



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20038. Cuppacumbalong Woolshed Complex

Blocks 340 (part), 316

District of PADDYS RIVER

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Conservation Requirements (including Specific Requirements), as defined under the *Heritage Act 2004*, that are contained within this document are taken to be Heritage Guidelines applying to this place or object, as the case may be.

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38. Cuppacumbalong Woolshed Complex, Paddys River [V79]¹

Location

District of Paddys River, Block 232 (part), as identified in Figure 38a and indicated on the Territory Plan Map by the Heritage Places Register Overlay H38.

Features Intrinsic To The Heritage Significance Of The Place

The place comprises:

- a) the woolshed building, sheep yards, shearers' quarters and sheep dip as shown in Figure 38b; and
- b) the landscape setting contained within Block 232 as shown in Figure 38b.

Statement Of Significance

The complex presents a clear example of the self contained nature of a shearing complex and illustrates the facilities provided for, and the way of life of shearers on a large sheep grazing property.

The woolshed construction is a good example of balloon framing and bush carpentry still retaining its original integrity. The woolshed retains some elements of the original machinery as well as that of later technological eras.

The landscape setting and scale of the woolshed serve as reminders of the times when Cuppacumbalong was the centre of a pastoral community, and its owners who were producers of large quantities of fine wool.

Specific Requirements

In accordance with s54(1) of the *Land (Planning and Environment) Act 1991* the following requirements are identified as essential to the conservation of the heritage significance of this place. These requirements are prepared to implement the following conservation policy for the place:

The place is to be conserved and appropriately maintained consistent with its heritage significance.

i) Building including alterations and additions

- a) External alterations and additions to the existing buildings and structures, including alterations to external finishes shall reflect and complement their architectural style and historical development.
- b) Minor external alterations and changes may be made to the buildings and structures where the Heritage Council is satisfied that the proposed works will not adversely affect the heritage significance of the place.
- c) External additions or alterations may only be permitted to the existing buildings and structures if it can be demonstrated that the additions or alterations do not detract from the heritage significance of the place.
- d) Internal structures and details including existing original machinery in the woolshed, are to be retained and conserved.
- e) The Sheep Dip shall be stabilised and retained in situ.
- f) Construction of new buildings or structures in the place shall only be permitted if it can be demonstrated that the new buildings or structures do not adversely affect the heritage significance of the place.

ii) Demolition

- a) Subject to (ii)(b), demolition of buildings and structures shall not be permitted, other than in exceptional circumstances, including circumstances in which the buildings and structures are unsound and beyond economic repair or where there are significant public health and safety reasons to warrant demolition.
- b) The demolition of original fabric shall only be allowed in the context of sympathetic alteration and additions.

¹ [V79: Added to Heritage Places Register 30/10/1998 (Variation Number 79)]

iii) **Landscape**

- a) The existing rural landscape setting of open paddocks with trees of endemic species shall be retained.

Figure 38a: Cuppacumbalong Woolshed Complex, Paddys River: Location

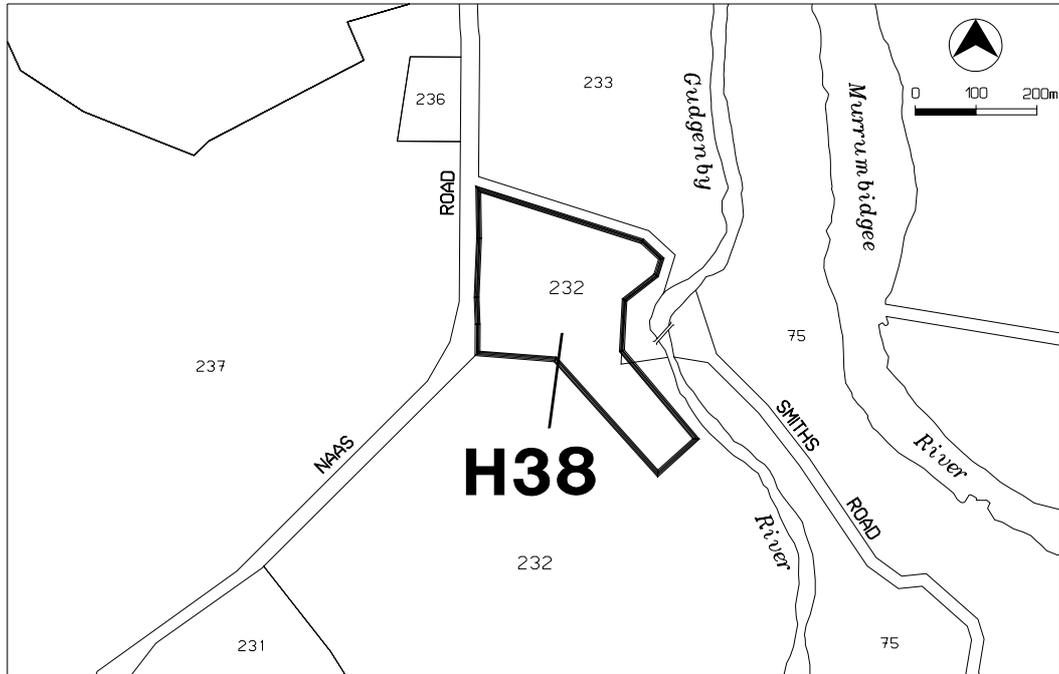


Figure 38b: Cuppacumbalong Woolshed Complex, Paddys River: Significant Features

