associated with the Homestead. It has operated under licence to the various lessees of Cuppacumbalong for some years. The applicant has indicated that he wishes to improve and extend the gardens already on the site and that no further structures are planned for Block 6.

Attached is a copy of the Tree Assessment for Block 6. Could you please arrange for a heritage clearance on Block 6. (I have asked separately for comments from Environment Protection – Trees.)

If you require any further information please don't hesitate to contact me on extension 54557.

Major Projects Planning

8 November 2001

**RECORD OF CONVERSATION**

**File Ref:**

**Date:** 6/3/01

<b>SUBJECT:</b>	Cuppacumbalong	
<b>Block:</b>	<b>Section:</b>	<b>Division/District:</b>

<b>CONVERSATION WITH THE FOLLOWING PARTY</b>	
<b>Name:</b>	
<b>Address/Org:</b>	
<b>Phone/Fax/Email:</b>	

**ISSUES DISCUSSED & ADVICE PROVIDED:**

Collette McKay Land and Property -  
 proposed sale of land affected by  
 nonmineral will contact  
 David Scott for appropriate lease  
 and development conditions.

**Time spent on enquiry:** 10 mins **Heritage Unit Officer:** Jan Klover



INTERIM HERITAGE PLACE  
DRAFT CITATION

CUPPACUMBALONG HOMESTEAD PRECINCT

NOMINATED BY:

National Trust of Australia (ACT)

LOCATION OF PLACE:

Block 6 & 8, Section 10, Tharwa

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE:

The features intrinsic to the heritage significance of the place are:

Blocks 6 & 8 including:

- The current Homestead
- The remnants of the first two homesteads
- The gardens and north (original) driveway

STATEMENT OF SIGNIFICANCE:

Cuppacumbalong Homestead Precinct has a long association with the early settler families of the district. The first to settle at Cuppacumbalong were James and Mary Wright who established Lanyon prior to moving to Cuppacumbalong, followed by the de Salis family who held a prominent position within the rural community and local politics.

The various elements of the place show the attempts by the consecutive owners of Cuppacumbalong to recreate an English style setting that was familiar to them and contrasted with the surrounding Australian landscape.

Cuppacumbalong Homestead Precinct now includes a restaurant and gallery and is valued for its social and cultural associations by local Canberrans and tourists. The front rooms of the homestead are open to the public enabling visitors to experience a style of country living in a rural homestead surrounded by established formal gardens

SPECIFIC REQUIREMENTS:

In accordance with s.54(1) of the *Land (Planning and Environment) Act 1991*, the following requirements are identified as essential to the conservation of the heritage significance of the place. These requirements are prepared to implement the following conservation policy for the place:

**Cuppacumbalong precinct is to be conserved and appropriately maintained in a manner consistent with its heritage significance.**

Nominated to our  
Register

94/12763

80/01764

This is ~~not~~ only 2  
copies. (make copies is  
required)

Any action relating to these requirements is development for the purposes of the Act and will require approval prior to undertaking the activity. To undertake development without such approval may be an offence.

**1. Requirements relating to the Building**

- 1.1 Alterations to the existing Homestead must be in keeping with the heritage significance of the place.
- 1.2 Demolition shall not be permitted, other than in exceptional circumstances.

**2. Requirements relating to the Setting**

- 2.1 The historic elements of the cultural landscape, including the 1920s gardens, remnants of the de Salis garden, the footings of the original homestead, the meathouse and the original entrance driveway and pines are to be preserved in a manner consistent with their heritage significance. Trees and shrubs should only be removed where they are moribund, where it can be demonstrated that there are significant human health and safety reasons to warrant their removal, or where they are considered to be invasive of the surrounding landscape. Where possible, replacement trees should be propagated from the same stock before removal.
- 2.2 No further development of the site which is likely to detract from the heritage significance of the place, ie development which significantly alters the landscape, shall be undertaken
- 2.3 No additional buildings or structures shall be erected within the precinct unless the proposed works will not adversely affect the significance of the place.

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**MANAGEMENT RECOMMENDATIONS**

In assessing this place for the interim Heritage Places Register, the Council recommends that the following actions and activities should be undertaken which will enhance the heritage values of the place. They are made as recommendations and have no legal effect.

1. A conservation and management plan should be developed for Cuppacumbalong Homestead Precinct to provide a strategy for the long term retention of the heritage values of all the elements of the place, and include a landscape survey. The plan should address the principles laid down in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (the *Burra Charter*).
  2. The Homestead and precinct should remain open to the public and continue to be used in a manner suitable to its heritage significance.
  3. As a matter of priority, maintenance of the lower garden at the Homestead should be carried out by the responsible area of the ACT Government, including removal of the periwinkle (*Vinca minor 'Variegata'*), ivy (*Hedera helix*), blackberry and pistachio (*Pistacia sp.*), which are overgrowing the garden.
  4. An interpretation plan should be developed to outline the historic elements of the precinct. It should include signage indicating the location and description of the first two homesteads and the remnant plantings.
-

## DOCUMENT HISTORY:

1. (date) Draft citation considered by ACT Heritage Council Meeting (number)
  2. (date) Draft citation released for public comment.
  3. (date) Revised citation for ACT Heritage Council Meeting (number)
  4. (date) Gazetted in an interim Heritage Places Register
- 

Attachment A

## BACKGROUND INFORMATION

### 1. DESCRIPTION OF PLACE:

The existing Cuppacumbalong Homestead is a double Bowral brick building, with elements of the California Bungalow style, including a visually prominent low-pitched roofline and wide eaves. It was built in 1923 by James Lyford of Queanbeyan for N.A. Thompson, the owner of Cuppacumbalong Station. The architect was John Reid of Sydney. John Reid and Son practiced from George Street and designed some notable buildings such as: the NSW banks in Hunter Street, Edgecliff and North Sydney; St Stephens Church in Macquarie Street, the Department of Education Building in Bridge Street and numerous office buildings and wool stores in central Sydney and Pyrmont.

The building faces east towards the Murrumbidgee River and overlooks the formal garden layout of lawn divided by a retaining wall and bordered by shrub beds.

The eastern face of the building is dominated by concrete stairs leading up to the covered front verandah. Exposed pine timber flooring begins at this point and is continued throughout the building apart from a small concreted floor area within a central rear porch. High ceilings with exposed stained pine timber beams are a feature of the central foyer and peripheral front rooms. A double sliding recessed door in similar timber extends the stained pine features of the front rooms. Hanging lights, a feature of the original building, have been retained in the front rooms and other rooms towards the rear of the building.

The present kitchen was originally the servants' quarters and the sitting room behind it was used by the servants. These rooms now form part of the 'flat' occupied by the lessees, which includes two bedrooms, a storeroom, bathroom and laundry on the south west side of the house. The current restaurant area, new kitchen, new gallery and exhibition space were the original bedrooms. The current stock room at the centre rear of the house was originally the station office.

Around 1932 the owner, F.N. Snow, extended the house to include a Billiard room on the south-eastern side, in front of the kitchen. The billiard table was so heavy it had to be supported by concrete pillars, capped with terrazzo squares, which are still evident in the room today. The room included a bay window at the front of the house, with wooden benches and a fireplace built into it. This area is now a part of the craft shop. The gardens in front of the house were also redesigned around this time.

In 1987 a program of internal and external renovations was commenced on the northern and central sections of the homestead by the lessee, Ms Karen O'Cleary. Designed by architect Malcolm Munro, the changes included removal of some internal walls to provide a more spacious area leading from the front foyer for an exhibition space, gallery, craft shop and restaurant. The major

change to the external facade of the building was the addition of a large bay window to the north-eastern end, forming part of the current restaurant. The window provides a picturesque view overlooking the gardens to the Gigerline Range in the distance. An outdoor pavilion for the restaurant was added behind the northern verandah, using bricks which matched the original verandah pylons. The rear porch was enclosed with glass doors and is used as a small sitting room by the lessees.

The Cuppacumbalong precinct includes traces of the original (Wright) homestead and the second (de Salis) homestead. The two homesteads were located near each other to the south east of the current homestead. Both were demolished and only traces of the footings remain. The Wright homestead is presumed to date from about 1848 when Wright moved from Lanyon and stood adjacent, immediately south of the de Salis homestead where trees now grow as a windbreak for the modern tennis court.<sup>1</sup> The remnants are presumed to be visible footings 500 mm wide, stone bonded with a cementitious mortar. The footings supported a brick wall. The area of the structure has been estimated at 7.5 metres by 12 (possibly 18) metres.<sup>2</sup>

The second (de Salis) homestead most likely dates from 1856 when the de Salis family moved to Cuppacumbalong. The site of the front verandah of the homestead is marked by a grove of wisteria. Freeman and Partners<sup>3</sup> identified other material remains of this homestead as an earth mound along the verandah site and the stone footing of a wall return (550-600 mm wide), part of the stone front wall footing and segments of the stone dwarf wall of the verandah. The building was approximately 21 metres long by 10.4 metres wide, including a 2.5 metre deep verandah on three sides. A smaller structure of different design, possibly the kitchen of the Wright homestead adjoined the northwest corner of the building. A concrete water trough marks the location of the visible footings. A twentieth century meathouse/dairy constructed of stone is nearby. There are also the remains of a 20th century milking bail near the meathouse.

Tennis courts, located to the south of the wisteria in the vicinity of the second homestead, were constructed when the current homestead was built. A corrugated iron garage, painted cream, is located on the south side of the current homestead near the entrance from the carpark. It is now used as a craft shop, separate to the main shop.

### The gardens

There appears to be nothing remaining of any garden associated with the first homestead. The only remains of the gardens from the de Salis era are the wisteria on the pergola forming a covered walk at the southern end of the gardens, marking the second homestead, the large hawthorn (*Crateagus sp.*) in the lawn, the hybrid Strawberry tree (*Arbutus x andrachnoides*) below the garden, the Tamarisk (*Tamarix sp.*) near the meathouse and several Lombardy poplars (*Populus nigra 'Italica'*), part of an avenue of poplars planted along the river. The Strawberry Tree is a cross between the Irish Strawberry (*Arbutus unedo*) and the Greek Strawberry (*A. andrachne*)<sup>4</sup>.

The current garden layout is still basically that of the 1920s. A retaining wall divides the garden into upper and lower sections, with steps to allow access between them, and provides a fine setting for the house. The upper garden surrounds the current homestead and features lawn areas and garden beds which include a variety of exotic shrubs as well as bulbs and perennial flowering plants. It also includes a vegetable garden and clothes drying area, which are screened from view. The lower garden comprises two linked lawn areas surrounded by garden beds. There is a circular rose bed in the northern lawn and a large hawthorn in the southern lawn. The garden beds feature

<sup>1</sup> Freeman & Partners, 1987, pp 16.

<sup>2</sup> *ibid* p 16.

<sup>3</sup> *ibid.*, p. 17

<sup>4</sup> Boden, R, 1997, 6

coniferous and deciduous trees and shrubs, perennials, bulbs, climbers and other plants. The physical changes which have occurred in the upper garden since the gardens were planted in the 1920s are minor changes to the shape of the garden beds around the lawn, relocation of paths, removal of flower beds and removal of mature shrubs in the vicinity of the new bay window, steps and path at the northern end of the current homestead. The lower garden remains relatively unchanged, except that it is now overgrown with periwinkle (*Vinca minor* 'Variegata') and ivy (*Hedera helix*), and contains blackberry and Pistachio (*Pistacia sp.*) seedlings.

The entrance road to the original and second Cuppacumbalong homesteads was originally from the north and is marked by several mature stone pines which can be viewed from the small gate on the north side of the current homestead. The approach to the current homestead is from the opposite (south) side. This change has had little effect on the garden atmosphere but has reduced the quality of the approach experience before the garden is reached.

The upper garden is maintained by the present lessees. The lower portion is under the control of the ACT Government.

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## 2. STATUS OF PLACE AT NOMINATION DATE:

Register of the National Estate Database, Status: Registered, Database No. 019106, File No. 8/01/000/0427

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## 3. BACKGROUND:

In the latter part of 1833 James Wright and John Lanyon, recent arrivals in the colony of New South Wales, established themselves as squatters on land fronting onto the western bank of the Murrumbidgee River. The land was officially purchased in April 1834. Lanyon returned to England shortly after the purchase leaving Wright to manage the property. Wright named the property 'Lanyon' after his friend.<sup>5</sup> Five years later Wright married Mary Davis and the first of five children were born at Lanyon.

In 1839 Commissioner Bingham visited the properties on the Limestone Plains and ventured into the area beyond the limits of location on the western side of the Murrumbidgee. He noted several stations already in existence, one of which was James Wright's property of Port Hole (later Cuppacumbalong), which Wright registered as a pasturage licence. Wright then had 400 head of cattle and 8,170 sheep. He and his family lived at Lanyon until 1847 when, due to financial problems, they sold the property and moved to Cuppacumbalong. Wright had apparently treated the property as an outstation of Lanyon and it is quite possible that there were buildings at Cuppacumbalong for a decade previous to James, Mary and their family taking up residence there. James and Mary built the first of three homesteads at Cuppacumbalong<sup>6</sup>. Under the guidance of Mary Wright Cuppacumbalong became noted for its extensive gardens and a large orchard.<sup>7</sup>

In 1852 a severe rise of water levels in the Murrumbidgee River flooded the Wright homestead. The Wright family, together with their employees, some 24 people in all, took refuge from the waters in one of the barns. The Wrights never fully recovered from the flood and in 1856 they sold Cuppacumbalong to Leopold Fane de Salis and moved to the Illawarra district. Leopold de Salis and his wife, Charlotte, moved onto the property. Cuppacumbalong became the latest addition to

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<sup>5</sup> Moore, 1982, pp. 13-15.

<sup>6</sup> *ibid.*, pp. 43-46

<sup>7</sup> *ibid.*, p.46