

YARRALUMLA WOOLSHED CONSERVATION MANAGEMENT PLAN



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**for the
ACT Property Group – Territory and Municipal Services Directorate**

2014



ACT Heritage Council

**Notice of Approval of Conservation Management Plan
under Section 110 of the *Heritage Act 2004***

The Heritage Council (the Council) has approved this Conservation Management Plan, Draft 4 (CMP) for Yarralumla Woolshed on 11 November 2014.

Qualifications

In approving the CMP, the Council is satisfied that the Conservation Policies contained therein are appropriate to provide for the ongoing conservation of the heritage place.

This approval is current for a period of 5 years from the date of approval.

Anna Gurnhill
A/g Secretary (as delegate for)
ACT HERITAGE COUNCIL

11 November, 2014

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EXECUTIVE SUMMARY

This conservation management plan for the Yarralumla Woolshed and the related block, to the west of the suburb of Yarralumla, provides a sound basis for the good management and conservation of this place and its heritage significance. This conservation management plan:

- describes the historic woolshed building and the related block on which it is located;
- provides an overview of the history of the place;
- offers evidence related to historic, aesthetic, scientific and social values;
- analyses all of this evidence and provides a statement of significance for the place;
- considers opportunities and constraints affecting the management of the Woolshed and its block; and
- provides a conservation policy and implementation strategies to guide management and conservation.

The Yarralumla Woolshed is nominated to the ACT Heritage Register under the *Heritage Act 2004* (ACT), and the Woolshed and its surrounds have been entered in the Register of the National Estate. If listed on the ACT Heritage Register, this will protect the heritage values of the place, impose a number of obligations, and as well raise the desirability of preparing a conservation management plan.

The Yarralumla Woolshed and its block are significant for a range of reasons related to the evidence of the distinctive process of shearing, as an iconic landmark for the Canberra community, for special community attachments through social uses, because of the presence of Aboriginal stone artefacts of cultural value, for various historical associations, potential archaeological deposits, potential evidence of the evolution of shearing at Yarralumla, and the significance of the block and its plantings as part of an important migratory wildlife corridor.

Intriguingly, while the common understanding is that the Woolshed was constructed in 1904, there is some evidence to suggest that parts of the shed may date from other times, or the current shed was constructed using elements of other buildings. However, this evidence is not conclusive, and further research is proposed.

The conservation management plan considers a number of implications arising from this heritage significance, as well as a range of other legislative, management, physical and stakeholder issues. The range of constraints and opportunities have been used as the basis for the development of a set of conservation policies and implementation strategies including those related to:

- training, consultation and liaison;
- Aboriginal heritage;
- conservation of the Woolshed;
- conservation of the landscape of the block;
- the broader setting for the Woolshed and block;
- use of the place;
- new development; and
- interpretation.

Key policies are provided related to:

- conservation of known or potential Aboriginal sites;
- conservation of the Woolshed, including reversing previous unsympathetic changes, or seeking better options for non-original features;
- integrating management, conservation and presentation of the Woolshed with its Outbuildings;
- reconstructing a native woodland and otherwise managing the treescape; and
- use of the Woolshed and its block.



CONTENTS

	<i>Page Number</i>
Executive Summary	ii
1. Introduction	1
1.1 Background and Project Objectives	
1.2 Conduct of Project	
1.3 Purpose of Report	
1.4 Limitations	
1.5 Consultants	
1.6 Acknowledgments	
2. Location, Boundaries, Description and Associated Places	8
2.1 Location and Boundaries	8
2.2 Description	10
2.3 Associated Places	21
3. Overview History	24
3.1 Introduction to History	24
3.2 Historical Overview of the Yarralumla Property	24
3.3 Yarralumla Woolshed Complex	25
3.4 Summary of Physical Changes to the Building and Landscape	39
4. Evidence of Other Values: Aesthetics, Creative and Technical Achievement, Scientific and Social	41
4.1 Aesthetics, Creative and Technical Achievement	41
4.2 Scientific Value – Natural Heritage	43
4.3 Scientific Value – Aboriginal Heritage and Historic Archaeology	48
4.4 Social Value	52
5. Analysis of Evidence	54
5.1 Comparative Assessment – Woolshed	54
5.2 Analysis against Criteria	58
6. Statement of Significance	68
6.1 Significance of the Yarralumla Woolshed and its Block	68
6.2 Attributes Related to Significance	71
7. Development of Policy – Opportunities and Constraints	73
7.1 Implications arising from Significance	73
7.2 Legislative Requirements	73

7.3	Stakeholders	77
7.4	Management Context, Requirements and Aspirations	78
7.5	Condition and Integrity	82
7.6	Issues Related to the Broader Setting	87
8.	Conservation Policy and Implementation Strategies	88
8.1	Objective	
8.2	Definitions	
8.3	Conservation Management Policy and Implementation Strategies	
9.	Bibliography	105
	Appendix A: Existing Heritage Citation	112
	Appendix B: Project Brief	115
	Appendix C: Detailed Description	119
	Appendix D: Social Value Research	124
	Appendix E: Framework for Assessing Significance	158
	Appendix F: Unanticipated Discovery Plan	160
	Appendix G: Priority Works	165
	Appendix H: Guidance for Assessing Proposals for Change	170
	Appendix I: Burra Charter & Australian Natural Heritage Charter	172
	Appendix J: Arboricultural and Ecological Assets Report	199
	Appendix K: BCA Compliance Report	
	Appendix L: Maintenance and Management Cost Report	



1. INTRODUCTION

1.1 BACKGROUND AND PROJECT OBJECTIVES

The ACT Property Group has commissioned this conservation management plan for the Yarralumla Woolshed and the related block on which it is located. The plan does not substantially address the adjacent outbuildings (the Shearers' Quarters, etc), although the historical and other relationships are noted. The outbuildings are privately leased and not subject to day to day management by the ACT Property Group. It is the view of the ACT Property Group that any CMP for the outbuildings should be prepared by the private lessee.

The Yarralumla Woolshed is nominated to the ACT Heritage Register under the *Heritage Act 2004* (ACT), and the Woolshed and its surrounds have been entered in the Register of the National Estate (see Appendix A for a copy of the citation for the place). If listed on the ACT Heritage Register, this will protect the heritage values of the place, impose a number of obligations, and as well raise the desirability of preparing a conservation management plan.

While an existing 1982 conservation management plan exists for the Yarralumla Woolshed (Philip Cox and Partners 1982), this is now out of date.

The full project brief is reproduced at Appendix B.

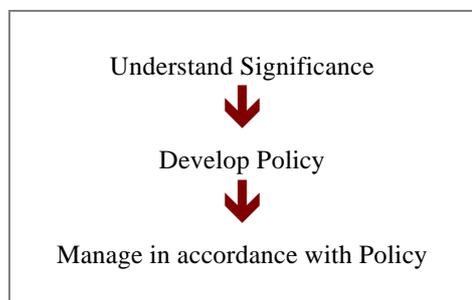
1.2 CONDUCT OF PROJECT

General

The methodology adopted for this plan is in accordance with *The Burra Charter - The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS 2013). This can be summarised as a series of steps as shown in Figure 1 below.

Figure 1. Basic Steps of Conservation Management Planning

Source Australia ICOMOS 2013



The plan has also been structured to meet the requirements of ACT Heritage which are defined in the document ACT Government Agency Heritage Guide for Compliance with ACT Heritage Legislation (ACT Heritage nd).

The preparation of this conservation management plan has involved a range of

consultations, research, inspections and analyses (Chapters 2 - 5). These provided a sound understanding of the place, and led to the preparation of a statement of significance. This work also provided an understanding of the constraints and opportunities related to the current and future management of the place. The statement of significance (Chapter 6) and the information about constraints and opportunities (Chapter 7) were used as the basis for developing a conservation policy and implementation strategies (Chapter 8).

To some extent, this plan has built upon the 1982 conservation management plan (Philip Cox and Partners 1982).

Throughout this report, reference to the Yarralumla Woolshed is frequently used to mean both the Woolshed itself as well as the rural block. In other cases, only the building itself is intended, and this will be apparent because of the context of the reference.

Further details about the conduct of the Aboriginal heritage and historical archaeological research, and the social value research, are provided below. Details about the conduct of the arboricultural and ecological research are provided in Appendix J.

Aboriginal Heritage and Historical Archaeological Research

A range of archaeological data was reviewed for the Yarralumla Woolshed and its surrounds. This literature and data review was used to determine if known Aboriginal and historical archaeological sites were located within the area under investigation, to facilitate site prediction on the basis of known regional and local site patterns, and to place the area within an archaeological and heritage management context. The review of documentary sources included heritage registers and schedules, and archaeological reports.

Literature sources included the Heritage Registers and associated reports held by the ACT Heritage Unit.

An archaeological survey was undertaken over one day in August 2011. The survey was undertaken on foot and all areas of ground exposure were examined. Project personnel included Nicola Hayes and Samantha Harper from NOHC and Aboriginal representatives Wally Bell, Tiana House, Paul Mundy and Justin Brown.

Representative Aboriginal Organisations

Four local Aboriginal organisations have stated an objective to represent traditional Aboriginal cultural values and interests within the ACT. These groups have been recognised by the Minister as Representative Aboriginal Organisations (RAOs) as defined under the *Heritage Act 2004* (ACT). These groups are the:

- Buru Ngunawal Aboriginal Corporation (Buru Ngunawal);
- King Brown's Tribal Group Pty Ltd (KBTG);
- Little Gudgenby River Tribal Council (LGRTC); and
- Ngarigu Currawong Clan (Ngarigu).

It is the policy of the ACT Heritage Council that the RAOs should be consulted with regard to the management of, and potential impacts to, Aboriginal cultural values and places within the ACT.

Consultation

Contact was made by phone and email with the RAOs to inform them of this assessment and to organise representation during the field survey.

The following personnel participated in the fieldwork program, and represented the interests of their group in the project:

- Wally Bell (Buru Ngunawal Aboriginal Corporation);
- Justin Brown (King Brown's Tribal Group);
- Tiana House (Little Gudgenby River Tribal Council); and
- Paul Mundy (Ngarigu Currawong Clan).

Social Value Research

Social value: concept and approach

Social value refers to the current attachment to place by particular communities or cultural groups.

The 1988 Guidelines to the Australia ICOMOS Burra Charter define social value as,

The qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.' (Australia ICOMOS 2000)

For the ACT Heritage Register, a place has social significance when the following (Criterion d) is fulfilled,

(d) It is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations.

The relevant HERCON criteria, which the ACT Government is likely to adopt following the review of the ACT Heritage Act 2004, is Criterion G,

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

The ACT Heritage Register (Criterion (d)) has been used as the most relevant for this project. Reference is also made to the HERCON criterion (g) social value as appropriate.

The various criteria refer to 'community or cultural group'. In this report we use 'community' as short-hand to include 'cultural group'. We have adopted a broad definition of community or cultural groups as being defined by shared culture, beliefs, ethnicity, activity, experience and/or geographic locality.

Assessing Social Significance

In assessing social significance it is necessary to:

- identify the particular communities or cultural groups with potential associations with the place;
- research and document the nature of these associations, how longstanding they are and how widely they are shared; and
- assess whether these particular associations are strong and special, and thus part of contemporary social significance which needs to be managed as part of conserving the wider heritage values of the place.

Communities associated with the Yarralumla Woolshed

Important associations and meanings arise primarily from direct experience of and ongoing relationships with a particular place – hence the first step is to identify community groups

who have been and continue to be associated with the Yarralumla Woolshed.

Initial research undertaken for this study suggests that there are a range of communities worthy of further study including:

- people who lived and worked at Yarralumla in the past, together with their descendants who continue to hold the memories and stories;
- user groups who hold regular events and activities at the Yarralumla Woolshed since it became a functions venue - many of these organisations having long and ongoing associations;
- specialist organisations such as the National Trust and Australian Institute of Architects, who value the design and heritage aspects of the Yarralumla Woolshed;
- artists and photographers who appreciate the aesthetic qualities of the place and capture these on film or in art works;
- visitors and tourists to the National Capital; and
- the Canberra community.

Research undertaken

The following research was undertaken as part of this project:

- heritage survey delivered online and in hard copy over August/September 2011 with 66 completed responses;
- interviews with selected individuals during August and early September 2011;
- analysis of existing reports and heritage listings - see the bibliography for more details;
- review of web-based tourism information, social media and collections; and
- local history and oral sources held at Libraries ACT (ACT Heritage Library).

A summary of associated communities and sources to be researched for evidence of social value is set out in the following table.

Table 1. Associated Communities and Evidence of Social Value		
Community or group	Nature of association	Evidence source
Pastoral-era owners and workers, & descendants	<ul style="list-style-type: none"> • Memories, stories from lived experiences 	<ul style="list-style-type: none"> • Local histories and oral histories
User groups	<ul style="list-style-type: none"> • Venue for functions and events • Memories of visiting often across decades • Socialising with family and friends, meeting people • Special occasions, birthdays, weddings 	<ul style="list-style-type: none"> • 2011 Survey results • Interviews with selected individuals • Online community newsletters and websites
Specialist interest groups	<ul style="list-style-type: none"> • Significant vernacular architecture and landscape • ACT heritage place to be managed for future generations 	<ul style="list-style-type: none"> • Classification file of National Trust of Australia (ACT) • Register of Significant Twentieth Century Architecture • ACT Heritage Register • Local histories and oral histories



Table 1. Associated Communities and Evidence of Social Value		
Community or group	Nature of association	Evidence source
Artist and photographers	<ul style="list-style-type: none"> • Aesthetic qualities of building and landscape setting 	<ul style="list-style-type: none"> • Media • Collections
Visitors and tourists	<ul style="list-style-type: none"> • Sightseeing in the National Capital • Appreciating Canberra’s pre-Federal history 	<ul style="list-style-type: none"> • Websites, media
Canberra community	<ul style="list-style-type: none"> • Part of Canberra’s heritage with links to the past and sense of place • Rural, pastoral landscape, close to centre of city • Social venue used over several decades 	<ul style="list-style-type: none"> • Websites, media • 2011 Survey results

1.3 PURPOSE OF REPORT

The purpose of this report is to provide a conservation management plan for the Yarralumla Woolshed consistent with the requirements under the *Heritage Act 2004* (ACT), including an understanding of its heritage values (Chapter 6), and conservation policies and implementation strategies for its future management (Chapter 8).

1.4 LIMITATIONS

The following factors limited the work undertaken as part of preparing this plan:

- the history of the plantings in the study area is not fully documented, and the full story of the NCDC landscape planning and Clough’s role would benefit from additional research and assessment to confirm the findings of this plan;
- there are suggestions that the famous shearer, William ‘Deucem’ or ‘Duceam’ Smith (1896–1947) may have worked at the Yarralumla Woolshed. There are certainly references to his having worked in the region, but the properties mentioned are Top Naas, Lanyon, Tuggeranong and Uriarra, though not Yarralumla. An interpretive sign at the Government House lookout ambiguously suggests an association with Yarralumla, but this is not clear. Nonetheless, further historical research may substantiate a connection;
- the absence of a surveyed plan locating trees/copses;
- the timing (season) of the ecological survey was a limitation (eg. regarding the presence of Golden Sun Moth);
- no up to date plans exist for the Woolshed;
- a comprehensive understanding of the origins of and changes to the Woolshed since it was competed have not been possible to document;
- the historical research was quite limited, and there is scope to develop a more comprehensive history of both the context for the Woolshed as well as the place itself. In particular, records relating to the Yarralumla Estate were not explored in detail;
- the area surrounding the Yarralumla Woolshed site is currently heavily grassed, which limited the effectiveness of visual inspection during the Aboriginal heritage and historical archaeological survey. The assessment of the archaeological



sensitivity of the site has therefore been based on a literature review (historical heritage) and predictive modelling and comparative assessments of similar areas (Indigenous heritage);

- no archaeological subsurface testing was undertaken to confirm if subsurface archaeological material is present at the site; and
- there are limitations noted in the BCA report at Appendix K.

In addition, this plan does not provide conservation management planning for the outbuildings associated with the Woolshed, although there are references to the outbuildings and their association with the Woolshed. As noted in Section 1.1 above, it is the view of the ACT Property Group that any CMP for the outbuildings should be prepared by the private lessee of the outbuildings.

This conservation management plan conforms with *The Burra Charter* (Australia ICOMOS 2013) and with the requirements of ACT Heritage, and there are no non-conforming aspects to note apart from the limitations above.

1.5 CONSULTANTS

The consultant team for the project is:

- Duncan Marshall, architectural heritage consultant, conservation management planner, team leader;
- Dr Sandy Blair and Bethany Lance, social value researchers;
- Geoff Butler, environmental consultant, arborist and horticultural expert;
- Navin Officer Heritage Consultants, historical archaeologist and Indigenous heritage consultant;
- Dr Michael Pearson, historian, historical archaeologist and woolshed/pastoral technology expert;
- Mike Phillips, Slattery Australia, cost planner; and
- Craig Sharwood, Certified Building Solutions, BCA consultant.

1.6 ACKNOWLEDGMENTS

The consultants wish to acknowledge the kind assistance of the following people and organisations.

Lance Fox	ACT Property Group
Lynton Bond	Chair – Molonglo Catchment Group
Antoinette Buchanan	ACT Heritage Library
Jenny Conolly	Parkcare/Landcare Coordinator, ACT Parks and Conservation Service
Brianna Crowe	ACT Property Group
Mark Dawson	Archives ACT
Jennifer Dunn	ACT Heritage Unit
John Feint	Manager – Natural Resource Management, Environment & Sustainable Development, ACT Government
Jason Gabriel	Sport & Recreation Services, Economic Development
Jennie Hutchinson	ACT Equestrian Association

Steve Murray Creative Image Photography
National Archives of Australia
National Library of Australia
National Trust of Australia (ACT)
Jacqui Tudor ACT Property Group
Steve Welch Coordinator, Southern ACT Catchment Group Inc.

The consultants also thank all those who participated in the 2011 Yarralumla Woolshed User Survey and those who agreed to be interviewed for the project (see Appendix D).



2. LOCATION, BOUNDARIES, DESCRIPTION AND ASSOCIATED PLACES

2.1 LOCATION AND BOUNDARIES

The Yarralumla Woolshed is located off a dirt access road, north of the Cotter Road, to the west of the suburb of Yarralumla and north of Curtin. It is located on Rural Block 1201, Weston Creek.

Figure 2. Location of the Yarralumla Woolshed

Source Base image Google Maps

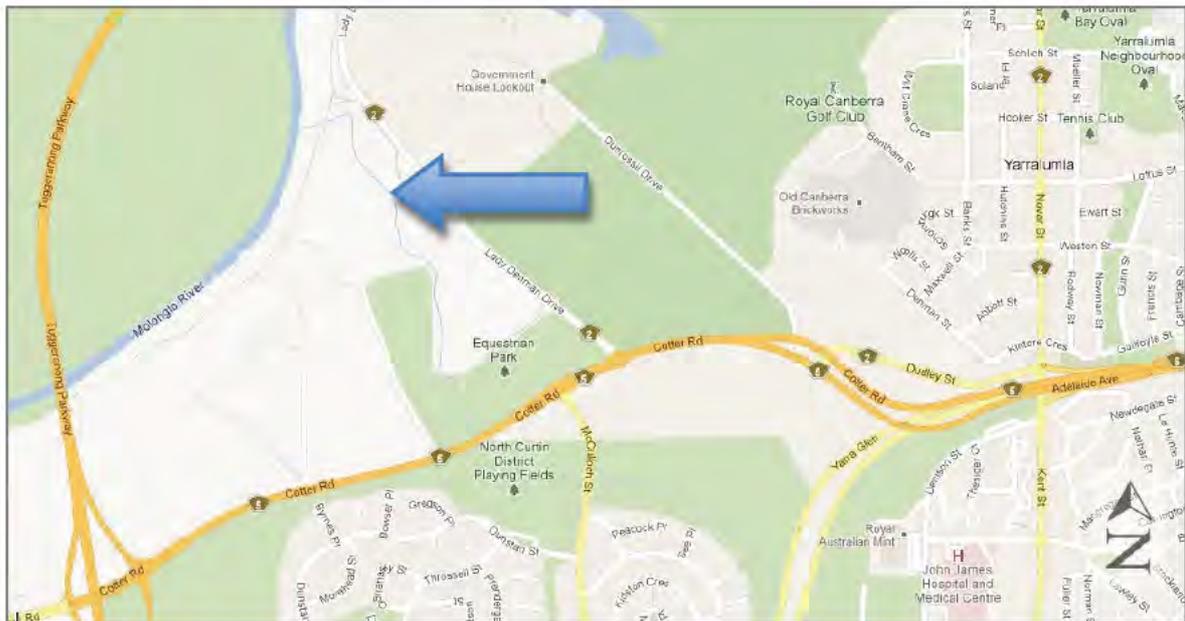


Figure 3. Block Plan for Rural Block 1201, Conservation Management Plan Boundary (yellow shaded area and line), the Yarralumla Woolshed (inside red dotted line), fenceline around Woolshed (red dotted line), and ACT Heritage Register nominated area (blue dotted line)
Source Base image from ACTmapi



2.2 DESCRIPTION

The study area is focussed on the Yarralumla Woolshed and Rural Block 1201. This section begins with a brief description of the setting for the block, being the area outside of the study area boundary. This is followed by a description of the block itself, its trees, and then the Woolshed.

Setting for the Block

The block is surrounded by a modified rural landscape. To the south and east are paddocks and plantings associated with equestrian uses. Lady Denman Drive is also to the east, with the Royal Canberra Golf Club and Government House (the former Yarralumla property) beyond. A cycle path and Murrumbidgee River corridor are to the west, with a pine plantation beyond.

The block is accessed from the Cotter Road via a gravel road which terminates near the Woolshed with a loop. The gravel road is lined on either side with rows of exotic deciduous trees for about a third of its length closest to Cotter Road, and there are other sections of deciduous and pine trees closer to the Woolshed on the eastern side of the road.

Overview of Block 1201

The block is a mixture of open paddocks and woodland/plantation, and it is used for equestrian activities. It includes the Woolshed.

The Woolshed is to the south of the block. It is in a corridor with native and exotic trees either side. North of the Woolshed are open paddocks with some group plantings. Yarralumla Creek runs along the eastern side of the block, with some trees along its banks. More open areas and one stand of trees are on the eastern side of the creek.

A spurline is to the west of the block, with two groves of native trees along its length. Open paddocks exist between these trees and the western boundary. More recent tree plantings exist along the southern boundary, west of the Woolshed. A belt of native trees has also been planted along part of the western boundary.

Throughout the equestrian area or park are a range of horse jumps or other features, some reasonably large. The wire fencing of the paddocks appears mostly modern with timber strainer posts and metal star pickets. However, some elements may be older.

The immediate surrounds of the Woolshed are open grassed areas to the north, east and west, and part of the entry track loop to the south. A line of timber bollards has been installed between the track and Woolshed. A track continues along the east of the building. A concrete pad and picnic table are just northeast of the Woolshed, there is field stone paving and a drain north of the building, and stone paving on the western side as well.



Figure 4. View of the Block north of the Woolshed

Source Duncan Marshall



Figure 5. View of the Block north of the Woolshed with equestrian jumps/features – Yarralumla Creek to right

Source Duncan Marshall



Figure 6. View of native and exotic stands of trees in the equestrian area/park with equestrian jumps/features

Source Duncan Marshall





Figure 7. View south to the Woolshed across the Block

Source Duncan Marshall



Figure 8. View of the Woolshed from the south with access track loop and bollards in foreground

Source Duncan Marshall

Trees

The original flora community found on the site is believed to have been primarily box woodland with the dominant species being Yellow Box, Blakely's Red Gum and Apple Box. The vegetation on the former river course may have had other eucalypts (eg. Manna Gum - *E. viminalis*) and a shrubby understorey. There are no original trees remaining, but there are plantings across the precinct.

Yarralumla Woolshed precinct is very close to the Molonglo River and is adjacent to the lower Molonglo River Corridor open space. It is close to Scrivener Dam of Lake Burley Griffin and, as a continuum of the extensive areas of open space along the lake foreshore, it is part of a very significant wildlife movement corridor through the city and urban areas. The value of this corridor becomes increasingly important with the urbanisation being undertaken in the new urban area of Molonglo. It is therefore important to maintain as much ecological function as feasible within the precinct. Many of the current plantings and areas of open grassland already contribute to this function, though it would be feasible to increase the wildlife values of the precinct within the heritage values recognised and listed for the precinct and especially so along Yarralumla Creek. Planted native tree species are a significant aspect of the landscape, and will maintain and gradually improve the low natural values left on the site.

The history of the tree plantings on the site is not well documented. There are no naturally occurring trees, though evidence of former stumps was found. Most of the trees are either

adventitious (small numbers of willows, boxthorn, some pines) or were believed to have been planted in the late 1960s and/or early 1970s, probably associated with the woolshed being made available for community uses. The latter constitute the majority of the trees. There was a 'replanting' undertaken in 1983, probably a replacement for losses of the earlier plantings (Heritage Unit 2011).

There have been subsequent small plantings undertaken (eg. small island plantings along Yarralumla Creek and nearby the bike paths), probably within the last decade. Yarralumla Creek plantings are known in more detail. Willows were removed from the creek and some small island plantings of eucalypts were undertaken by the Yarralumla Creek Restoration Project in 2004-05 (Bond, personal communication, 2011), responding to a report on the stabilisation of Yarralumla Creek (Starr 2002). On 17 January 2006 a major flooding event gouged out areas of creek bank. In October/November 2006 a significant planting of over 1,300 aquatic plant species (*Schoenoplectus validus*, *Baumea articulata*, *Phragmites australis*) and 20 *Acacia dealbata* were planted in selected positions along the bank. The report by Barry Starr (2002) should guide future plantings on the creek (see Appendix J:4). There is also a proposal for a wetland to be established near McCulloch Street, Curtin (John Feint, personal communication, 28 July 2011), but this will have no impact on the precinct.

As part of the project a visual structural and health assessment of each tree or group of trees was undertaken. The condition of the plantings varies. In general, the tree asset is still in fair condition though there are trees (as indicated in tree data tables in Appendix J) where removal or undertaking safety maintenance is a consideration. Declared weed species in the ACT are present in the precinct, some associated with the creek.

Yarralumla Woolshed Building

This section provides a general description of the Woolshed. More detailed information is provided at Appendix C.

Generally

The Woolshed is a large and relatively simple timber structure clad with corrugated iron, with the floor raised high off the ground to enable sheep pens (sweating pens) to be included underneath. The building has gabled roofs to the main structure, and skillion roofs to the aisles either side of the wool room and to the ablution areas.

The T-shaped plan of the Woolshed has three main areas: the board and catching/holding pens to the southwest, the wool room to the east, and additional holding pens to the northwest. Various ablution facilities are contained in an L-shaped section to the southeast of the board and wool room. Stairs and ramps are on several sides of the Woolshed.

No machinery related to shearing operations survives in the building.

The building is generally in fair condition with some elements being poor while others are good.

Figure 9. Floor Plan – 1989

Source John Morris & Wong Sing Hijang, Marion Mahony Griffin Measured Drawing Competition, courtesy ACT Heritage Library

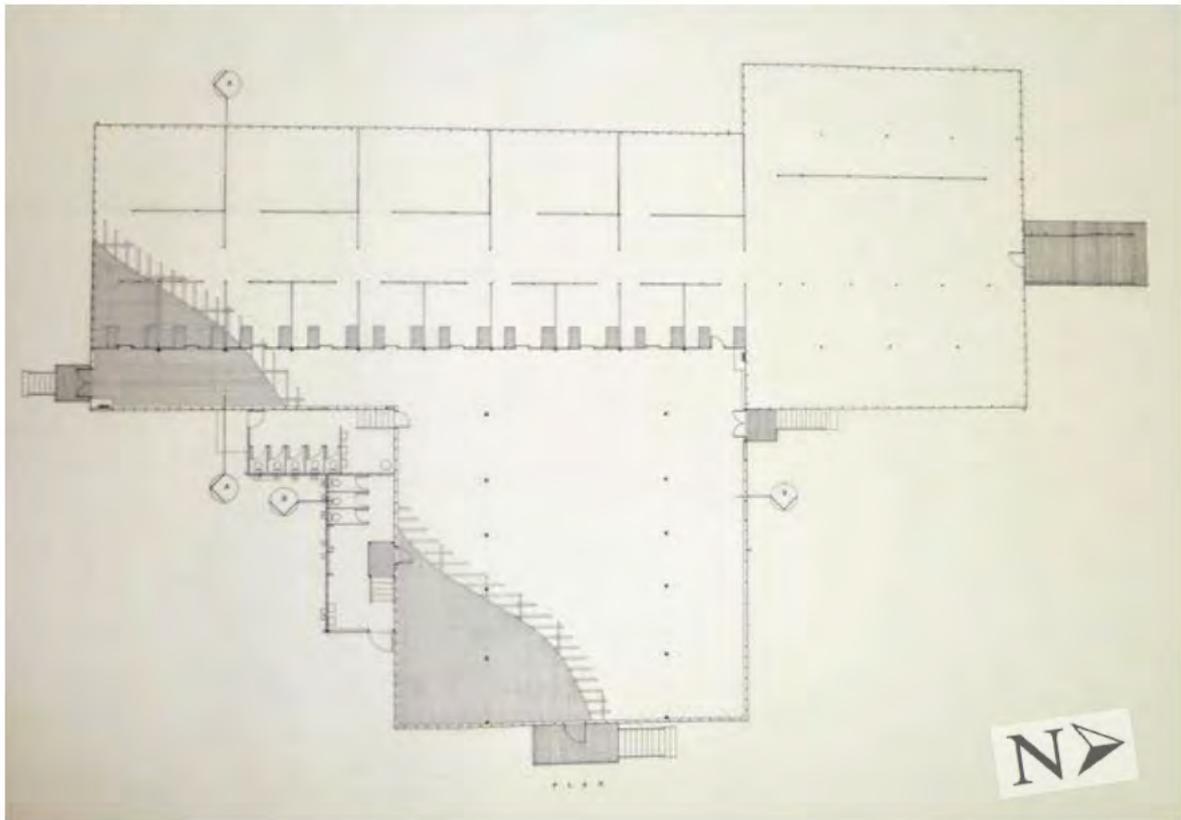


Figure 10. Roof Plan – 1989

Source John Morris & Wong Sing Hijang, Marion Mahony Griffin Measured Drawing Competition, courtesy ACT Heritage Library

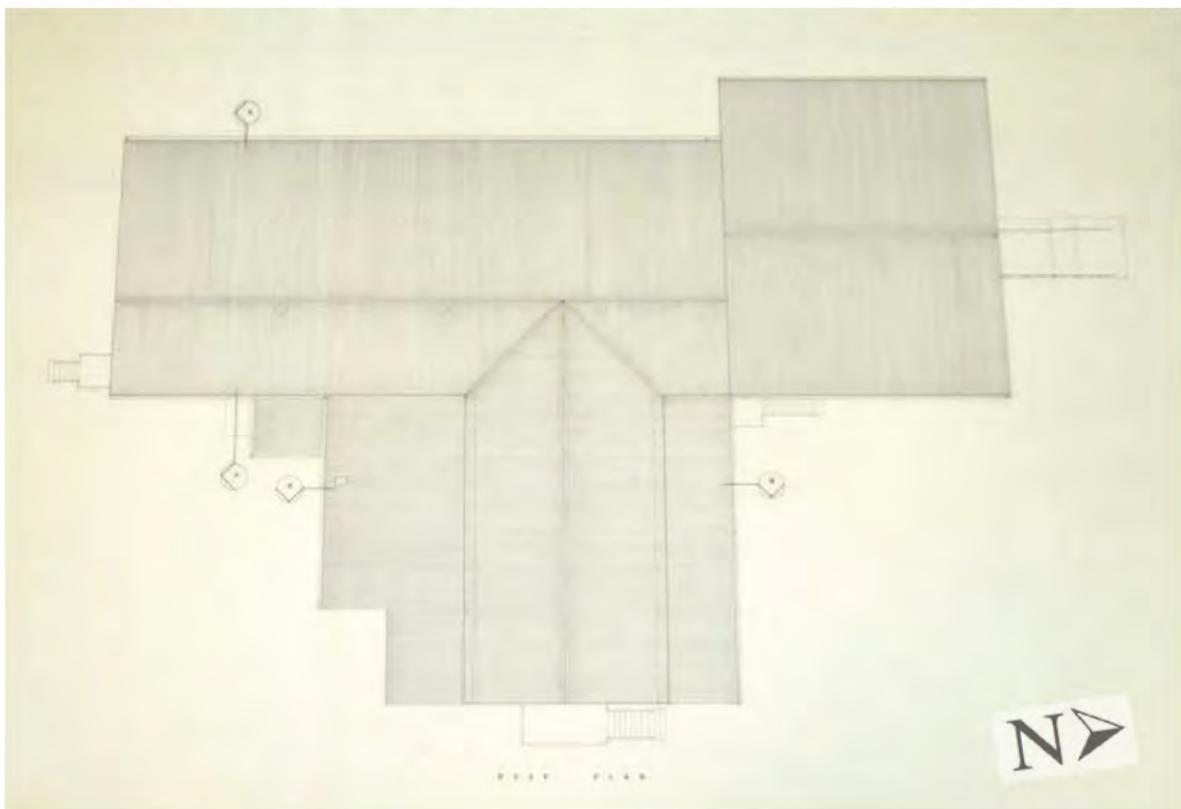


Figure 11. West and East Elevations – 1989

Source John Morris & Wong Sing Hijang, Marion Mahony Griffin Measured Drawing Competition, courtesy ACT Heritage Library

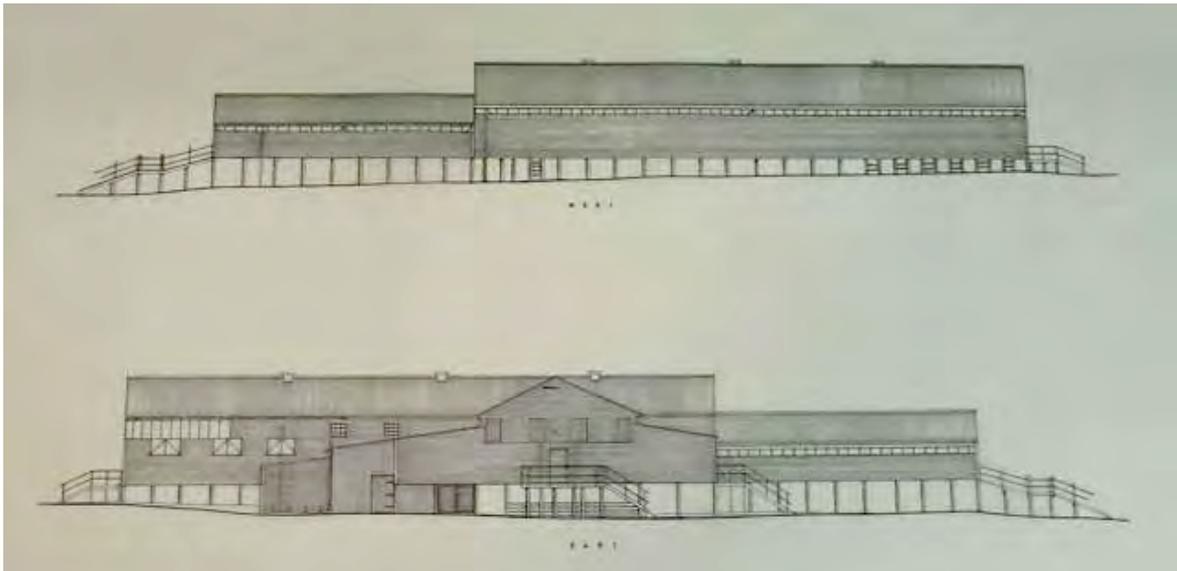


Figure 12. South and North Elevations – 1989

Source John Morris & Wong Sing Hijang, Marion Mahony Griffin Measured Drawing Competition, courtesy ACT Heritage Library

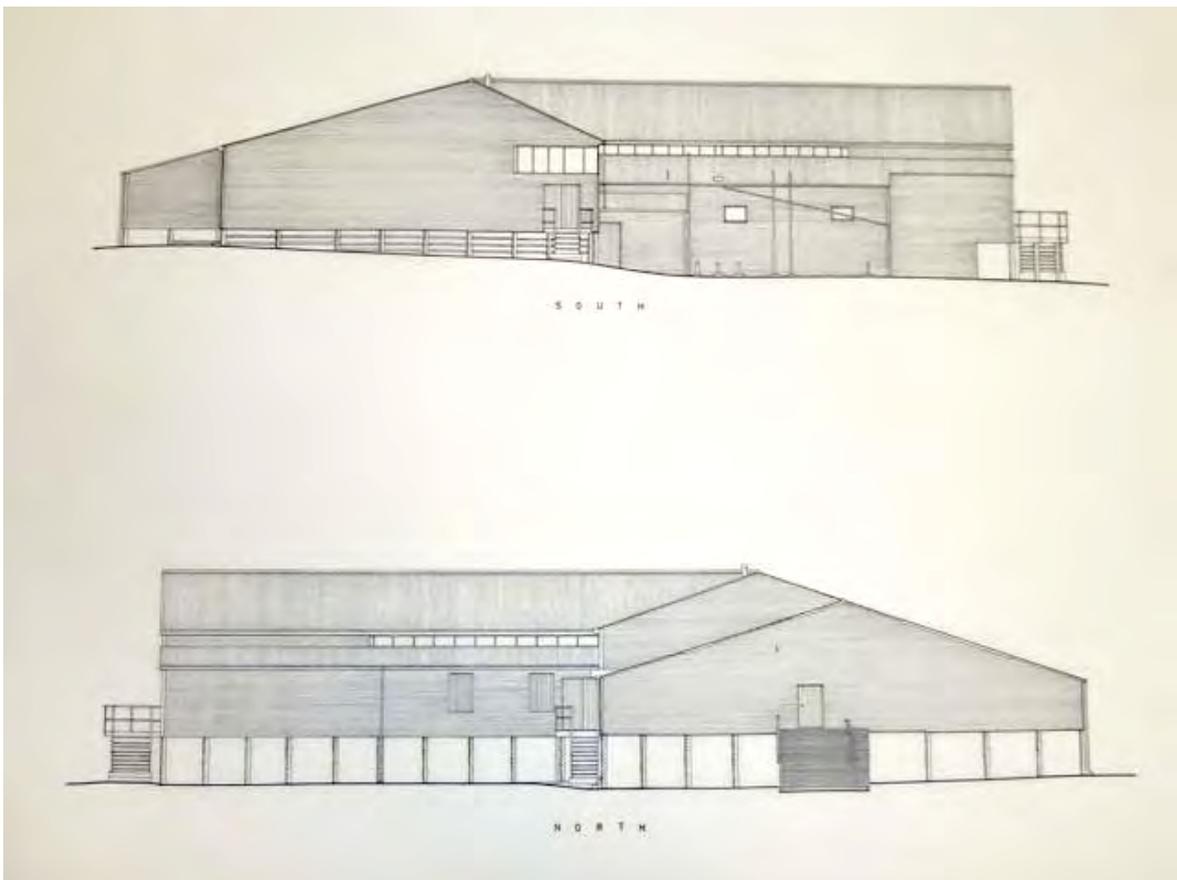


Figure 13. Sections – 1989

Source John Morris & Wong Sing Hijang, Marion Mahony Griffin Measured Drawing Competition, courtesy ACT Heritage Library

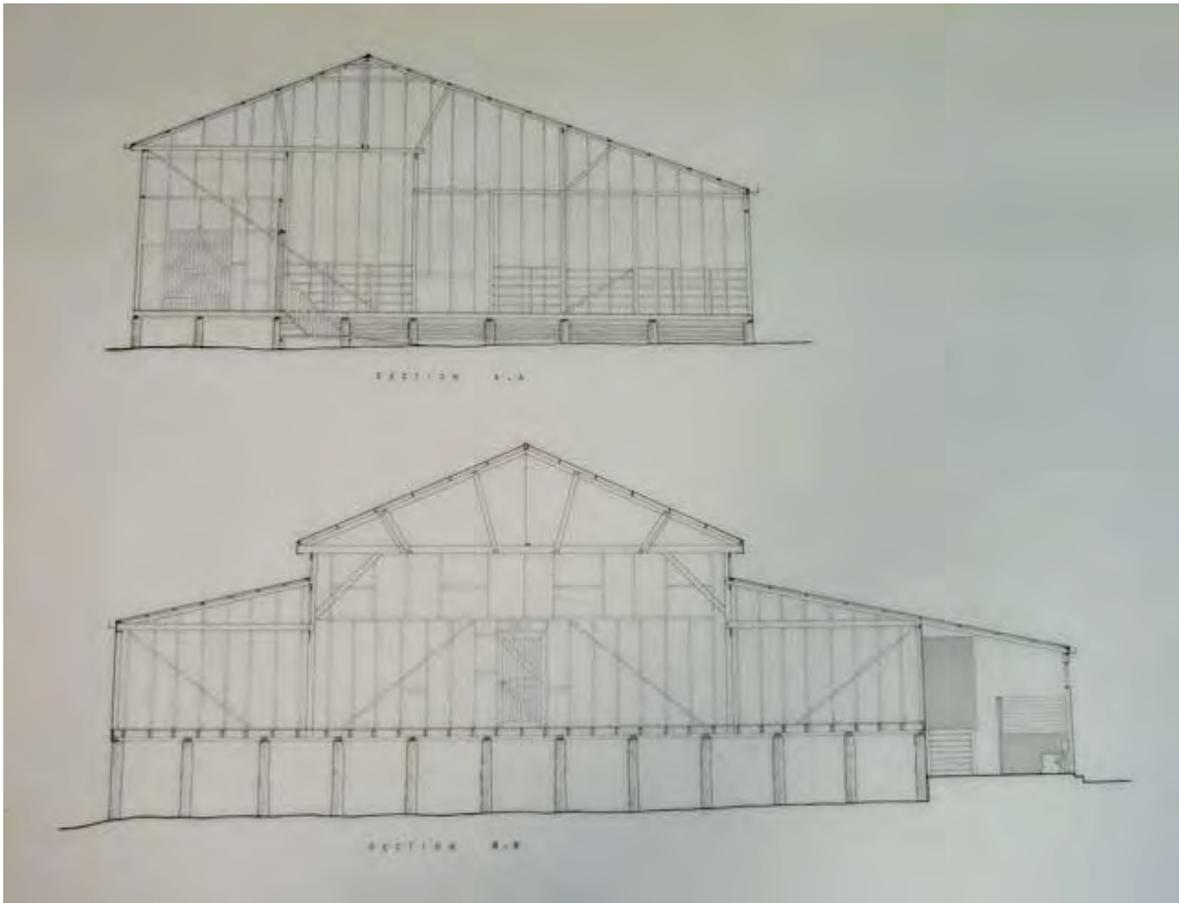


Figure 14. Woolshed from the southeast

Source Duncan Marshall





Figure 15. Woolshed from the east – wool room in centre
Source Duncan Marshall



Figure 16. Woolshed from north
Source Duncan Marshall



Figure 17. Western elevation of Woolshed
Source Duncan Marshall



Figure 18. Wool room

Source Duncan Marshall



Figure 19. The board

Source Duncan Marshall



Figure 20. Holding and catching pens

Source Duncan Marshall



Figure 21. Holding pens at northwest of Woolshed

Source Duncan Marshall



Figure 22. Sweating pens below the Woolshed

Source Duncan Marshall



Figure 23. Ablution facilities

Source Duncan Marshall

Sub-Floor

There is one intriguing aspect of the story of the Woolshed which is illuminated by the sub-floor structure, and possibly other evidence.

The sub-floor structure is not of one character. Rather, there are three types of structures which equate to the wool room, the board and southwest pens, and the northwest pens. The board and southwest pens have the largest timber stumps, and these are different from those in the other two sections.



Of particular interest, the sweating pens under the board and southwest pens have a distinctive character which is not fully understood. There are timber rails and floors in this area. Importantly, there is also fragmentary but substantial sections of bark sheeting fixed to the rails which are well inside the building. The use of such sheeting might normally be expected on timber rails on the outside of a building, as a form of weather protection. Yet this sheeting is a long way from the outside walls and would not serve in such a role.

The large size of the timber stumps in this area has already been noted, and again interestingly, these stumps or posts extend up into the body of the Woolshed and provide structure for the wall dividing the board from the pens, though the stumps or posts stop at an unusual short height. It might be expected that they would continue up higher, at least to support the line shaft for the shearing stands.

All of this evidence suggests the current shed was not built at one time, or that re-used materials were used in the construction of the current building.

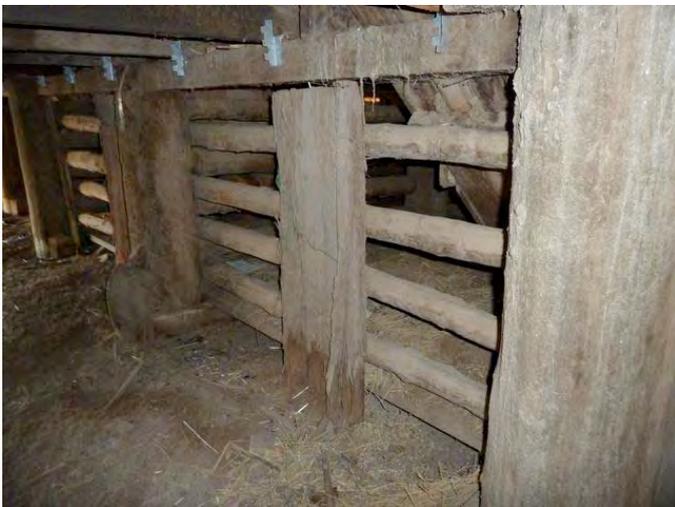


Figure 24. Sub-floor of the Woolshed with remnant bark sheeting for sweating pen at centre

Source Duncan Marshall



Figure 25. Sub-floor of the Woolshed with post and rail fencing for pens and timber floor

Source Duncan Marshall

2.3 ASSOCIATED PLACES

The Yarralumla Woolshed is associated with a number of other existing places including the:

- adjacent outbuildings for the Woolshed, these being the Shearers' Quarters, Pantry, First Aid Room, Rouseabouts' Quarters and Rouseabouts' Kitchen; and
- Government House or the former Yarralumla Homestead.

The outbuildings are located immediately to the east of the Woolshed. Government House is located about 1 kilometre north-northeast from the Woolshed.

The Woolshed was a major facility associated with the working rural property of Yarralumla which was established in 1828. The property was run from the homestead, and the outbuildings were part of the integrated operations of the Woolshed, providing accommodation and catering for the shearing team which worked in the Woolshed.

In addition, the gravel road has been the access road to the Woolshed from the Cotter Road since at least 1956, and possibly much longer.

Figure 26. Aerial image the showing location of Woolshed Outbuildings

Source Base image Google Maps



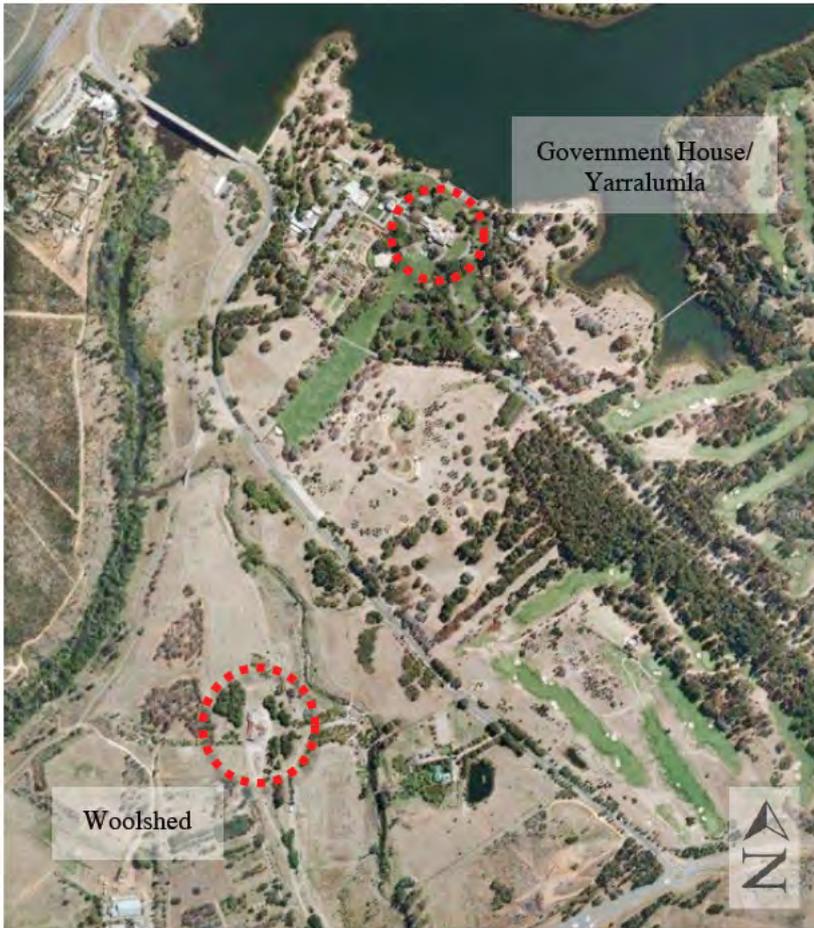


Figure 27. Aerial image the showing location of Government House or Yarralumla

Source Base image Google Maps



Figure 28. Woolshed Outbuildings – Rouseabouts’ Quarters to left, Rouseabouts’ Kitchen in centre, and Shearers’ Quarters to right

Source Duncan Marshall





**Figure 29. Government House/
Yarralumla**

Source Duncan Marshall



3. OVERVIEW HISTORY

3.1 INTRODUCTION TO HISTORY

The historical research supporting this conservation management plan is drawn largely from previously published and unpublished work, including the previous conservation management plan (Philip Cox & Partners 1982), and limited inspection of material held by the National Archives of Australia. While a more complete historical study of the context, construction and use of the Woolshed is desirable, the more readily available information used here is believed sufficiently sound to form the basis of the conservation management planning process. It should, however, not be represented as a definitive historical analysis of the Yarralumla Woolshed.

3.2 HISTORICAL OVERVIEW OF THE YARRALUMLA PROPERTY

The first grant of land covering the area of Yarralumla was 2,560 acres granted to Henry Donnison in 1828, named 'Yarrowlumla', just four years after the first ticket of occupation on the Limestone Plains had been made to Joshua Moore for Canberry Station. A hut was erected on the run, known as Taylor's Hut, not far from where the Woolshed was to be erected. Yarralumla was sold to William Dawes for £250 in 1831, and in January 1833 Francis Mowatt bought Dawes' interest in the property. (Wilson 1968, p. 63)

Francis Mowatt, a Sydney civil servant with the Customs Department, built a stone hunting lodge on Yarralumla overlooking a bend in the river, which was completed by 1833 and appeared on surveyor White's survey map published the following year. Mowatt sold Yarralumla to Terence Aubrey Murray and Thomas Walker in May 1837 for an initial payment of £500, and a later settlement of £5,760 for the whole property. The deed of grant was not issued until 27 July 1842. (Wilson 1968, pp. 62-3)

Murray commenced developing the property, and the census of 1841 shows that 108 persons were employed at Yarralumla. Murray made over the property to his wife as a marriage settlement, but when she died in 1858, his brother-in-law Augustus Gibbes became trustee for the property and effectively took over the ownership of Yarralumla. Gibbes specialised in the breeding of Romney Marsh Sheep.

Frederick Campbell, grandson of Robert Campbell of Duntroon and second son of Charles Campbell of Duntroon and Belconnen, purchased the property in 1881 and appointed Richard Vest as overseer. Campbell carried out substantial improvements, fencing the paddocks, and in 1891 building a new three storey house at the homestead, extending it in 1901. New outbuildings comprising stables, laundry and groom's quarters were erected in 1902, and two years later the Woolshed was built – or perhaps extended/modified to its current overall form. (Vest 1973, p. 28)

Following the decision to create the new Federal capital in Canberra, the Yarralumla estate was compulsorily acquired by the Federal Government on 27 July 1912, with the price of £149,675/19/9 (including interest) finally negotiated and agreed in June 1914. (NAA File A358 Item 63091, folio 111)

In 1925 the main house was remodelled to become the vice regal residence, Government

House, and it has continued to perform this function to the current day.

3.3 YARRALUMLA WOOLSHED COMPLEX

The early history of shearing at Yarralumla is not well documented, though it seems likely that earlier sheds were located in the vicinity of Yarralumla Creek. T A Murray described in 1840 sheep washing in a dam on the creek below the homestead, which probably refers to Yarralumla Creek as the Molonglo River was probably too large for a simple dam. The sheep were washed in hot soapy water, then rinsed in a sluice of water created in the dam wall. After drying the sheep were shorn. (Wilson 1968, p. 115) The Federal Capital Territory Features Plan (1909-15) names many of the paddocks around Yarralumla, including a 'Washpen Paddock' located two kilometres west of the woolshed where Weston Creek joins the Molonglo River. This may show the location of the original wool wash area, although it is a long way 'below the homestead'.

Richard Vest, Campbell's long-time overseer at Yarralumla, states that shearing commenced as close as possible to 2 November, and was completed by 16 December each year. A large shearing shed clearly existed before the current shed, as Vest describes the shearing in 1896 of 40,000 sheep by 25 blade shearers (Vest 1973, p. 28). The exact location of this earlier shed has not been ascertained.

Following the completion of the new Yarralumla homestead in 1901, work commenced on outbuildings, and in 1904 on a new woolshed. During 1904, Frederick Campbell's diaries note the preparation of blocks, piles, saplings, grating, rails, posts and gravel for the new shed. On 4 June 1904 it is noted that the 'Carpenters left new sheed' (sic) and on 19 July, Bill Donnelly had come 'home with engine for new sheed' (sic) (Philip Cox & Partners 1982, p. 6, quoting Campbell papers). Richard Vest's records indicate that approximately 400 red and yellow boxwood posts of an average 12 inches in diameter cut in the Weston Creek area supported the shed structure, which was built of Oregon pine. Pine rails used to divide the pens inside the shed were cut in the Belconnen district. (Vest 1973, p. 27)

A ball in aid of the Queanbeyan District Hospital was held in the new shearing shed on 29 July 1904 (although the Richard Vest diary for this year suggests it was on 26 July – these being a Friday and Tuesday respectively, Vest Family nd, 1904 diary). The *Queanbeyan Age* report of the event remarked upon the, 'spacious walls as one of the most up to date and commodious woolsheds in the southern districts... The woolshed, which is not yet completed is in the hands of Mr Fred Young a Queanbeyan contractor, and reflects very great credit upon Mr Fred Campbell, its architect'. (Quoted in Philip Cox & Partners 1982, p. 6)

Vest records the cost of machinery as set out in Dangar Gedye & Company's account of 23 May 1904 as,

- 20 sets of Wolseley machines
- 100 feet of 1½ bright shafting (@ 1/6 per foot)
- 20 1½ brackets
- 4 1½ couplings
- 20 Wolseley Shears (@ £3 each)
- 20 steel nickel plated cores and joints
- 60 combs (@ 2/- each)
- 240 cutters (@ 5p each)
- 20 screwdrivers
- 20 oil cans (oil was 12/9 per gallon)

20 brushes	TOTAL £200
1 sharpening machine complete with comb and cutter holders and pendulum	£10.0.0
Spare parts, packing	£46.8.9
(Vest 1973, p. 27)	

Campbell's diaries indicate that the outbuildings were also constructed in 1904.

While the documentary evidence suggests the Woolshed was entirely a new construction from 1904, the physical evidence at the building indicates other possibilities. The sub-structure and other evidence at the Woolshed suggests that the building was not all constructed at the one time, or possibly that re-used materials were employed. It is understood the original Yarralumla woolshed was located close to the homestead, which undermines a theory that the new woolshed was built on top of the old building (Vest Family nd, notes for the Story of Yarralumla, hand drawn plan of the homestead complex).

The Woolshed complex was surveyed and evaluated in 1912 as part of the Commonwealth acquisition. The survey shows the Woolshed, Shearers' Quarters and mess, Rouseabouts' Quarters and mess, and a slab hut (Australian Survey Office FB 296A p. 1-11, as referenced in Philip Cox & Partners 1982, but not relocated during this study). The evaluation by Moriarty provides a schedule of improvements that includes:

- (a) Woolshed: Built on dry seasoned box piles 6' off ground, iron roof & sides 11' high 40 x 100 x 54 x 63, grating floor 75 x 36. Lean to each side of 18' x 75' board floor. Engine & experts room 75 x 15; all finished oregon, studs 2x5.
1st class [condition] £1,500 [value]
- (b) Hut: Caretakers at Woolshed, slab sides, iron roof, board floor, slab and brick chimney. Inferior [condition]. 2 rooms & verandah 10 x 30 [verandah?] 6 x 30 unfloored. £20 [value].
- (c) Shearers' Accommodation House: Iron sides & roof, cement floor, 1 brick & bake oven. Good [condition]. Kitchen 18 x 18 x 12, Dining room 18 x 33 x 12 high, 6 cubicles each side, 44 x 33 with verandah each side, pantry 6 x 9. £250 [value].
- (d) Rouseabouts Sleeping Hut: Iron roof and sides, wood floor, partitioned, 3 doors, 3 windows. Good [condition]. 16 x 40 x 9 high. £30 [value].
- (e) Rouseabouts Kitchen: Attached, iron on brick foundation, brick chimney & bakers oven. Good [condition]. 14 x 12 x 9. £30 [value].

The valuation also refers to a Box thorn windbreak, and a stone flagging at the entrance to the yards and to the race.

A 'sheep dipping bath' was located between the Woolshed and the homestead on the creek, 'excavated, slabbed and puddle with bricked splash wall'. The dimensions are given as 60' x 60' x 6' at top and 3' and bottom (presumably one of the '60's is redundant, as the measurements suggest a rectangular dip race rather than a square pool). The dip had a fenced 54' x 45' cement draining floor, and all was valued at £32/10/0 (National Archives of Australia, file A357 Item 62852). The location of the dip was not been determined during this study, although one reference suggests it was 100 yards up Yarralumla Creek above the then location of the Cotter Road (Vest Family nd, notes for the Story of Yarralumla). Assorted associated fencing and drafting yards are also listed.

Figure 30. Woolshed Complex, about 1910

Source *The Pastoralists' Review*, c1910, The pastoral homes of Australia, Yarralumla Estate, New South Wales



Figure 31. Page for the Valuation of the Yarralumla Woolshed, 1912

Source National Archives of Australia, file A357 Item 62852

6/7 L.S. 4.

SCHEDULE OF IMPROVEMENTS.

Yarralumla Holding of J Leampell

Letter No. 3
Field Book B10 & Volume 29.30

Nature of Improvements.	Description.	Position.	Condition and Date of Erection.	Value.	Dimensions.	Total Value.		
						£	s.	d.
Wool Shed	Built on dry seasoned box piles 6' off ground, iron roof & sides 11' high 10x100x51x63, gable floor 75x36. Lead to each side of 1875' board floor Engine & export room 75x15; all finished Oregon, studs 2x5	Near junction of Yarralumla Creek & Molonglo River Dist of Parrish of Karabundah	11/2 rail Good 1900	1500		1500	0	0
Sheep yards	11 rail fence & shown sheep pens etc	W of wool shed	Good 1900	32	10	0		
Sheep yards	11 rail fence & shown sheep pens etc	Par 5 Karabundah	Good 1900	11	12	0		
						1542	12	0

Poplar and elm plantations were listed being southeast of the Woolshed, presumably to provide windbreaks for the sheep. These are not apparent in the distant 1921 photograph below (Figure 34), however, the 1956 aerial photograph (Figure 36) shows a substantial grove of trees astride Yarralumla Creek, some distance from the shed, to the southeast.



The 1912 field survey below shows yards north and south of the Woolshed, a race to the west of the shed, and some sort of structure very close to the Woolshed on the southeast side. It appears this was an underground tank. The valuation also refers to a 'Square underground Tank' 'south of Woolshed paddock', 22 x 33 x 6' deep, and another source suggests a 20,000 gallon underground tank was at the south end of the shed (Vest Family nd, notes for the Story of Yarralumla). This would also have been a suitable location given proximity to the Woolshed which would have been a source of rainwater from its roof. Figure 31 above suggests a timber roof frame at ground level in this location, which again could be consistent with a tank. The source noted also indicates a 10,000 gallon above ground tank was at the northern end of the shed.

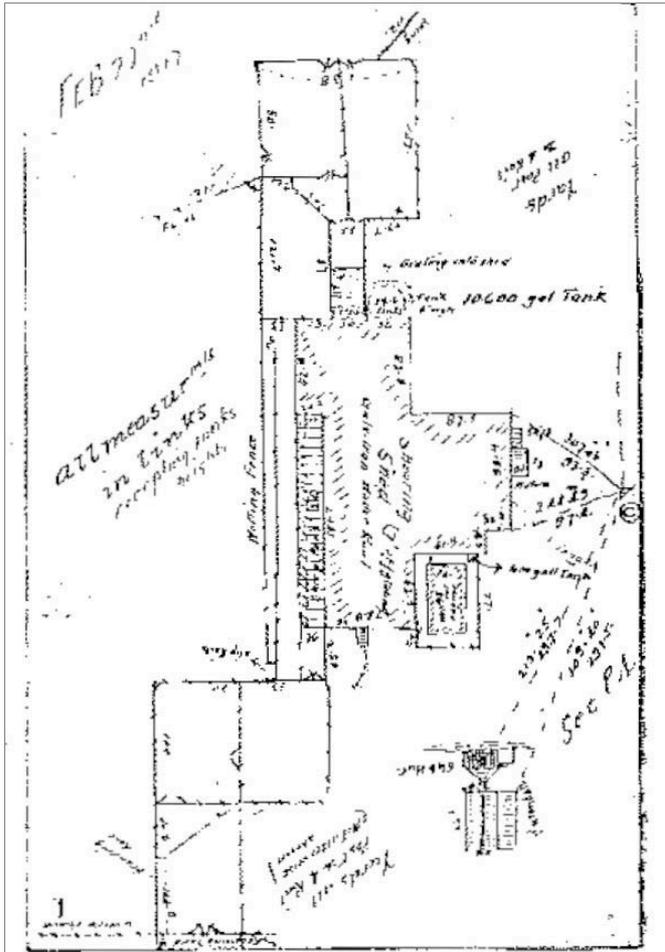


Figure 33. Field survey of Woolshed, 1912

Source Part of Reid's survey of Yarralumla Estate, Field Book 296A, reproduced in Philip Cox and Partners 1982, p. 8.

Note Attempts to locate the original field book through National Archives of Australia were not successful.



Figure 34. View from Yarralumla Homestead looking west – Yarralumla Woolshed in centre, 1921 – note openness of landscape

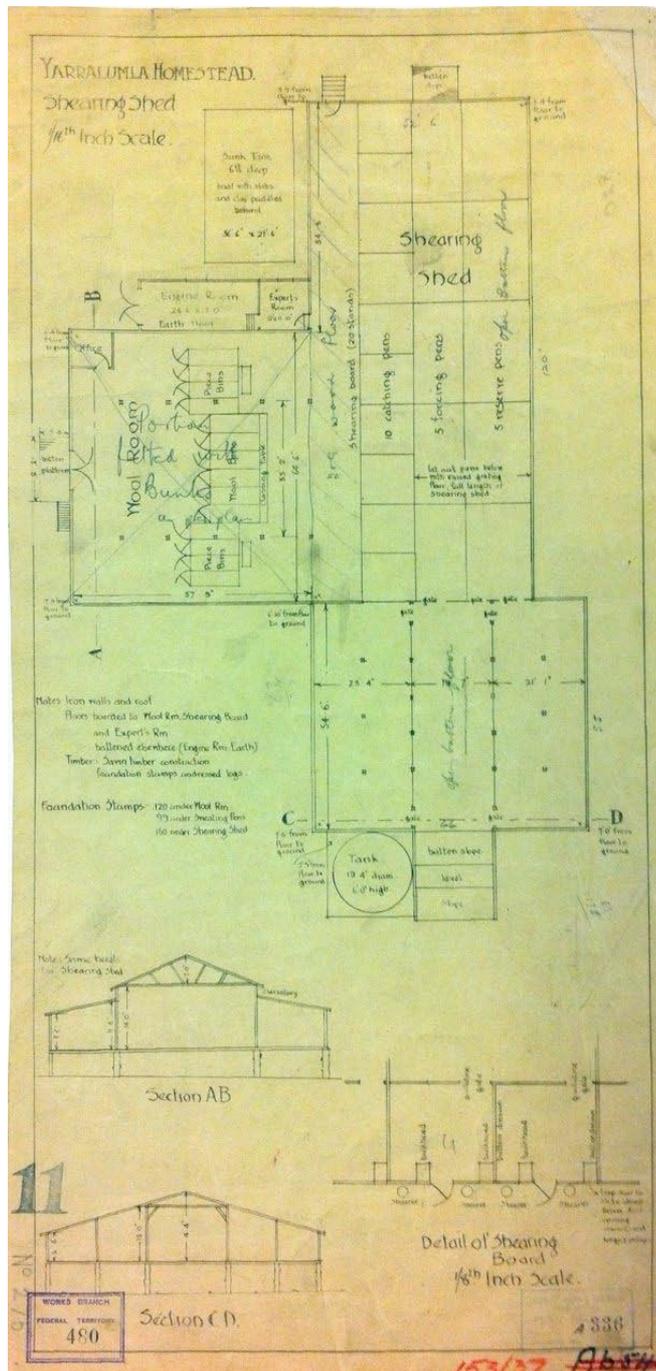
Source National Archives of Australia, A3560, 261



A Federal Capital Commission plan for the Woolshed from the mid-late 1920s provides details of the:

- layout of the shearing board;
- tank at the northern end of the shed;
- steps and ramp at the southern end;
- underground tank at the southern end;
- experts' room and engine room, the latter with an earth floor;
- bin layout in the wool room;
- office in the wool room;
- double doors to the east of the wool room; and
- it notes the three different stump sizes under different parts of the shed.

Figure 35. Yarralumla Shearing Shed Plan and Sections, 1925-30, Federal Capital Commission
 Source National Archives of Australia, A2502, AB544



After the acquisition of Yarralumla by the Commonwealth, the Woolshed and outbuildings were used for shearing rural lessees' sheep and was held under lease by the Yarralumla Woolshed Committee until 31 December 1930 when the committee was disbanded. From 1920 to late 1960s the shed was leased out to various people including G D C Tannor and McInnes Brothers who used it for shearing. By 1921 the Woolshed appears to be in open paddocks without any trees in the vicinity, and this continues until at least 1956.

In 1927, Lord Stonehaven, then Governor-General and resident at the old Yarralumla Homestead, argued in favour of the retention of the Woolshed because of its association with an important Australian industry (Coutlhard-Clark 1988, p. 153).

In 1944 there was a dispute between the ACT rural lessees and the Department of the Interior about the future of the shed. The Department attempted to commence a sale process, but the rural lessees complained that they could not afford to purchase the shed, and if it was sold it may be pulled down. The lessees countered that the shed complex did not satisfy the Rural Workers' Accommodation Ordinance, and sale would transfer the cost of upgrade to an owner. As no offers were received, the Department indicated that it would demolish the shed, leading to more protest from the lessees who relied on it for the following season's clip. Six months later the shed was re-leased to the current lessee, but at an increased rent to cover the cost of works carried out – presumably to satisfy the *Rural Workers' Accommodation Ordinance*. (*Canberra Times*, 30 May 1944, 2 June 1944, 15 June 1944, 14 November 1944, 13 December 1944)

By 1956 there are shelter trees planted in association with the yards close to the Woolshed, a band of trees along the river – probably outside the study area, and a few trees and shrubs along the creek (see Figures 36 and 37). The shelter trees survived until about 1970 but they had been removed by 1976. The yards survived until at least 1976.

Prior to 1956, there is no clear evidence about how the Woolshed was accessed, and the Federal Capital Territory Features Plan (1909-15, see Figure 32 above) provides no clue. The 1956 aerial photograph (Figure 36 below) shows access from the Cotter Road, on an alignment which matches the current gravel access road.

In 1957 there were wool bins located in the wool room, as would be expected in a working shed (see Figure 38).

Social functions had been held in the shed from the time it was built. In 1950 it hosted the opening of a Girl Guide Rangers' camp (*Canberra Times*, 6 & 11 April 1950).

The later history of the Woolshed from the 1960s is not well documented. There was a period from about 1962 until 1969 when the Woolshed was used both for shearing and for social/community events. In November 1964 it was reported that the 60th shearing season had been completed at the Woolshed (*Canberra Times*, 20 November 1964). Shearing was also reported in 1967 (*Canberra Times*, 9 November 1967). The Woolshed was resumed from private use associated with pastoralism in January 1969, and it is assumed no further shearing was undertaken at the Woolshed after this time (*Canberra Times*, 21 October 1970). From 1970 the outbuildings were leased to the Canberra Lakes Pony Club.

Meanwhile, the social and community use of the Woolshed blossomed, especially for dances and/or barbecues. Some examples of events are noted below:

- first apparent mention in the *Canberra Times* of a community dance and barbecue – a bachelors and spinsters woolshed dance and barbecue attended by 400 people (*Canberra Times*, 11 December 1962);
- a university dance at the Woolshed was reported on 14 May 1963 (*Woroni*);
- a hootenanny hop for the Canberra Bachelors and Spinsters' Association was reported with 450 tickets sold (*Canberra Times*, 19 November 1963);
- the TPHS Ex-Students Association woolshed dance was advertised (*Canberra Times*, 7 December 1963);
- a jazz cabaret at the Woolshed was reported (*Canberra Times*, 13 February 1964);
- the 1st Curtin Scout Group was meeting regularly at the Woolshed (*Canberra Times*, 3 December 1965);
- a new year's eve dance was reported (*Canberra Times*, 4 January 1966);
- the Woolshed was used to house a visiting Fijian rugby team, the venue being chosen by the team (*Canberra Times*, 28 November 1967);
- a display of parks and recreation equipment was held at the Woolshed (*Canberra Times*, 22 October 1977)
- the Southern Highlands Dairy Goat Club Show was held at the Woolshed (*Canberra Times*, 6 October 1981);
- a golden wedding family celebration was held at the Woolshed (*Canberra Times*, 7 February 1982);
- the ACT Secondary Schools Cross-Country competition was held, based at the Woolshed (*Canberra Times*, 28 May 1989); and
- the ACT Equestrian Association held a horse expo at the Woolshed (*Canberra Times*, 28 July 1989).

While dances and/or barbecues were most popular, with a number held each year since 1962, the range of community and social events is very broad. Equally, there is a wide range of organisations who have used the Woolshed for events. In addition to those noted above, some examples of the other organisations include:

- Canberra Valley Lions Club;
- Red Cross;
- Canberra Grammar School Old Boys Union;
- Canberra Rowing Club; and
- Austrian Australian Club.

The vicinity of the Woolshed was first developed as an equestrian park in 1962-63, although this does not seem to have included the Woolshed or the current study area itself but rather involved an area to the southeast (National Capital Development Commission 1962-63, pp. 20-21). This was a period of major change for the central part of Canberra as Lake Burley Griffin was developed in the period 1960-63. Associated with the lake were a series of landscape works and plantings, including parks and other areas, notably in the period 1964-70.

The woolshed precinct was reconfigured in the 1960s to coincide with the development of Lake Burley Griffin and Lady Denman Drive as a recreational scenic drive around the western part of the lake providing visitor access to Scrivener Dam, picnic facilities and a viewing platform to see Government House. Major landscaping work was undertaken at this time by the NCDC landscape section. This includes the massed tree plantings around the Woolshed and the establishment of horse agistment paddocks. These were designed to provide a rural-style parkland setting, frame views onto undeveloped landscapes, provide seasonal interest, screen views onto future development areas, create spaces of different

scales for users of the Woolshed (although the Woolshed itself was apparently regarded as subject to future demolition to enable construction of a ranger's residence), and provide a rural-style vehicle entry and parking. (ACT Heritage Council, letter of 8 February 2013)

Much of the current planting in the vicinity of the Woolshed appears to date from about 1968, related to an extension of the equestrian park, as indicated in Figure 39 (see also National Capital Development Commission 1969-70, p. 40). The design was prepared by the NCDC. The 1968 landscaping plan indicates:

- a range of existing deciduous plantings along the Molonglo River side of the study area, and along Yarralumla Creek;
- new plantings of Lombardy Poplar (*Populus nigra 'italica'*) and Weeping Willow (*Salix babylonica*) to reinforce the plantings along Yarralumla Creek;
- informal group plantings of elms (*Ulmus turkestanica*) and mixed pines (*Pinus canariensis* and *Pinus pinea*) along Lady Denman Drive (mostly outside the study area) accentuating high and low points and framing views, and in several cases the pines are used as a backdrop to the elms;
- new deciduous and conifer plantings to frame a proposed bridlepath along the southern edge of the study area. The plantings change from pines and elms (*Pinus canariensis*, *Pinus pinea* and *Ulmus turkestanica*) at the east end, Honey Locust (*Gleditsia triacanthos*) closer to the Woolshed, mixed pines (*Pinus canariensis* and *Pinus pinea*) around the Woolshed itself, rows of White Cedars (*Melia azedarach*) and occasional Cypress Pine (*Callitris tasmanica*) west of the Woolshed, and a stand of Weeping Willows (*Salix babylonica*) at the western end near the Molonglo River – acting as a marker for the river crossing;
- a new planting of Yellow Box (*Eucalyptus melliodora*) and occasional Cypress Pine (*Callitris tasmanica*) on the ridge/spur west of the Woolshed, apparently recreating a woodland planting; and
- a mixed pine planting (*Pinus canariensis* and *Pinus pinea*) largely enclosing the Woolshed, with a Honey Locust (*Gleditsia triacanthos*) planting extending from a belt of pines north of the Woolshed – helping to frame the northerly view from the building.

The plantings appear intended to create an evergreen sheltered/enclosed setting for the Woolshed, with a framed view to the north down the creek valley towards Black Mountain, edged to one side with Honey Locust adding seasonal interest. Views would also have been maintained from the western side of the ridge/spur over the Molonglo River towards the pine plantations on the other side.

The plan also indicates the Woolshed had an uncertain future, with the possibility it might be demolished to make way for a ranger's residence.

It appears the tree planting was completed in 1969-70 (National Capital Development Commission 1969-70, p. 40).

Comparing the 1968 plan with surviving plantings indicates some species substitution took place (ie. *Ulmus turkestanica* replaced with *Ulmus procera*, *Pinus pinea* replaced with *Pinus halepensis*, and *Callitris tasmanica* replaced with *Callitris endlicheri*).

Another of the broader landscape changes made in the 1960s affected the visual link between the Woolshed and Yarralumla Homestead. As indicated in Figure 34 from the 1920s, the openness of the paddocks between the Woolshed and homestead allowed views between these two element of the historic pastoral property. In 1961, Richard Clough from

the NCDC designed a lookout or viewing point for what was, by then, Government House (Yarralumla and Surrounds, Commonwealth Heritage List place record). The lookout was intended to provide a view to Government House. This lookout included a mound and raised platform which, coupled with plantings for Government House, have had the impact of blocking the views. These features survive and the views are still impeded.

In about 1970 there were still timber rail fences evident under the shed, and some shrubs adjacent to the building (Figure 40).



Figure 36. Aerial view of Woolshed and Yarralumla/Government House, 1956

Source Courtesy ACT Heritage Library



Figure 37. Detail aerial view of Woolshed, 1956 – note yards and plantings to north and south of shed, and otherwise open landscape

Source Courtesy ACT Heritage Library



Figure 38. Yarralumla shearing shed, 1957

Source National Library of Australia, photographer L J Dwyer, nla.pic-an23550451

Figure 39. Existing and Proposed Planting in the vicinity of the Woolshed, 1968

Source Department of the Capital Territory, Lands Branch, Weston Creek Block 647, File no. 449/647 part 2, NCDC plan 'Proposed planting and extension of equestrian park Stromlo and siting of proposed livery stables', 1968





Figure 40. Under shed storage area of Yarralumla Woolshed, c.1970 – note fencing

Source National Library of Australia, photographer Wesley Stacey, nla.pic-vn5155297



Figure 41. Yarralumla Woolshed, c.1970 – note groves of trees sheltering yards to north and south

Source National Library of Australia, photographer Wesley Stacey, nla.pic-vn5155298

National Library of Australia

nla.pic-vn5155298-v



Figure 42. Woolshed, about 1970s

Source Gillespie 1991, p. 258



Figure 43. Woolshed from the north with yards still present, 1976

Source Courtesy ACT Heritage Library, Department of the Capital Territory Collection, 005629



Figure 44. Yarralumla Woolshed from north with northern yards still present

Source Courtesy ACT Heritage Library, Department of the Capital Territory Collection, 007096





Figure 45. Christmas dinner dance at the Yarralumla Woolshed, 1996-97

Source National Library of Australia, nla.pic-an12942909-1

3.4 SUMMARY OF LATER PHYSICAL CHANGES TO THE BUILDING AND LANDSCAPE

Following establishment of the Woolshed and its landscape, numerous small and larger changes appear to have been made. However, the reasons for the changes, extent of changes, and dates are unclear in most cases. A summary of the apparent changes to the building are as follows:

- shearing machinery, wool bins and other items removed, after 1964?;
- removal of the office in the corner of the wool room;
- yards to the north and south, and a race to the west were removed after 1976;
- stairs and ramp installed at southern end, replacing the original/earlier stairs and sheep ramp;
- northern door closed up;
- eastern door to the wool room reduced in size from double doors to single door;
- new doors installed;
- windows modified;
- the northern, upper gable appears to have been open/mesh, but was later overlaid with iron;
- internal wall between the board and pens modified with doors and shutters panelled over, and iron sheeting mounted at a high level;
- conversion of the engine and experts' room to toilet facilities, and modifications to the southern windows and eastern doorway;
- creation of a small additional skillion-roofed extension to the southeast;
- sink unit installed in pens area;
- sub-floor area screened-in with mesh, and a gate installed;
- underground tank immediately to the southeast was removed;
- removal of the large above ground tank on the north of the shed; and
- there may have been a small structure adjacent to the Woolshed on the northeast side, which was later removed (see Figure 31 above).

A summary of apparent changes to the landscape are as follows:

- by 1921, any native trees in the vicinity of the Woolshed had been cleared;
- horse jumps or other features constructed within the study area, possibly from the 1960s;
- native and exotic tree plantings, 1960s-70s, as described in more detail above;
- other plantings, after early 1970s, eg. small island plantings along Yarralumla Creek and nearby the bike paths;
- shelter trees (possibly Box thorn) for the yards north and south of the Woolshed were removed by 1976;
- barbecue and picnic table installed adjacent to the Woolshed, with the barbecue subsequently removed leaving only the concrete slab;
- timber bollards installed between the access track and the Woolshed;
- willows removed from the creek and some small island plantings of eucalypts undertaken, 2004-05; and
- planting of over 1,300 aquatic plant species and 20 *Acacia dealbata* in selected positions along the creek bank, October/November 2006.

4. EVIDENCE OF OTHER VALUES: AESTHETICS, CREATIVE AND TECHNICAL ACHIEVEMENT, SCIENTIFIC AND SOCIAL

4.1 AESTHETICS, CREATIVE AND TECHNICAL ACHIEVEMENT

Landscape

The Yarralumla Woolshed precinct landscape relates to a number of different phases, and it appears that most of the current plantings relate to the native and exotic tree plantings of the 1960s-70s by the NCDC. These are certainly the plantings with the strongest design impact, and there is no evidence to suggest any plantings from the operational period prior to the 1960s survive. The 1968 planting plan (Figure 39) indicates the design qualities, and these are described below (updated species names have been used):

- new deciduous plantings of Lombardy Poplar (*Populus nigra 'italica'*) and Weeping Willow (*Salix babylonica*) to reinforce existing plantings along Yarralumla Creek;
- informal group plantings of elms (*Ulmus procera*) and mixed pines (*Pinus canariensis* and *Pinus halepensis*) along Lady Denman Drive accentuating high and low points, and framing views into the paddocks;
- new deciduous and conifer plantings to frame a proposed bridlepath along the southern edge of the study area. The plantings change from Honey Locust (*Gleditsia triacanthos*) closer to the Woolshed, mixed pines (*Pinus canariensis* and *Pinus halepensis*) around the Woolshed itself, rows of White Cedars (*Melia azedarach*) and occasional Cypress Pine (*Callitris endlicheri*) west of the Woolshed, and a stand of Weeping Willows (*Salix babylonica*) at the western end near the Molonglo River – acting as a marker for the river crossing;
- a new planting of Yellow Box (*Eucalyptus melliodora*) and occasional Cypress Pine (*Callitris endlicheri*) on the ridge/spur west of the Woolshed, apparently recreating a woodland planting; and
- a mixed pine planting (*Pinus canariensis* and *Pinus halepensis*) largely enclosing the Woolshed, with a Honey Locust (*Gleditsia triacanthos*) planting extending from a belt of pines north of the Woolshed – helping to frame the northerly view from the building.

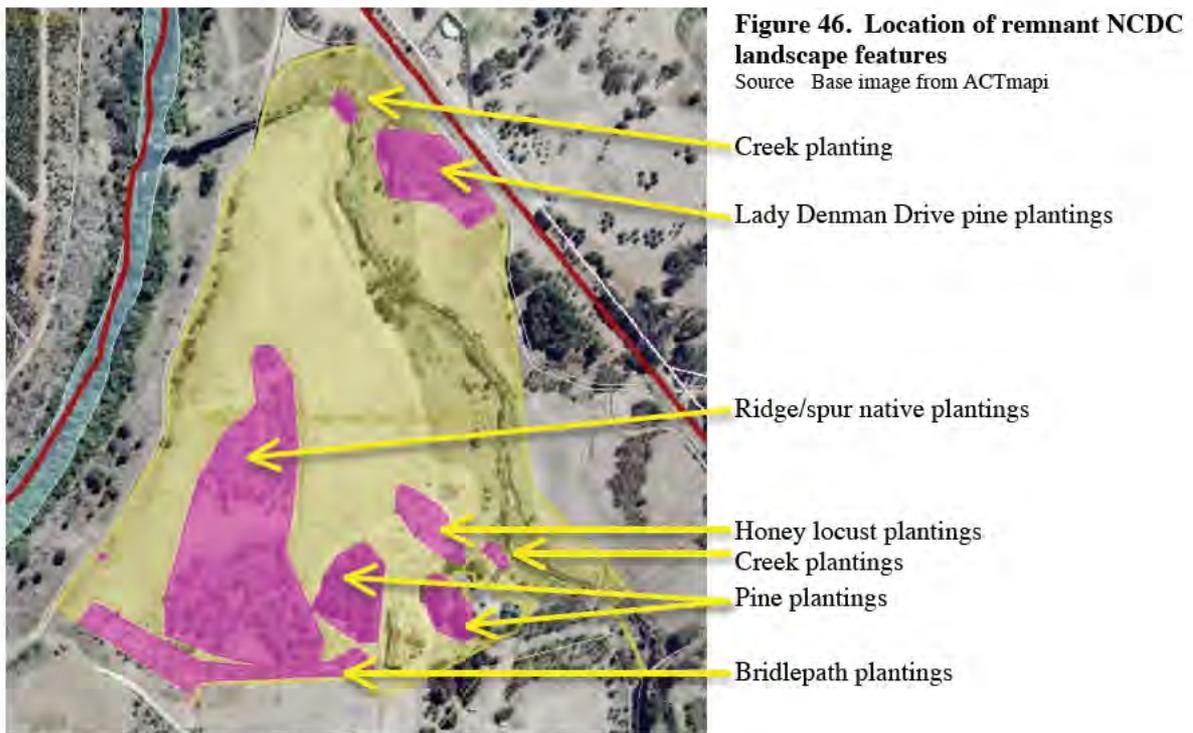
The plantings appear intended to create an evergreen sheltered/enclosed setting for the Woolshed, with a framed view to the north down the creek valley towards Black Mountain, edged to one side with Honey Locust adding seasonal interest. Views have also been maintained from the western side of the ridge/spur over the Molonglo River towards the pine plantations on the other side.

The details above only considers the plantings within the precinct, as it is noted the 1968 plan extends beyond this area.

Since these plantings, changes have been made to the plantings, notably:

- most of the creek plantings have been removed and new plantings of native species undertaken;
- with the one pine planting included along Lady Denman Drive, only *Pinus canariensis* remains;

- parts of the bridle path plantings have thinned to the west, and the marker planting of Willows at the river crossing has all but disappeared; and
- a corridor has either been created or evolved through the woodland planting on the ridge/spur, separating the planting into two areas.



A Taskforce of the ACT Heritage Council has indicated:

- the plantings designed in 1968 were to provide a rural-style parkland setting, frame views onto undeveloped landscapes, provide seasonal interest, screen views onto future development areas, create spaces of different scales for users of the Woolshed (so long as it remained), and provide a rural-style vehicle entry and parking;
- the Woolshed precinct landscape is a major piece of designed landscape implemented in the early period of the NCDC under Richard Clough, in conjunction with the development of Lake Burley Griffin and its surrounding parklands;
- the designed landscape of the precinct is distinctive of a style of rural park development and the 1960s NCDC period of infrastructure development which are in danger of being lost. It has a lineage from when Clough worked for Sylvia Crowe in England. She wrote extensively and advised government on locating major infrastructure and urban development within designed rural park-like settings while enhancing existing landscape features. Crowe later came to Canberra to provide design advice to the NCDC on Commonwealth Gardens;
- the Woolshed precinct is an imagined rural setting achieved through a designed landscape – not one of natural evolution;
- the use of Pines, as well as growing quickly, is because they are evergreen, provided dark colour, low branching, and provided a visual link to plantings on the adjacent hills;
- the precinct may have value when considered as part of a larger place and the 1960s NCDC design of Lake Burley Griffin and its surrounds create a rural-style experience celebrating Canberra's landscape attributes (ACT Heritage Council, letter of 8 February 2013).

Woolshed

The Woolshed displays features of a utilitarian/vernacular rural style including simple forms, plain and ordinary materials, and an absence of decoration. This style has not been formally recognised within authoritative studies of architectural styles, such as Apperly, Irving & Reynolds (1989).

None the less, the Woolshed displays a rural aesthetic, which is discussed as an aspect of social value below.

The Woolshed does not appear to display any creative or technical achievement.

4.2 SCIENTIFIC VALUE – NATURAL HERITAGE

Fauna

Yarralumla Woolshed precinct is a part of the open space system on the Lower Molonglo River Corridor, leading into the open space surrounding Lake Burley Griffin. This corridor becomes more important as urbanisation in the lower corridor increases (eg. Molonglo). It may not be immediately obvious but these open spaces provide a wildlife movement corridor through the city, linking the Lower Molonglo River Corridor through to Majura and Kowen and beyond. This contributes to the well-being of many wildlife species, especially birds.

The threatened fauna species listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* and the Action Plans under the *Nature Conservation Act 1980* that potentially could inhabit grassland/woodland such as would have been present within this precinct are as follows.

Swift Parrot (*Lathamus discolor*). Endangered.

This is a migratory species which breeds in Tasmania and overwinters in box-ironbark woodlands inland of the Great Dividing Range in NSW and Victoria (Brereton 1996). It specifically utilises Red Gum/Yellow Box woodlands. It is associated with lerp and psyllid irruptions on Blakely's Red Gum, and Yellow Box blossoms are also listed as food sources (ACT Government 1999, 2004; Higgins 1999; DEWHA 2010). In autumn 2005 there was a major irruption with at least 60 birds settling on the lower slopes of Mt Majura, and a similar but smaller irruption (perhaps 30 birds) occurred in April 2008. These birds scattered across the suburbs to feed, seeking flowering box trees.

As this species is migratory and has been seen in urban areas, the Yellow Box plantations might be an attraction to this species, especially if moving along the river corridor.

Painted Honeyeater (*Grantiella picta*). Vulnerable.

Painted Honeyeater is a nomadic species. It does occasionally appear in Canberra from its more common habitat of the inland slopes. It mainly inhabits woodland and dry forests where it is a specialist feeder on mistletoe fruits and insects (ACT Government 2004).

The native trees in the precinct have the potential as a food source for this species.

Regent Honeyeater (*Anthochaera phrygia*). Endangered.

Among the recognised key food trees of this nomadic and alarmingly declining woodland

species are Yellow Box and Blakely's Red Gum (Garnett and Crowley 2000; ACT Government 1999, 2004; Higgins et al 2001; DEWHA). There are 12 records of the species for suburban Canberra (Canberra Ornithologists Group 2009).

The native trees in the precinct have the potential as a food source for this species.

***Superb Parrot* (*Polytelis swainsonii*). Vulnerable.**

This is a migratory species which breeds in the local region, utilising deep hollows in mature eucalypts (notably including Blakely's Red Gum and Yellow Box locally) and feeds in surrounding grasslands as well as in tree foliage and blossoms (Webster and Ahern 1992; ACT Government 1999, 2004; Webster 1988; Department of Environment and Climate Change; DEWHA 2010). In recent summers large numbers of birds have come into Canberra to feed both on ground herbs and in woodland trees, penetrating more deeply to the south each year.

The native trees in the precinct have the potential as a food source for this species.

***Striped Legless Lizard* (*Delma impar*). Vulnerable.**

A lizard essentially of unploughed primary grasslands, dominated by tussocks of *Themeda australis*, *Austrostipa* spp. and *Austrodanthonia* spp. with good cover. It can however exist in secondary grasslands where these are within 2 kilometres of primary grasslands. In the ACT there are four known populations, including one nearby at Yarramundi Reach (ACT Government 1997b, 2005; Coulson 1990; Kukolic 1993; Kukolic et al 1994; DEWHA). There are no other primary grassland patches close to this site. It is highly improbable that this species could have survived in this small disturbed remnant. If further checks for this species are required, they would need to be undertaken in a November.

***Golden Sun Moth* (*Synemon plana*). Critically Endangered.**

This grassland moth relies on natural temperate grassland and grassy woodland. It has declined dramatically in numbers since 1950, though recent intensive surveying has increased the number of known sites. It is now known from about 60 sites, most of them in the ACT area, many of them tiny and urban. It requires native grasslands dominated by *Austrodanthonia* (especially *A. carphoides*) at altitudes below 700 metres. In addition the grassland structure is low-growing with open space between tussocks (ACT Government 1998; ACT Government 2005; Department of Environment and Climate Change; DEWHA). Nearby populations on similar small sites are known in Yarralumla (Dudley and Black Streets). The woolshed precinct has no obvious areas of Short Wallaby Grass (*Austrodanthonia carphoides*). Other remnant native grasses were located in sparse separated colonies or individuals. There is no obvious habitat for this species, but it is being located in far more sites of a modified nature. If further assessment of this species is required it would need to be undertaken in a November-December period.

***Grassland Earless Dragon* (*Tympanocryptis pinguicolla*). Endangered.**

This species has declined dramatically, and is apparently now restricted to the immediate area of the ACT. It is found in essentially undisturbed primary native tussock grasslands of *Themeda australis*, *Austrostipa* spp. and *Austrodanthonia* spp., characterised by both more open and denser areas (Osborne et al 1993; ACT Government 1997a, 2005; DEWHA). No suitable habitat is present, in that the grassland on the site does not meet this description, and there are no nearby populations.

***Pink-tailed Worm-lizard* (*Aprasia parapulchella*). Vulnerable.**

A species essentially restricted to the ACT region, where it is associated with treeless or

near treeless native grassland, particularly in river valleys, and especially but not exclusively that dominated by *Themeda australis*, and a scattering of partially-buried rocks under which it shelters (Osborne et al 1991; Osborne & McKergow 1993; DEWHA). There are nearby populations in the Lower Molonglo River Corridor, but no suitable habitat is present, especially with regard to the scattered partially buried rock.

***Grey-headed Flying-fox* (*Pteropus poliocephalus*).** Vulnerable.

This species may feed anywhere on fruiting or flowering trees. While there is a relatively nearby population (colony) at Commonwealth Park, they forage very widely and no one feeding site is crucial to them. There is also no particular aspect of the Woolshed precinct which would be of value to them.

Other Species

Other fauna species relevant to the ACT Action Plans include:

- Hooded Robin (*Melanodryas cucullata*) - Vulnerable
- Brown Treecreeper (*Climacteris picumnus*) - Vulnerable
- White winged triller (*Laiage sueurii*) - Vulnerable
- Varied Sitella (*Daphoenositta Chrysoptera*) - Vulnerable
- Perunga Grasshopper (*Perunga ochracea*) - Vulnerable

Summary

It is highly unlikely that any of the above bird species would find suitable habitat within the Woolshed precinct, with 3 species also rarely if ever seen in urban zones. If any do inhabit the area, even temporarily, there are no known proposals which will dramatically alter or damage that habitat anyway. If proposals arise that would intrinsically change the precinct or current function of the precinct, further more detailed examination of some of these species is warranted.

The Perunga Grasshopper is a cryptic species. It appears to need grass tussocks as an important habitat feature, and these are not available within the Woolshed precinct due to maintenance and recreational activity. While habitat availability is poor, any required searches for this grasshopper would need to be undertaken in a November to February period.

The Woolshed precinct is extremely marginal potential habitat for all the above species. However, if the current recreational functions and landuse continue, the habitat will improve for some species as plantings mature. There is potential to further improve habitat within the precinct, especially along Yarralumla Creek. The Golden Sun Moth is now being located well outside of the original published habitat requirements. It is being located even in highly modified habitats, and for this reason it is the only species listed that would require more survey should any substantial development be contemplated in the future.

Flora

None of the plantings/trees are of any scientific interest or value.

The following nationally listed flora species potentially in grasslands/woodlands were considered for the site.

***Canberra Spider Orchid* (*Arachnorchis actensis*).** Critically Endangered.

This species is endemic to the Australian Capital Territory known from two populations on

the western lower slopes of Mount Ainslie and Mount Majura in the Canberra Nature Park. It grows on shallow gravelly brown clay loam soils of volcanic origin. Plants occur amongst a ground cover of grasses, forbs and low shrubs, often among rocks in transitional vegetation zones between open grassy woodland and dry open forest (DEWHA species profile 2010). It is extremely improbable that this species ever did occur here.

***Ginninderra Peppercress* (*Lepidium ginninderrense*).** Vulnerable.

The Ginninderra Peppercress grows in natural temperate grassland on the flood plain of Ginninderra Creek, especially in locations where grass tussocks and other plant growth are short and open, thus there is little competition for space and light. The soil type over most of the site is a shallow red earth, with patches of colluviums on the footslopes, and the population occurs at an altitude of about 580 metres (DEWHA species profile 2010). This species is only known from one site and it is highly improbable that it occurred in the Woolshed precinct, especially with the degree of modification of the creekline vegetation.

***Hoary Sunray* (*Leucochrysum albicans* var. *tricolor*).** Endangered.

Hoary Sunray is common in the local region and is a very obvious species at any time of the year. No plants were located.

***Tarengo Leek Orchid* (*Prasophyllum petilum*).** Endangered.

This species is known from only three locations – near Boorowa in NSW, a 0.5 ha site in the cemetery at Hall, and at Captains Flat Cemetery (DEWHA species profile 2010). Habitat in the ACT is grassland dominated by Kangaroo Grass (*Themeda australis*) in remnant *Eucalyptus melliodora*/*E. blakelyi* woodland. Soils are moist and relatively fertile (DEWHA species profile 2010). It is extremely improbable that this species would inhabit this site.

***Button Wrinklewort* (*Rutidosia leptorrhynchoides*).** Endangered.

Button Wrinklewort occurs on the margins of open stands of Yellow Box/Red Gum Grassy Woodland with a ground layer of various native grasses and other forbs, or in Natural Temperate Grassland. Soils are usually shallow and stony red-brown clay loams. It prefers an open habitat and is a poor competitor amongst tall, dense sward-forming grasses (DEWHA species profile 2010). The nearest occurrences are on Stirling Ridge. This species is readily located if present and no plants were observed.

***Small Purple-pea* (*Swainsona recta*).** Endangered.

The Small Purple Pea occurs in open woodland with a grassy understorey. The soils are grey sandy or stony loams on undulating terrain. It emerges in autumn and flowers in spring. The nearest (and largest) ACT occurrence is on Mount Taylor and in Kambah. This species is deciduous and is very difficult to locate unless in flower. The degree of disturbance and weed invasion plus the density of the grass sward would make it extremely unlikely that this species would survive on this site.

***Austral Toadflax* (*Thesium australe*).** Vulnerable.

This species occurs in both grasslands and grassy woodlands, often in damp areas in association with Kangaroo Grass (*Themeda australis*), on which it is a parasitic species. There is little if any Kangaroo Grass in the precinct. This species may also be difficult to locate. The best time for observation is in spring/summer when fruiting. It is unlikely to occur on the site due to the level of past disturbance of the grassy vegetation.

Summary

The significance of the remaining ground storey vegetation is low. As some of the species

concerned can be difficult to locate, a further check could be made in spring/summer when the deciduous species and less observable species would be present or more conducive to being observed. However it is highly improbable that any will occur within the precinct.

Vegetation Community

The area does not meet the Commonwealth definition of Box/Gum woodland (see Appendix J).

ACT actions plans 27 (ACT Government 2004) and 28 (ACT Government 2005) do not indicate the presence of natural temperate grassland or lowland woodland within the precinct.

4.3 SCIENTIFIC VALUE – ABORIGINAL HERITAGE AND HISTORIC ARCHAEOLOGY

Aboriginal Heritage Overview

Tribal Boundaries and Ethno-history

Tribal boundaries within Australia are based largely on linguistic evidence and it is probable that boundaries, clan estates and band ranges were fluid and varied over time. Consequently 'tribal boundaries' as delineated today must be regarded as approximations only, and relative to the period of, or immediately before, European contact. Social interaction across these language boundaries appears to have been a common occurrence. A reconstruction of clan boundaries based on Tindale (1974) indicates that the southern Canberra area was close to the tribal boundaries of the Ngunnawal and Walgalu people. Horton's (1999) map shows the Ngarigo tribe in the southern Canberra area.

There is some uncertainty as to which language was spoken by the Aborigines of Canberra. The Canberra area appears to have been close to the linguistic boundary between the Gundungurra and Ngunnawal languages. Eades (1976) notes that published grammars for these two languages (Mathews 1900, 1901, 1904) are virtually identical. However, according to Eades' boundaries, the Ngunnawal of Canberra probably spoke the Gundungurra language.

References to the traditional Aboriginal inhabitants of the Canberra region are rare and often difficult to interpret (Flood 1980, Huys 1993). The consistent impression however is one of rapid depopulation and a desperate disintegration of a traditional way of life over little more than fifty years from initial white contact (Officer 1989). The disappearance of the Aborigines from the tablelands was probably accelerated by the impact of European diseases which may have included the Smallpox epidemic in 1830, influenza, and a severe measles epidemic by the 1860s (Flood 1980, Butlin 1983).

By the 1850s the traditional Aboriginal economy had been largely replaced by an economy based on European commodities and supply points. Reduced population, isolation from the most productive grasslands, and the destruction of traditional social networks meant that the final decades of the region's indigenous culture and economy were centred around white settlements and properties (Officer 1989).

Aboriginal Archaeological Context

No previous Aboriginal archaeological surveys have been undertaken within Block 1201, Weston Creek however various assessments have been undertaken in the areas surrounding the site.

Boot and Bulbeck conducted a cultural resource survey for the Stromlo Forest Management Area in 1990. They sampled 'the great majority of the landscape units which we recognised in Stromlo' (1990, p. 15). Their survey coverage included traverses along forestry tracks situated immediately northeast and east of the Woolshed site. Sixty two artefact occurrences were recorded.

Boot and Bulbeck noted that hills and spurs in the Management Area showed moderate artefact density while steep land, and gently sloping land away from watercourses was 'unattractive'. Sites in the Management Area were mainly located along the Molonglo River or within the undulating, well-watered ground between the river and Mount Stromlo, and within the Stony Creek catchment.

Navin and Officer (1993) completed an archaeological survey of a parcel of land situated southeast of the confluence of Weston Creek with the Molonglo River, as part of investigations into future land use options appropriate for land north of Cotter Road at Weston. The study area was a roughly triangular portion of land, approximately 1.3 kilometres long and up to 750 metres wide. The eastern half of the area fell within the immediate catchment of the southern bank of the Molonglo River, but did not extend to the river. The western half was within the western fall of the Weston Creek valley and included a one kilometre section of the eastern creek bank.

One Aboriginal site and one isolated find were located in the course of the survey.

Saunders (1995) undertook a preliminary cultural resource survey of the Lower Molonglo River Corridor. The study area included the corridor from Coppins Crossing in the east to the Lower Molonglo Water Quality Control Centre in the west.

In 1999, Navin Officer Heritage Consultants (NOHC) completed an archaeological assessment of the Department of Defence extension to their Joint Services Staff College Site, Weston. One Aboriginal site, an open scatter of four stone artefacts, was located.

NOHC also conducted surveys of Stirling Park, Block 1, Section 128, Yarralumla (NOHC 2004), Blocks 2, 3 and 25, Section 44, in Yarralumla (NOHC 2006) and Block 22, Section 32 Yarralumla (NOHC 2007). No Aboriginal heritage sites or objects were identified in the course of these studies.

In 2008 AASC and CHMA completed a detailed heritage assessment of Coombs, Wright and Environs. The study identified two new Aboriginal sites, an isolated artefact and a subsurface deposit of three stone artefacts. No other Aboriginal sites were identified in the study area, indicating that site and artefact densities were very low or non-existent. The findings of the field investigations demonstrated a pattern of site distribution within the study area, with sites tending to be focused on elevated landscape features within a few hundred metres of the Molonglo River.

NOHC conducted a cultural heritage assessment of Block 5, Section 121 in North Curtin ACT in 2011. One Aboriginal site (NC1), an isolated artefact,

. This site is listed on the ACT Heritage Register.

Field Survey

An archaeological field survey of the Yarralumla Woolshed and surrounds was undertaken in August 2011. The survey found three new Aboriginal sites, all isolated finds.

Yarralumla Woolshed 1 (YW1)

Yarralumla Woolshed 2 (YM2)

Yarralumla Woolshed 3 (YW3)

Aboriginal Archaeological Sensitivity

From a regional perspective Bulbeck and Boot (1990, p. 20) suggested that site density distribution patterns indicated an Aboriginal landuse system focussed upon the Molonglo and Queanbeyan River systems and their accompanying resources.

Based upon these previous studies, patterns of Aboriginal occupation which may possibly be evidenced in the survey area would include activities focussed upon permanent stream corridors, and outcrops of siliceous stone materials. Large open camp

sites have been recorded in proximity to creeklines, wetlands and in valley floor locations, as well as upon elevated spurs and ridges overlooking water sources. Scarred trees would have been restricted to areas of suitable mature woodland, most of which has been removed from the survey area.

Given the proximity of the area to the past riverine resources associated with the Molonglo River, and its elevated flood free position, it would be considered to have a relatively high potential for the occurrence of Aboriginal sites. Past landuse practices within the area, however, indicate that any such materials would be disturbed.

Historical Archaeological Sensitivity

Following a review of aerial photography and historical mapping, it is concluded that the Yarralumla Woolshed and surrounds has no historical archaeological sensitivity or potential. The 1914 Federal Territory Feature Map shows the woolshed and the surrounding paddocks with no other structures (see below). The archaeological survey of the area also did not identify any potential historic features.

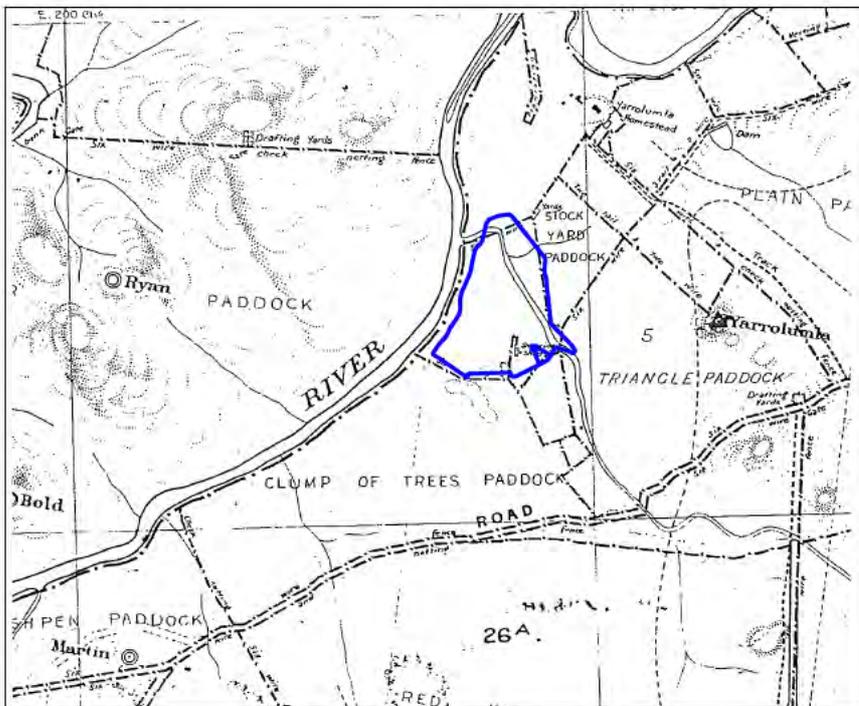


Figure 48. Overlay of study area (blue line) on an extract from c.1914 map of Canberra
Source National Library of Australia – Federal Territory Feature Maps, Sheet 7, G8981.G46

Summary

In addition to the identified surface artefacts, it is predicted that subsurface archaeological deposits may remain undisturbed in Block 1201 Weston Creek. These deposits would constitute a potential archaeological resource that could contribute to the understanding of Aboriginal uses of the site, and would supplement the knowledge of Aboriginal occupation in the ACT.

4.4 SOCIAL VALUE

Yarralumla Woolshed Heritage Survey 2011

A survey was developed within the program *Survey Monkey* and delivered both on-line and in hard copy versions over a three week period from 16 August to 8 September 2011. The survey was publicised and distributed via identified contact points for the various user groups provided by the ACT Government Property Officer (see Appendix D for a complete list of groups consulted).

Overall, 66 people completed the survey and either submitted it online or posted it to the project team. This is considered to form a reasonable sample of the Canberra community and the various groups within it that were identified and researched as part of this project.

The survey aimed to gather data on:

- who uses the Yarralumla Woolshed, how often, and for what reasons;
- what aspects and qualities of the Yarralumla Woolshed and its setting are valued by users;
- how widely are these values shared, with a ranked scale to determine the strength of particular values; and
- user perspectives on current and future management issues.

This survey information has been used to understand and document the social values related to the Yarralumla Woolshed held by the Canberra community and groups within it. Some of the data collected also relates to aesthetic values, and so a brief analysis is also included.

A copy of the form used in the survey, the raw data collected in *Survey Monkey* and an analysis of that data is at Appendix D.

Interviews

A limited number of interviews were conducted to research particular types of associations with the Yarralumla Woolshed in more depth. The results are summarised in the table below.

Interviews	Summarised comments
ACT Government Property Officer	<p>They are the site manager and hire contact, and provided an overview of user groups:</p> <ul style="list-style-type: none">• During the 2010-2011 financial year there were 41 venue hirers totalling 52 days of hire• Main private functions are eighteenth and twenty-first birthday celebrations, closely followed by wedding receptions• Monaro Folk Society has been a regular user of the venue over a long period• Reunions and club events are relatively frequent• Most events are for 100-150 people and held in the warmer months of the year• The adjoining equestrian use is longstanding, with the Canberra Lakes Pony Club there from the 1970s

Table 2. Results of Interviews	
Interviews	Summarised comments
Monaro Folk Society: Bush Dancers display group	<ul style="list-style-type: none"> • Fitting place to encourage and present Australia's intangible heritage of bush songs and dances • The MFS has been using the venue over several decades for bush dances and dancing displays • Highlight events are New Year's Eve bush dance and other summer events • Great wooden floor, good acoustics and lots of space for socialising
Artist and activist	<ul style="list-style-type: none"> • Timber and corrugated iron woolsheds are typical of the Australian bush and a great subject to paint • Likes to paint vernacular buildings of the early pastoral properties such as Duntroon and Yarralumla • Captures their heritage appeal and rich sense of history

Other Evidence

Register of Significant Twentieth Century Architecture

The Yarralumla Woolshed and Outbuildings is included on the *Register of Significant Twentieth Century Architecture* as a harmonious group of vernacular buildings in a pleasant rural landscape setting which symbolise the National Capital's pastoral heritage. The listing notes that the buildings continue to have a socially important function.

National Trust of Australia (ACT) records

The Yarralumla Woolshed was classified by the National Trust of Australia (ACT) in 1982.

The National Trust also recommended the place for inclusion on the Register of the National Estate as one of the most outstanding vernacular buildings in Canberra, symbolic of the National Capital's pastoral heritage. It was registered as Yarralumla Woolshed, Outbuildings and Surrounds in 1983.

ACT Heritage Register

Yarralumla Woolshed and Outbuildings was nominated to the ACT Heritage Register in 1998 as part of the ACT's rural heritage.

Website and media

Literally hundreds of images of the Yarralumla Woolshed appear on social media websites including Flickr Photo Sharing, Bonzle Collections, various dance group newsletters (eg. Bush Dancers Display Group) and wedding photography websites (such as Creative Image Photography), reflecting its place in the social life of the National Capital.

Visitor and tourism sources

The Yarralumla Woolshed also appears on tourism websites such as The RiotACT, Dave's ACT, Prime Tourism, as well as under various venue listings. It is also a recommended stopping point on the National Trust of Australia (ACT) *Yarralumla Tour 2* brochure as an important historic attraction in the ACT.

5. ANALYSIS OF EVIDENCE

This chapter begins with a comparative assessment of the Yarralumla Woolshed compared to other sheds in the ACT, and this is followed by an analysis of the place against the ACT Heritage Register criteria.

5.1 COMPARATIVE ASSESSMENT - WOOLSHED

The Evolution of the Australian Woolshed

This comparative assessment is drawn in part from research undertaken for the Lanyon Woolshed conservation management plan (Marshall and others 2010).

In the early period of Australia's sheep industry, when flocks were small and investment limited, sheep were shorn outdoors or in whatever shelter was available. Illustrations show early sheds to be of open plan, often with one or more walls left open to allow both good light and ventilation, and easy movement of sheep into and out of the shed. The shed was usually made of timber frame, walls of slab or boards, and a roof of bark or later galvanised iron. Pressing and bailing usually took place at one end of the shed, but catching pens were outside. (This section is based on Pearson & Lennon 2010)

As flocks grew in size the organisation of shearing grew more complex, and shearing time was extended. Sheds increased in size and became single-function structures, with enclosed walls and greater internal subdivision for pens, races, shearing board, wool tables and press areas, and often with external or attached sheep shelter sheds. They were built of materials most available in the particular area—slab, bark, bush timber, milled timber, corrugated iron, brick or stone. By the 1870s, large sheds had become common, of the type still seen on big properties. The next major change came with the progressive adoption of mechanical shears from 1880 through to the First World War. This saw the addition of engine rooms, sometimes an extension of the board, and installation of overhead drive shafts or belts, which sometimes necessitated the raising of the shed roof and walls (Pearson & Lennon 2010, pp. 48-49).

Many sheds had over 80 stands for shearers. The title of largest shed has been variously claimed for *Tinnenburra* in Queensland (101 stands) and *Burrawang*, NSW (also 101 stands), and as neither shed survives it is hard to judge between them. Some early surviving sheds include *Woolmers* (Tasmania, 1819), *Panshanger* (Tasmania, 1821), *Tarrawatta* (South Australia, 1840), *Lovely Bank* (Tasmania, 1842), *Eurambeen* (Victoria, 1845), *Mountford* (Tasmania, about 1850), *Benayeo* (South Australia, 1850), *Padthaway* (South Australia, 1850). The great woolsheds of the Riverina were generally built after 1870, and many survive, though losses continue due to changes in land use, decay and amalgamation of properties. Peter Freeman's classic study of the Riverina woolsheds was prepared over 20 years ago, and he has estimated that about one third of the sheds he surveyed no longer exist today (personal communication, Peter Freeman, 2 June 2003). (Pearson & Lennon 2010, pp. 48-49; Freeman 1980; Sowden 1972)

The woolshed was a large investment for a rural property owner, but a necessary one, as the economy of the station was totally or very largely based on the wool clip. The shed had to be able to deal with large numbers of sheep being shorn just once a year, usually in the period between August and December, depending on the weather and local climate

(Hobbs 1992, p. 8).

Pastoralists were practical people, and if resources were limited the woolshed was built as cheaply as possible. As a result, many early sheds were of light construction and many had to be replaced within a few years or decades, and few early sheds survive today. This is possibly the case at Yarralumla, where the earlier shed was replaced by the current shed, and the early sheds at Tuggeranong and Lanyon were both replaced with new sheds in the early-mid 20th century. However, as noted above, the physical evidence suggests the current Yarralumla Woolshed may have been enlarged and adapted from an earlier shed.

Woolsheds in the ACT

The rural settlement of the ACT was initially dominated by large property acquisitions, a process assisted by the positioning of the Limestone Plains within the ‘settled districts’, the Nineteen Counties identified in 1829 and within which land purchases could take place. Beyond the Murrumbidgee River, land was ‘beyond the limits of location’ and could not be bought or leased until the policy was eased in 1847. Yarralumla, Duntroon, Lanyon, and Tuggeranong were among the pastoral properties taken up in this period. Until 1861 the dominant pattern of settlement was one in which the owners of large holdings added further blocks to expand their properties, while small-holders acquired smaller blocks and added to them over time, often developing a chequer-board pattern of often non-adjoining holdings (Pearson 2002, p. 5).

While woolsheds were built at each of the large rural properties and many of the smaller ones, the only ones to survive from the pre-Robertson *Land Act* of 1861 are the Duntroon woolshed (1833) and the core of the Booroomba shed, built in 1860 but largely rebuilt in 1990.

In 1861 the Robertson *Land Act* allowed for free selection, the selection of parcels of leasehold land and other Crown land was allowed at a set rate of payment, on the proviso that the selector lived on the land for three years and made improvements worth £1 per acre. Closer settlement, introduced with the *Crown Lands Act* of 1885, solved some of the abuses of the free selection process, and tried to more actively encourage agricultural use of suitable land. These developments influenced the proliferation of smaller holdings through parts of what is now the ACT. The Soldier Settlement Schemes that followed both World Wars in the twentieth century continued the closer settlement theme, and a number of the surviving rural complexes in the ACT originated as soldier settlements. (Pearson 2002, p. 5)

This evolving pattern of land settlement and subdivision resulted in the development of rural homesteads and associated complexes of varying scale. Surviving types include:

- larger land holdings, combining original large grants or purchases, with later additional purchases and selections. These large properties usually had a full range of pastoral support buildings. The properties are now often much reduced in acreage. Examples are Yarralumla, Lanyon, Tuggeranong and Gungahlin;
- land holdings that originated as squatting runs, based on grazing licenses (established in 1836) in areas beyond the Murrumbidgee River in the ‘unsettled districts’. Secure tenure of these blocks was only available after 1847. These runs were in the mountainous country west of the Murrumbidgee River, where expansion was limited by the terrain. Orroral, Gudgenby and Booroomba are examples. Booroomba is an amalgamation of blocks in what was a more open valley in the foothills of the mountains;

- moderate sized holdings made up by amalgamating small purchased blocks, free-selection blocks and closer settlement blocks, often with a full range of pastoral support buildings, though sometimes sharing such facilities with adjoining landholders. Examples are Horse Park and Well Station; and
- small holdings, acquired either by purchase, selection, or subdivision from larger properties. These include Soldier Settlement blocks. Examples are Callum Brae, Huntley, Glenburn and Mugga Mugga. (Pearson 2002, p. 5)

With the compulsory acquisition of the rural holdings close to the centre of the new capital, Canberra, in 1911 and following years, Yarralumla, Duntroon and Tuggeranong were relinquished by their owners and their woolsheds removed, at least initially, from production, and the properties were subdivided for short-term leasing, greatly reducing the shearing capacity of the Territory. Yarralumla appears to have been taken up again for shearing soon after acquisition. Small woolsheds were erected on many of the smaller leaseholdings throughout the 1920s and 1930s, as shown in the following table.

Property Name	Date Woolshed Built	Heritage Register Status	Comments
Duntroon	1833	ACT Heritage Register (ACTHR)	Ceased being used 1911
Booroomba	1860 rebuilt 1990	ACTHR	
Kowen	1890	ACTHR nomination (Glenburn complex)	Extended 1924, 1954. Six stands.
Naas	1890		Extended 1905, 1920, 1960s. Three stands.
Gooroowa	1890 circa		Two stands.
Naas Valley	1890 circa		
Cuppacumbalong	1893	ACTHR, Register of the National Estate (RNE)	Extended 1920s? 12 stands reduced to five stands. Built as a machine shearing shed.
Rose Hill (near Royalla)	1900		
Well Station	1900-1905?	ACTHR, RNE (part)	Shearers' quarters post 1915.
Yarralumla	1904	ACTHR nomination	Ceased being used 1964. 20 stands.
Horse Park	1905-07	ACTHR nomination	Three stands.
Gold Creek	1906, rebuilt after fire 1955		Extended 1964, three stands.
Royalla	1907	ACTHR nomination	Extended 1953. Six reduced to four stands.
Callum Brae	1920	ACTHR	Extended 1933. Originally used for crutching, with shearing done at Tralee.
Glenferrie	1920s		Extended 1930s, 1960s. Two stands.
Guises Flat	1920s		
Lands End	1920s		
Strathnairn	1920s		
The Willows	1920s		
Urambi	1920s		
The Old Place	1929		Extended 1940s. Four stands.
Tuggeranong	1929 & 1952	ACTHR	Original shed ceased being used 1916, 1929 shed two stands? 1952 shed three stands.
Orroral	1929-30	ACTHR	Ceased being used 1970s?
Avonley	1930s		Extended 1968. Four stands.
Bellview	1930s		
Elm Grove	1930s	ACTHR	
Hall	1930s		Two stands.

Table 3. Extant Woolsheds in the ACT			
Property Name	Date Woolshed Built	Heritage Register Status	Comments
Kambah	1930s		Now used as community centre
The Rivers	1932		Extended 1960s, three stands.
Willowvale	1932		A relocated 1890s shed.
Deasland	1935		Four stands.
Belconnen Farm	1936	ACTHR, RNE	Extended 1947, three stands.
Glencoe	1937		Extended 1947-50, two stands.
Lanyon	1938	ACTHR	Six stands.
Fitzs Hill	1940 circa		Extended 1950s, three stands reduced to two.
Long Flat	1940s		Three stands reduced to one stand.
Huntly	1948	ACTHR	Extended 1961, three stands.
Spring Valley	1950 circa		Extended 1960s, three stands.
Top Naas	1955		Extended 1961, three stands.
Burraburroo	1957		
Balineen	1958 (relocated shed)		
Pine Island	1960	RNE	Two stands.
Reedy Creek	1984		Two stands.
Luton's crutching shed, Namadgi	?		Small crutching shed in Namadgi National Park.
Canberra Park	?	ACTHR rejected	
Fassifern	?	ACTHR Nomination	
Majura	?		
Pine Ridge	?	ACTHR nomination, RNE	
Tennent	?	ACTHR	Burnt down 2003.

Note: Adapted from Hobbs (1993) and Pearson (2002) and other sources.

5.2 ANALYSIS AGAINST CRITERIA

This analysis has been prepared by the consultant team using the evidence presented in Chapters 3-4 which has been analysed against the criteria for the ACT Heritage Register (reproduced at Appendix E), and judgements have been reached on the basis of the professional expertise of the consultants. The analysis is divided into sections related to the criteria.

(a) It demonstrates a high degree of technical or creative achievement (or both), by showing qualities of innovation, discovery, invention or an exceptionally fine level of application of existing techniques or approaches

The Yarralumla Woolshed does not possess a high degree of technical or creative achievement. The building is an example of the widespread construction of woolsheds around Australia in the early twentieth century. The place does not satisfy this criterion.

(b) It exhibits outstanding design or aesthetic qualities valued by the community or a cultural group

The Yarralumla Woolshed does not possess outstanding design qualities. It is part of a more or less standardised design genre of the late nineteenth and early twentieth century, dictated by existing building technology and materials.

The aesthetic qualities of the Woolshed and landscape are valued by the community, and details are provided in the discussion under Criterion (d) below.

The place meets this criterion.

(c) It is important as evidence of a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function that is no longer practised, is in danger of being lost or is of exceptional interest

The Yarralumla Woolshed, as one component of a larger shearing complex, is important evidence of the distinctive process of shearing. This traditional approach to shearing is both of exceptional interest, and is in danger of being lost due to evolving technology and the economics of wool production. The survival of the Woolshed in association with the historically significant Yarralumla Homestead (Government House) and the surrounding rural landscape greatly increases the relative importance of the place, both within the ACT and in Australia as a whole.

The Yarralumla Woolshed as part of a complex is comparable with Lanyon, but shows a very different trajectory of use following the creation of the Federal Capital Territory. At Lanyon, the woolshed essentially continues in use as part of ongoing farm operations, with acquisition by the Commonwealth not occurring until the 1970s. The Yarralumla Woolshed ceased to serve a single major rural property after acquisition by the Commonwealth in 1912. It initially served a range of rural lessees, then reverted to individual lessee use as part of smaller farming operations, until 1964 when the last shearing was held in the Woolshed.

The remnant precinct landscape is important as evidence of a distinctive design in danger of being lost, the NCDC's style of rural park development. This was an imagined rural-style parkland setting, framing views onto undeveloped landscapes, providing seasonal

interest, screening views onto future development areas, creating spaces of different scales for users of the Woolshed (so long as it remained), and providing a rural-style vehicle entry and parking (some of these features are outside of the study area). The Pines were used to provide a visual link to plantings on the adjacent hills in addition to other qualities.

The Woolshed and landscape meet this criterion.

(d) It is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations

Aboriginal Heritage

Most, if not all stone artefacts in the ACT are regarded to have cultural value and significance by the local Aboriginal communities. Accordingly, the artefacts found in the study area are likely to meet this criterion.

Woolshed

A key step in determining social significance is that the evidence of social value is analysed and assessed against the relevant heritage criteria. The use of a framework of indicators of social significance is helpful in breaking down the likely value into more specific groupings. The framework in common use by heritage professionals is based on that developed by Context Pty Ltd using the Register of the National Estate criteria for the Regional Forest Assessment projects (Australian Heritage Commission 1994; see also Walker 1998). This framework is sufficiently inclusive to be applied to the ACT Heritage Register Criterion (d), as well as the relevant HERCON criteria, and has been used in this project.

Indicators of social value

The significance indicators for social value are as follows.

Important to the community as a landmark, marker or signature

This indicator is about the associations and meanings that a place may have because of its role as a landmark, signature place or icon for a community, one that for a particular community marks their place in the world, physically and symbolically.

Importance as a reference point in a community's identity or sense of itself

This indicator is about associations and meanings that help to create a sense of community identity, such as places that represent spiritual or traditional connections between past and present, that reflect important collective community meanings, that are associated with events having a profound effect on a community, that symbolically represent the past in the present, or that represent attitudes, beliefs or behaviours fundamental to community identity.

Strong or special community attachment developed from long use or association

This indicator is designed to recognise that a place that provides an essential community function can, over time, gain strong and special attachments through longevity of use or association, especially where that place serves as a community meeting place, formally or informally. Places defended at times of threat fall into this grouping.

Thresholds

Threshold indicators are, in general terms, related to the relative strength of association, the length of association and how widely it is shared, as well as the relative importance of the place to the identified community.

The evidence required to establish social significance is that the place is recognised and valued by an identifiable community or cultural group, and that their associations with the place and the social, cultural or spiritual values arising from this association are able to be documented and assessed against the social value criteria using the agreed indicators.

It is proposed that threshold indicators for the ACT Heritage Register and HERCON criteria are:

- where there is an enduring community or cultural group association, possibly with some discontinuity if the association is very long;
- the place is well known within and across the relevant community and groups within it; and
- the place is highly valued by that community.

Applying the indicators to the Yarralumla Woolshed

The following discussion is based on the social value research undertaken as part of this project. The discussion and analysis focuses on the communities and cultural groups identified in the research, and applies the indicators of social value and threshold measures to be reached for the ACT Heritage Register and HERCON criteria.

Important to the community as a landmark, marker or signature

The 2011 survey results indicate that the Yarralumla Woolshed is valued by the Canberra community as a familiar landmark in its rural setting, and as an important part of Canberra's early pastoral heritage. Of the 66 survey responses, 49 people strongly agreed that the Woolshed is a much-loved rural landmark, with the Woolshed itself and its outbuildings, the treed-landscape and mountain backdrop rated as particularly important.

Many people specifically commented on the authenticity of the rural setting, particularly remarkable given the close proximity to the Canberra suburbs, and the strong contribution this makes to the Yarralumla Woolshed's heritage significance. Others regard the Woolshed in its rural landscape as an important contribution to the character of the 'Bush Capital'.

The views, particularly from Lady Denman Drive, and being relatively close to the Governor-General's residence located at the original Yarralumla homestead are very evocative of the past. As one respondent commented,

'Where else in the world will the Capital City of a country have something of such a rural heritage... I have been involved in equestrian activities all my life, and this venue is iconic, and a real landmark.'



Figure 49. Yarralumla Woolshed is set within a landscape of trees and paddocks, with the Brindabella Ranges as an impressive backdrop

Source National Trust of Australia (ACT), Living Image Library, YWSHED/ND/02, photograph Rodney Garnett

Importance as a reference point in a community's identity or sense of itself

The Yarralumla Woolshed is richly imbued with the meaning of wool and the pastoral industry, an important Australian story played out in the local setting in the nineteenth and early twentieth centuries. In the 2011 survey, 58 people (the highest number on this question) strongly agreed with the statement that the Yarralumla Woolshed is part of Canberra's rural heritage. As well, 50 respondents strongly agreed that the rustic qualities and rural atmosphere are an important part of their response to the place.

Individual respondents mentioned the strong sense of place it evokes, the 'real connection with lived history' and the fact that it is an authentic woolshed that 'even still smells of wool'. More than half of the respondents already had some knowledge of the history of the Yarralumla Woolshed, with others keen to learn more about it.

The multiple heritage listings of the Yarralumla Woolshed also provide evidence of its enduring value to the community through its recognition, since at least the 1980s, as part of Canberra's heritage and history. These listings specifically highlight the contribution of the Yarralumla Woolshed as reflecting the pastoral era and its important role in shaping Canberra's evolving landscapes and communities. The Yarralumla Woolshed is part of a nationally important ACT collection of nineteenth and early twentieth century rural places which provide an important reference point for local community identity.



Figure 50. Yarralumla Woolshed, 1988, by Shibu Dutta

Source National Library of Australia, nla.pic-an6077334

Strong or special community attachment developed from long use or association

Responses to the 2011 survey indicate that most people also strongly value the Yarralumla Woolshed as an important social venue in the present and recent past. Many people share affectionate memories, often going back decades, of attending special events there with family and friends. Only one respondent felt that it was 'just another venue for hire', rather than a place where strong community attachment has developed from long use as a social venue for various functions and events.



Figure 51. Monaro Folk Society New Year's Eve dance 2010

Source dance.pcug.org.au/tbdeventpics.htm

Most respondents (44 out of 66 people), identified themselves as Canberra residents; 18 respondents also belong to an organisation that uses the Woolshed at least a couple of times a year or more. Only 3 respondents identified themselves as visitors to the ACT

region. These figures strongly suggest that the main use of the Woolshed is by the local Canberra community. The continuing popularity of the Woolshed, together with the range of events held there over the years, reflects its ongoing social value to the local Canberra community.

More than half of the respondents to the 2011 survey highlighted the importance of the large interior spaces of the building which provide ample room to dance and socialise. Many respondents also liked the ‘rustic nature’ or ‘bush character’ of the place, including its ‘atmosphere, uniqueness and smell’. As one respondent commented,

‘I like the rustic, rural feel and the mountain backdrop. I also like the textures of the aged iron and hand sawn timbers. It is so rural yet it is within minutes of the centre of the city.’



Figure 52. The ANU Rural Medical Society annual Yarralumla Woolshed bush dance, 2009

Source Medical Student Journal of Australia

The large number of images appearing on social networking sites highlights the ongoing popularity and special appeal of the Woolshed as a social venue, especially for important family events such as weddings and birthdays, and community balls and dances.



Figure 53. Emma and Travis – Yarralumla Woolshed wedding

Source Creative image photography

Summary

The stone artefacts are likely to meet the criterion in the case of local Aboriginal communities.

The Woolshed and its landscape also meet this criterion for the Canberra community.

- (e) **It is significant to the ACT because of its importance as part of local Aboriginal tradition**

Most, if not all stone artefacts in the ACT are regarded to have cultural value and significance by the local Aboriginal communities. Accordingly, the stone artefacts are likely to meet the criterion.

(f) It is a rare or unique example of its kind, or is rare or unique in its comparative intactness

The Yarralumla Woolshed is not a rare example of its type – in the order of 50 such places survive in the ACT alone (see Section 5.1 above). While woolsheds of this era are under pressure from economic and technological change in the rural sector, a relatively large proportion of the sheds in the ACT are protected in public ownership or by heritage listing, and are unlikely to become rare in the future.

The place does not satisfy this criterion.

(g) It is a notable example of a kind of place or object and demonstrates the main characteristics of that kind

While the Yarralumla Woolshed is typical architecturally of sheds of the turn of the century, and is of a size uncommon in the ACT, as one of only two sheds of this or slightly smaller size in terms of shearing stands (the other being Cuppacumbalong), it has suffered from the loss of a substantial proportion of the technological evidence of its shearing use, reducing its value as an example of a woolshed. The shearing equipment and most evidence of it is gone. More representative examples include Lanyon, Cuppacumbalong and Tuggeranong, and to some degree many of the sheds listed in Table 3 above that are either still in operation or retain evidence of shearing and bailing equipment.

As a result of its loss of many of the characteristics that distinguish woolsheds as a type, the Yarralumla Woolshed cannot be assessed as meeting this criterion.

(h) It has strong or special associations with a person, group, event, development or cultural phase in local or national history

The Yarralumla Woolshed is associated historically with Frederick Campbell and the upgrading of Yarralumla as a rural enterprise, and with the resumption of the Federal Capital Territory that occurred within a decade of its construction. It reflects the major change in the direction of land use and administration that accompanied Federation and the establishment of the new capital. The conversion of the homestead into Government House provides a marked counterpoint to the previous pastoral history of the place, reflected in the survival of the Woolshed a short distance away.

The Woolshed precinct is a component of a larger designed landscape implemented in the early period of the NCDC under Richard Clough, in conjunction with the major development of Lake Burley Griffin and its surrounding parklands.

The place satisfies this criterion.

(i) It is significant for understanding the evolution of natural landscapes, including significant geological features, landforms, biota or natural processes

There is no evidence of the place having value under this criterion.

- (j) **It has provided, or is likely to provide, information that will contribute significantly to a wider understanding of the natural or cultural history of the ACT because of its use or potential use as a research site or object, teaching site or object, type locality or benchmark site**

Natural Heritage

None of the plantings in the precinct are significant in any way, though the continued use of native species will add to the 'natural' values of the important Molonglo River corridor over time.

Aboriginal Heritage

Most of Block 1201 Weston Creek has value under this criterion, as indicated in Figure 47 above.

The potential Aboriginal subsurface deposits may provide information that will contribute significantly to the wider understanding of the Aboriginal occupation of the ACT through its potential use as a research site.

Accordingly, most of the block meets this criterion.

Woolshed

While much of the evidence of shearing technology has been stripped out of the shed, there is considerable evidence of evolution in the shed's structure that might reveal evidence about the evolution of shearing at Yarralumla that is poorly documented in the literature. The sub-floor area beneath the catching pens area on the western side of the shed consists of large-diameter log posts with remains of other structural features that would not be expected in a sub-floor area. Further research of the evidence might indicate that the shed in 1904 was built on top of an earlier shed, incorporating its posts as footings for the raised floor of the current shed. The sub-floor construction of the northern and eastern sections of the shed incorporate posts of differing size, suggesting they were built in different periods.

The Yarralumla Woolshed has research potential in its fabric, and meets this criterion.

Summary

A large part of the study area meets this criterion regarding Aboriginal heritage, as does the Woolshed itself.

- (k) **The place exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements**

The Woolshed precinct is important for its role as part of a wildlife movement corridor through the city from the lower Molonglo River corridor through to the Majura/Kowen district.

Little remains of the original flora which would have been heavily modified after European settlement. Occasional patches of native grasses remain.

The eucalypt plantations provide some protective and browsing habitat for resident wildlife species, and protection during seasonal bird migrations.

However, the study area does not meet this criterion.

- (I) The place is a significant ecological community, habitat or locality for any of the following:**
- (i) the life cycle of native species;**
 - (ii) rare, threatened or uncommon species;**
 - (iii) species at the limits of their natural range; or**
 - (iv) distinct occurrences of species.**

The significant ecological communities in the ACT are Natural Temperate Grasslands and Yellow Box/Blakely's Red Gum Woodland. Neither of these communities exists within the Woolshed precinct. The dominant plantings are primarily evergreen native and exotic coniferous plantings.

There is minimal browsing habitat for local wildlife, even if only more common species, but it could not be classed as significant. The more significant aspect is the role of the precinct is as part of an almost contiguous open space corridor through the city. This is important for some migratory species in particular.

There are no threatened or vulnerable species within the precinct.

The study area meets this criterion in its role as part of an open space wildlife movement corridor, especially for migratory species.

Future Heritage Criteria – HERCON

The Council of Australian Governments (COAG) has agreed that the States and Territories will move progressively to the use of consistent heritage assessment criteria, known as the HERCON criteria. The ACT is likely to modify its criteria in line with HERCON following the review of the *Heritage Act* in 2010. The following table correlates the current ACT Heritage Criteria used above with the new HERCON criteria, to allow this assessment of significance to be more easily understood in the future.

Table 4. ACT Heritage Act Criteria correlated with the HERCON Criteria	
HERCON Model Criteria	ACT Heritage Criteria 2004
	A place or object has heritage significance if it satisfies 1 or more of the following criteria (the heritage significance criteria):
(a) Importance to the course or pattern of our cultural or natural history.	(c) it is important as evidence of a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function that is no longer practised, is in danger of being lost, or is of exceptional interest; (h) it has strong or special associations with a person, group, <u>event, development or cultural phase</u> in local or national history; (i) it is significant for understanding the evolution of natural landscapes, including significant geological features, landforms, biota or natural processes; (k) for a place—it exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements; (l) for a place—it is a significant ecological community, habitat or locality for any of the following: (i) the life cycle of native species; (ii) rare, threatened or uncommon species; (iii) species at the limits of their natural range; (iv) district occurrences of species.
(b) Possession of uncommon rare or endangered aspects of our cultural or natural history.	(f) it is a rare or unique example of its kind, or is rare or unique in its comparative intactness;
(c) Potential to yield information that will contribute to an understanding of our cultural or natural history.	(j) it has provided, or is likely to provide, information that will contribute significantly to a wider understanding of the natural or cultural history of the ACT because of its use or potential use as a research site or object, teaching site or object, type locality or benchmark site;
(d) Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.	(g) it is a notable example of a kind of place or object and demonstrates the main characteristics of that kind;
(e) Importance in exhibiting particular aesthetic characteristics.	(b) it exhibits outstanding design or aesthetic qualities valued by the community or a cultural group;
(f) Importance in demonstrating a high degree of creative or technical achievement at a particular period.	(a) it demonstrates a high degree of technical or creative achievement (or both), by showing qualities of innovation, discovery, invention or an exceptionally fine level of application of existing techniques or approaches;
(g) Strong or special association with a particular community or cultural group for	(d) it is highly valued by the community or a cultural group for reasons of strong or special religious,

Table 4. ACT Heritage Act Criteria correlated with the HERCON Criteria	
HERCON Model Criteria	ACT Heritage Criteria 2004
social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.	spiritual, cultural, educational or social associations; (e) it is significant to the ACT because of its importance as part of local Aboriginal tradition;
(h) Special association with the life or works of a person, or group of persons, of importance in our history.	(h) it has strong or special associations with a person, group, event, development or cultural phase in local or national history;



6. STATEMENT OF SIGNIFICANCE

This chapter provides a statement of significance for the Yarralumla Woolshed and the block on which it is located. This is followed by details of the attributes which relate to this significance.

6.1 SIGNIFICANCE OF THE YARRALUMLA WOOLSHED AND ITS BLOCK

References to criteria in this section relate to the ACT Heritage Register criteria (reproduced at Appendix E). The references are provided after the relevant text.



The Yarralumla Woolshed and its block are significant for a range of reasons related to the evidence of the distinctive process of shearing, as an iconic landmark for the Canberra community, for special community attachments through social uses, because of the presence of Aboriginal stone artefacts of cultural value, for various historical associations, potential archaeological deposits, potential evidence of the evolution of shearing at Yarralumla, and the significance of the block and its plantings as part of an important migratory wildlife corridor.

The Yarralumla Woolshed, as one component of a larger shearing complex, is important evidence of the distinctive process of shearing. This traditional approach to shearing is both of exceptional interest, and is in danger of being lost due to evolving technology and the economics of wool production. The survival of the Woolshed in association with the historically significant Yarralumla Homestead (Government House) and the surrounding rural landscape greatly increases the relative importance of the place, both within the ACT and in Australia as a whole.

The remnant precinct landscape is important as evidence of a distinctive design in danger of being lost, the NCDC's style of rural park development. This was an imagined rural-style parkland setting, framing views onto undeveloped landscapes, providing seasonal interest, screening views onto future development areas, and creating spaces of different scales for users of the Woolshed (so long as it remained). The Pines were used to provide a visual link to plantings on the adjacent hills in addition to other qualities.

(Criterion (c))

The Yarralumla Woolshed is important to the Canberra community as an iconic landmark which reflects Canberra's rural heritage in the period before the National Capital was established. Features that are particularly valued are the vernacular grouping of buildings set within a rural landscape of trees and paddocks, against the backdrop of the Brindabella Ranges. This quintessentially Australian pastoral landscape provides an important reference point in local community identity as part of the wider story of the early wool industry.

Special community attachment has also developed from its use going back some decades in the recent past as a popular social venue for special family and community events such as balls and bush dances, birthdays and weddings. The rustic nature and bush character of



the Woolshed, together with the large internal spaces and good acoustics, are highly valued as making the venue a special place for these social events.

(Criteria (b) and (d))

The Aboriginal stone artefacts found within the block are likely to have cultural value and significance for local Aboriginal communities.

(Criteria (d) and (e))

The Yarralumla Woolshed is historically associated with Frederick Campbell and the upgrading of Yarralumla as a rural enterprise in the late nineteenth and early twentieth centuries, and with the resumption of the Federal Capital Territory that occurred within a decade of its completion to its current general form. It reflects the major change in the direction of land use and administration that accompanied Federation and the establishment of the new capital. The conversion of the homestead into Government House provides a marked counterpoint to the previous pastoral history of the place, reflected in the survival of the Woolshed a short distance away.

The Woolshed precinct is a component of a larger designed landscape implemented in the early period of the NCDC under Richard Clough, in conjunction with the major development of Lake Burley Griffin and its surrounding parklands.

(Criterion (h))

The several sites related to isolated Aboriginal artefacts (Sites YW1, 2 and 3) include artefacts of a type and material present throughout the ACT region. These sites have low potential to be larger and to have a subsurface deposit. The sites are assessed as having low significance.

On the other hand, the potential archaeological deposits within most of Block 1201 Weston Creek (see Figure 46 above) add to the significance of the site by providing a potential archaeological resource that may contribute to the understanding of the uses of the site and add to the knowledge of Aboriginal occupation in the ACT.

While much of the evidence of shearing technology has been stripped out of the Woolshed, there is considerable evidence of evolution in the shed's structure that might reveal evidence about the evolution of shearing at Yarralumla that is poorly documented in the literature. The sub-floor area beneath the catching pens area on the western side of the shed consists of large-diameter log posts with remains of other structural features that would not be expected in a sub-floor area. Further research of the evidence might indicate that the shed was built on top of an earlier shed in 1904, incorporating its posts as footings for the raised floor of the current shed. The sub-floor construction of the northern and eastern sections of the shed incorporate posts of differing size, suggesting they were built in different periods.

(Criterion (j))

The block and its plantings are significant because of their location close to the open space of the Lower Molonglo River Corridor, which is a significant migratory wildlife corridor. The plantings associated with the block contribute to the protective and foraging areas within the corridor, and this will become more important with on-going development near

the river corridor in Molonglo. The native tree plantings have more significance as habitat for wildlife than do the pines.

(Criterion 1)



6.2 ATTRIBUTES RELATED TO SIGNIFICANCE

The following list of attributes are features that express or embody the heritage values detailed above, and these are useful in ensuring protection for the values.

Table 5. Attributes		
Criterion	Significance	Attributes
Criterion (c)	<p>The Yarralumla Woolshed, as one component of a larger shearing complex, is important evidence of the distinctive process of shearing. This traditional approach to shearing is both of exceptional interest, and is in danger of being lost due to evolving technology and the economics of wool production. The survival of the Woolshed in association with the historically significant Yarralumla Homestead (Government House) and the surrounding rural landscape greatly increases the relative importance of the place, both within the ACT and in Australia as a whole.</p> <p>The remnant precinct landscape is important as evidence of a distinctive design in danger of being lost, the NCDC's style of rural park development. This was an imagined rural-style parkland setting, framing views onto undeveloped landscapes, providing seasonal interest, screening views onto future development areas, and creating spaces of different scales for users of the Woolshed (so long as it remained). The Pines were used to provide a visual link to plantings on the adjacent hills in addition to other qualities.</p>	<ul style="list-style-type: none"> • Woolshed • Association with Shearers' Quarters Complex and Yards • Government House, and the associated rural landscape • Remnant precinct landscape – 1968 design
Criteria (b) and (d)	<p>The Yarralumla Woolshed is important to the Canberra community as an iconic landmark which reflects Canberra's rural heritage in the period before the National Capital was established. Features that are particularly valued are the vernacular grouping of buildings set within a rural landscape of trees and paddocks, against the backdrop of the Brindabella Ranges. This quintessentially Australian pastoral landscape provides an important reference point in local community identity as part of the wider story of the early wool industry.</p> <p>Special community attachment has also developed from its use going back some decades in the recent past as a popular social venue for special family and community events such as balls and bush dances, birthdays and weddings. The rustic nature and bush character of the Woolshed, together with the large internal spaces and good acoustics, are highly valued as making the venue a special place for these social events.</p>	<ul style="list-style-type: none"> • Woolshed • Vernacular group of buildings set in a rural landscape of trees and paddocks, against the backdrop of the Brindabella Ranges • Social event use • Rustic nature, bush character, large internal spaces, good acoustics
Criteria (d) and (e)	<p>The Aboriginal stone artefacts found within the block are likely to have cultural value and significance for local Aboriginal communities.</p>	<ul style="list-style-type: none"> • Aboriginal stone artefacts
Criterion (h)	<p>The Yarralumla Woolshed is historically associated with Frederick Campbell and the upgrading of Yarralumla as a rural enterprise in the late nineteenth and early twentieth centuries, and with the resumption</p>	<ul style="list-style-type: none"> • Woolshed • Association with Shearers' Quarters Complex and Government House

Table 5. Attributes		
Criterion	Significance	Attributes
	<p>of the Federal Capital Territory that occurred within a decade of its completion to its current general form. It reflects the major change in the direction of land use and administration that accompanied Federation and the establishment of the new capital. The conversion of the homestead into Government House provides a marked counterpoint to the previous pastoral history of the place, reflected in the survival of the Woolshed a short distance away.</p> <p>The Woolshed precinct is a component of a larger designed landscape implemented in the early period of the NCDC under Richard Clough, in conjunction with the major development of Lake Burley Griffin and its surrounding parklands.</p>	<ul style="list-style-type: none"> • Remnant precinct landscape – 1968 design
Criterion (j)	<p>The several sites related to isolated Aboriginal artefacts (Sites YW1, 2 and 3) include artefacts of a type and material present throughout the ACT region. These sites have low potential to be larger and to have a subsurface deposit. The sites are assessed as having low significance.</p> <p>On the other hand, the potential archaeological deposits within most of Block 1201 Weston Creek (see Figure 46 above) add to the significance of the site by providing a potential archaeological resource that may contribute to the understanding of the uses of the site and add to the knowledge of Aboriginal occupation in the ACT.</p> <p>While much of the evidence of shearing technology has been stripped out of the Woolshed, there is considerable evidence of evolution in the shed's structure that might reveal evidence about the evolution of shearing at Yarralumla that is poorly documented in the literature. The sub-floor area beneath the catching pens area on the western side of the shed consists of large-diameter log posts with remains of other structural features that would not be expected in a sub-floor area. Further research of the evidence might indicate that the shed was built on top of an earlier shed in 1904, incorporating its posts as footings for the raised floor of the current shed. The sub-floor construction of the northern and eastern sections of the shed incorporate posts of differing size, suggesting they were built in different periods.</p>	<ul style="list-style-type: none"> • Sites related to isolated Aboriginal artefacts (Sites YW1, 2 and 3) • Potential archaeological deposits within most of Block 1201 (see Figure 46) • Woolshed
Criterion (l)	<p>The block and its plantings are significant because of their location close to the open space of the Lower Molonglo River Corridor, which is a significant migratory wildlife corridor. The plantings associated with the block contribute to the protective and foraging areas within the corridor, and this will become more important with on-going development near the river corridor in Molonglo. The native tree plantings have more significance as habitat for wildlife than do the pines.</p>	<ul style="list-style-type: none"> • Tree plantings

7. DEVELOPMENT OF POLICY - OPPORTUNITIES AND CONSTRAINTS

7.1 IMPLICATIONS ARISING FROM SIGNIFICANCE

Based on the statement of significance presented in Chapter 6, the following management implications arise. Conserve the:

- Woolshed
- association with the Shearers' Quarters Complex and yards;
- association with Government House, and the associated rural landscape;
- remnant precinct landscape – 1968 design;
- vernacular group of buildings set in a rural landscape of trees and paddocks, against the backdrop of the Brindabella Ranges;
- social event use;
- rustic nature, bush character, large internal spaces and good acoustics of the Woolshed;
- Aboriginal stone artefacts and associated sites (Sites YW1, 2 and 3);
- potential archaeological deposits within most of Block 1201 (see Figure 46); and
- tree plantings.

These implications do not automatically lead to a given conservation policy in Chapter 8. There are a range of other factors that must also be considered in the development of the policy, and these are considered in the rest of this chapter. Such factors may modify the implications listed above to produce a different policy outcome.

7.2 LEGISLATIVE REQUIREMENTS

The legislative and related requirements relevant to the Yarralumla Woolshed relate to the:

- *Australian Capital Territory (Planning and Land Management) Act 1988* (Commonwealth);
- *National Capital Plan* (Commonwealth);
- *Australian Heritage Council Act 2003* (Commonwealth);
- *Heritage Act 2004* (ACT);
- *Building Code of Australia; and*
- *Disability (Access to Premises-Buildings) Standards 2010* (Commonwealth).

Australian Capital Territory (Planning and Land Management) Act 1988

The Act establishes the National Capital Authority, and requires the NCA to prepare and administer a *National Capital Plan* (National Capital Authority 2002). The *National Capital Plan* defines Designated Areas and sets out detailed policies for land use and detailed conditions for planning, design and development within them. Works approval must be obtained from the NCA for all 'works' proposed within a Designated Area.

Yarralumla Woolshed is part of Central National Area (Lake Burley Griffin and Foreshores). This area is a Designated Area as defined in the *National Capital Plan*. Therefore all 'works' affecting the area require written approval from the NCA.

The following section briefly describes relevant parts of the *National Capital Plan*.

National Capital Authority and National Capital Plan

The object of the plan (National Capital Authority 2002) is to ensure that Canberra and the ACT are planned and developed in accordance with their national significance. In particular, the plan seeks to preserve and enhance the special characteristics and those qualities of the National Capital which are of national significance.

The plan describes the broad pattern of land use to be adopted in the development of Canberra and other relevant matters of broad policy. The plan also sets out detailed conditions for the planning, design and development of Designated Areas which includes the Woolshed. As noted above, works within a Designated Area require written approval from the NCA and must meet these detailed conditions. Such works include:

- new buildings or structures;
- installation of sculpture;
- landscaping;
- excavation;
- tree felling; and
- demolition.

Specific relevant sections of the plan include:

- principles and policies for Lake Burley Griffin and Foreshores (*National Capital Plan*, Sections 1.2.2 and 1.2.3);
- detailed conditions of planning, design and development (NCP, Section 1.4);
- heritage and environment (NCP, Chapters 10 and 11);
- design and siting conditions for detached houses and buildings other than detached houses (NCP, Appendix H, Parts 1 and 2); and
- design and siting conditions for signs (NCP, Appendix H, Part 3).

The plan provides extensive and detailed guidance on a wide variety of matters. It is difficult to meaningfully distill the relevant guidance however, its scope includes:

- the role of the capital;
- preferred uses;
- character to be achieved/maintained;
- hydraulics and water quality;
- access;
- development conditions, including scale of development;
- parking and traffic arrangements;
- standard and nature of building, and urban design and siting, including landscaping;
- management planning for features;
- heritage places;
- signage; and
- infrastructure.

Key general principle and policies

The relevant principle provided in the plan is,

To conserve and develop Lake Burley Griffin and Foreshores as the major landscape feature which unifies the National Capital's central precincts and the surrounding inner hills; and to provide for National Capital uses and a diversity of recreational opportunities.' (NCA 2002, Section 1.2.2)

It also provides a number of policies, of which the key ones are as follows.

- (a) Lake Burley Griffin and Foreshores should remain predominantly as open space parklands while providing for existing and additional National Capital and community uses in a manner consistent with the area's national symbolism and role as the city's key visual and landscape element.
 - (b) Lake Burley Griffin and Foreshores are intended to provide a range of recreational, educational and symbolic experiences of the National Capital in both formal and informal parkland settings with particular landscape characters or themes. These should be maintained and further developed to create a diversity of landscape and use zones which are integrated into the landscape form of the city and reflect the urban design principles for the National Capital...
 - (e) The range of uses permitted in Lake Burley Griffin and Foreshores will be the following:
 - Aquatic Recreation Facility...
 - Community Facility
 - Landscape Buffer
 - National Capital Use
 - Outdoor Education Establishment
 - Park
 - Pathway Corridor
 - Public Utility...
 - Reserve
 - Restaurant
 - Restricted Access Open Space
 - Road
 - Scientific Research Establishment
 - Tourist Facility (not including a service station)
- (NCA 2002, Section 1.2.3)

The Woolshed block is zoned Open Space (Park).

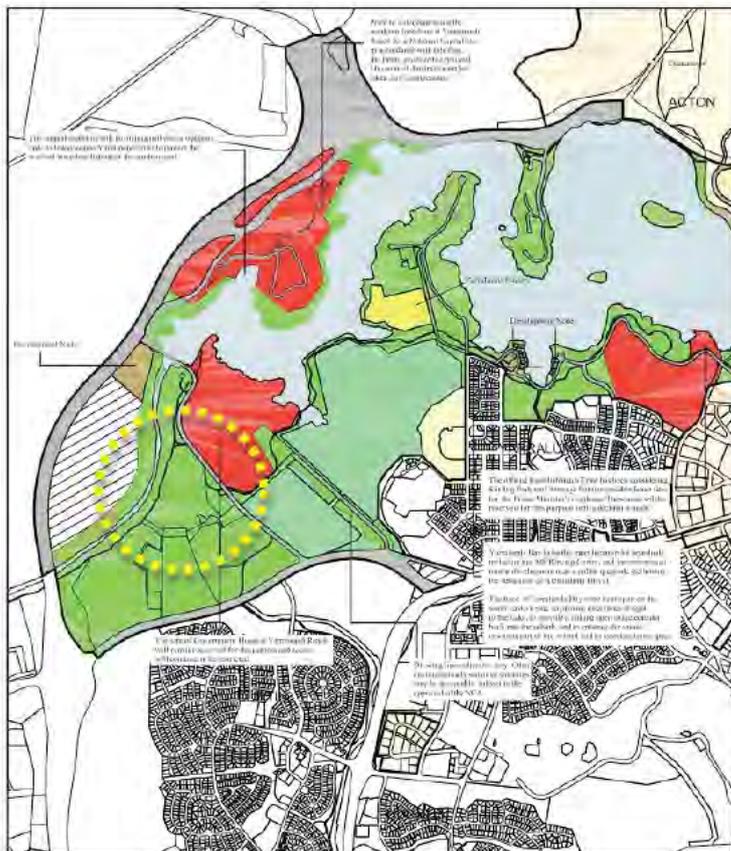


Figure 54. Zoning Plan for part of the Central National Area (Lake Burley Griffin and Foreshores) – Woolshed Block circled
Source NCA 2002, Figure 17

Heritage provisions

The Woolshed and surrounds are entered in the Register of the National Estate (see Appendix A). This triggers protection under Chapter 10 of the *National Capital Plan*. The register was a statutory heritage register maintained by the Commonwealth until 2012. However, it is now classified as a non-statutory archive, that is an archived heritage register with no direct statutory consequences.

The range of statutory and non-statutory heritage listings relevant to the Yarralumla Woolshed are detailed in the following table.

Name of Place	Status	List or Register	Heritage Body
Yarralumla Woolshed, Outbuildings and Surrounds	Registered	Register of the National Estate	Australian Heritage Council
Yarralumla Woolshed and Outbuildings	Registered	Register of Significant Twentieth Century Architecture	Australian Institute of Architects (ACT Chapter)
Yarralumla Woolshed and Outbuildings	Nominated	ACT Heritage Register	ACT Heritage Council

Heritage Act 2004 (ACT)

This Act is the principal Territory heritage legislation. It provides a comprehensive system to conserve significant heritage places and objects in the ACT. The main elements of the Heritage Act include:

- to establish a system for the recognition, registration and conservation of natural and cultural heritage places and objects, including Aboriginal places and objects;
- to establish the heritage council as the key advisory body on heritage issues;
- establish a more comprehensive and accessible Heritage Register with streamlined processes to nominate and register heritage places and objects;
- to provide for heritage agreements to encourage conservation of heritage places and objects;
- to provide for heritage guidelines to protect heritage significance;
- to define obligations of public authorities to protect heritage;
- establish enforcement and offence provisions to provide greater protection for heritage places and objects including Heritage Directions, Heritage Orders and Information Discovery Orders; and
- to provide a more efficient system integrated with land planning and development to consider development applications having regard to the heritage significance of a place and heritage guidelines.

The ACT Heritage Unit provides technical and administrative support to the ACT Heritage Council.

The Yarralumla Woolshed has been nominated to the ACT Heritage Register, as noted above. However, because planning and development is the responsibility of the Commonwealth Government through the National Capital Authority, therefore the normal protective provisions of the Act do not apply. None the less, by agreement, the NCA consults the ACT Heritage Council regarding any development applications affecting the Woolshed.

An obligation under the current Act for the ACT Property Group as a public authority is to prepare a conservation management plan for the Yarralumla Woolshed if directed by the ACT Heritage Council (*Heritage Act 2004* (ACT), section 110). However, no such direction has been given. Even so, if a conservation management plan is prepared, and it is approved by the ACT Heritage Council, then the ACT Property Group must act in accordance with the plan.

Building Code of Australia

The Code is the definitive regulatory resource for building construction, providing a nationally accepted and uniform approach to technical requirements for the building industry. It specifies matters relating to building work in order to achieve a range of health and safety objectives, including fire safety.

All building work at the Yarralumla Woolshed should comply with the Code. However, given constraints provided by the existing heritage building, full compliance may not always be easy to achieve.

Disability (Access to Premises-Buildings) Standards 2010

The purpose of the *Disability (Access to Premises-Buildings) Standards* is to improve the accessibility of public buildings. These standards are part of the Australian Government's social inclusion agenda to give all Australians, particularly people with a disability, better access to a wider range of public buildings. The standards are created under the *Disability Discrimination Act 1992*. ([www.ag.gov.au/www/agd/agd.nsf/Page/Humanrightsandanti-discrimination_Disability\(AccesstoPremises-Buildings\)Standards](http://www.ag.gov.au/www/agd/agd.nsf/Page/Humanrightsandanti-discrimination_Disability(AccesstoPremises-Buildings)Standards))

7.3 STAKEHOLDERS

There are a range of stakeholders with an interest in the Yarralumla Woolshed. These are briefly discussed below. The ACT Property Group is the Government owner of the Woolshed and its role is discussed in Section 7.4 below.

ACT Heritage Council/ACT Heritage Unit

The role of the Heritage Council and ACT Heritage Unit are addressed in the previous section regarding legislation.

Woolshed Users

The range of individual and organisational/group users of the building are stakeholders in its future. These include general community members who use the Woolshed for private functions (eg. birthdays and wedding celebrations), and community groups, some of which have a close affinity for the nature of the place (eg. the Monaro Folk Society).

Some sense of the views of these stakeholders is provided in Section 4.4 above regarding the social values of the Woolshed. Several key comments related to:

- adequate upkeep and maintenance for the Woolshed to allow it to continue to operate effectively (eg. toilets, kitchen and roof); and
- don't modernise too much – keep the rustic character.

Australian Institute of Architects (ACT Chapter)

The AIA is a professional non-government organisation concerned with architectural matters. The AIA, ACT Chapter's Register of Significant Twentieth Century Architecture Committee has registered the Woolshed.

The AIA is generally concerned for the conservation of architectural heritage, including that of the Woolshed.

National Trust of Australia (ACT)

The Trust is a community-based heritage conservation organisation. It maintains a register of heritage places, and generally operates as an advocate for heritage conservation. Listing on the Trust's register carries no statutory power, though the Trust is an effective public advocate in the cause of heritage.

While the Trust has not classified the Woolshed, it is none the less expected to promote the conservation of the Woolshed, and to be vigilant for any proposals likely to impact on the heritage place.

ACT Equestrian Association (ACTEA)

The Association was established in 1970 as an umbrella organisation to represent all equestrians in Canberra and the local region in their endeavours at all levels of achievement. ACTEA represents 20 affiliated groups such as pony clubs, showjumping, trail riding, dressage, horse trials, eventing, endurance riding and vaulting. ACTEA's main objectives are to:

- promote horse riding as a recognised healthy recreational activity;
- promote the development of equestrian facilities in the ACT;
- assist the efforts of affiliated associations and clubs to obtain and improve equipment and facilities;
- improve the standard of horsemanship in the ACT;
- promote the views of the equestrian public; and
- encourage the support of equestrian activities by the Commonwealth and ACT Government, and other persons and organisation (www.actea.asn.au).

The Equestrian Park on the rural block which includes the Woolshed is managed by the ACT Equestrian Association under licence from the ACT Government. Day to day management of the Park is the responsibility of a Sub-Committee of ACTEA called the Equestrian Park Management Group. (www.actea.asn.au/equestrianpark.html)

7.4 MANAGEMENT CONTEXT, REQUIREMENTS AND ASPIRATIONS

General Context

Several sections within the ACT Property Group are responsible for the overall management of the Woolshed and its block.

The ACT Property Group in the Territory and Municipal Services Directorate (TAMS)

provides accommodation services on behalf of the ACT Government. ACT Property Group manages the Territory's owned commercial buildings, and manages properties which either become surplus to agencies' service delivery needs or which are transferred to ACT Property Group from other government agencies.

(www.tams.act.gov.au/live/property_and_accommodation)

Prime roles include strategic asset management and managing existing government and/or non-government tenancies. In addition, ACT Property Group also provides property projects and trade services to all ACT agencies. ACT Property Group places a strong emphasis on sound asset management planning, accommodation planning, tenancy management and works delivery.

The Property Asset Management Section develops and implements a sustainable whole-of-government approach to the management of a portfolio of more than 150 buildings, including the Woolshed. A key role is working with other Government agencies to ensure optimum asset management, especially with respect to tenancy and maintenance.

Yarralumla Woolshed

The Woolshed is managed as an events facility, and the remainder of the rural block outside the immediate fenced area of the Woolshed is managed as an equestrian park.

Conditions of hire for the Woolshed have been developed and these address such matters as:

- cleaning after events;
- a ban on fires and fireworks;
- advertising and signs;
- alteration or removal of fabric;
- behaviour of people;
- occupancy limit (200 persons);
- emergency procedures;
- smoking (only permitted at least 15 metres away from the Woolshed); and
- heating (electric only).

In the course of preparing the conservation management plan, a Building Code of Australia (BCA) and access audit was undertaken. A copy of the full audit is provided at Appendix K. This audit identified a number of issues, including:

- the travel distance from the pens area exceeds 20 metres to a point of choice of travel to two exits, if the board area is closed off from the pens at the southeast end of the building;
- the external and internal stairs constructed of timber have uneven risers and going dimensions, open risers, no contrasting strip, and going less than 250 mm for stairs to the female toilets. Balustrades and handrails are non compliant;
- the existing exits doors have panic bars installed however, these bars have been fitted poorly and do not operate correctly. Some of the doors have also barrel bolts fitted that do not comply with requirements;
- only the board and wool room area of the building has access for people with a disability. The door to the pens area is non complaint, and the floor surface is non compliant;
- the current ramp does not have compliant handrails or a non slip surface. Tactile indicators are damaged and need repair, and do not meet the requirement for a 30%

contrast with the surrounding surface, circulation space at doors is non compliant, and door furniture is non compliant;

- there are currently no accessible carparks provided for the building. There is also no accessible path to the building from the road;
- the accessible toilet does not have compliant circulation space for access. Door furniture, fixtures and fittings are non compliant;
- the inspection did not locate any fire hydrants;
- two 30 metre fire hose reels have been installed. The access to the pens area from the hose reels is required to provide adequate coverage for the entire building;
- some existing exit signs need to be upgraded; and
- there is one accessible sanitary facility provided which does not comply with current requirements. There are currently no ambulant facilities in the male and female toilets.

While BCA compliance is not an issue for an existing building unless a substantial alteration is proposed, as defined by the *Building (General) Regulation 2008 (ACT)*, access issues may give rise to a complaint under the *Disability Discrimination Act 1992 (Commonwealth)*.

In addition, a fire services condition assessment commissioned by Territory & Municipal Services identified the need for one additional fire extinguisher (Steve Coombe Fire & Lift Safety 2011, p. 7).

As noted, the remainder of the rural block outside the Woolshed fenced area is managed as an equestrian park. It is leased to the ACT Equestrian Association, which uses the remainder of the block for a cross-country course. Day to day management of the park is the responsibility of a Sub-Committee of ACTEA called the Equestrian Park Management Group. The ACT Property Group is to negotiate a new lease agreement in 2012, following transfer of lease management to it during 2011.

The ACT Equestrian Association normally hosts two major events each year, in addition to other activities, and the course is approaching an international standard. The Association also has a lease for other land/facilities between the Woolshed and Cotter Road, outside the study area.

The equestrian park is also a public park available to individual members of the community for the primary purpose of equestrian activity. The park, or parts thereof, is also available for hire under defined rules and guidelines (Guidelines for the Use of Equestrian Park and Cotter Plots, Yarralumla, ACT Equestrian Association nd).

The Association occasionally re-sows the grass on the block, it maintains the fencing, and refurbishes the jumps as needed. The ACT Government mows the grass and undertakes tree works as needed.

An issue with the rural block is erosion along the creek, including around crossings.

There are other issues for the ACT Equestrian Association, such as the lack of facilities (eg. toilets and showers, power supply, truck parking), however, these relate to other lease areas and not the rural block associated with the Woolshed.

Other comments relating to development potential, trees and archaeological values are below.

Development Potential

Given the heritage values and character of the Woolshed, it does not seem that there are any opportunities for development within the immediate fenced area surrounding the building. Any such development is likely to impact on heritage values.

In terms of uses for the building, no viable alternative uses are obviously superior to the current function/event use. It may be possible to return the building to active farming use, however, there are no farming operations apparently close to the Woolshed which would make this readily possible. Other possibilities include museum use, outdoor education, community facility, or tourist use. The possibilities could be market tested but there is no apparent clamour to convert the Woolshed to a new use. Any change would also have to consider the impact on public access to enjoy the heritage qualities of the place, and there may be community concern about a change.

There may be opportunities for sensitive development on parts of the remaining rural block. Such development would need to take account of:

- the heritage values of the block and Woolshed, including the need to maintain a rural setting and significant views;
- the requirements of the *National Capital Plan*, noting the overall zoning is Open Space (Park); and
- any impact on existing equestrian uses.

The location within the block (away from the Woolshed and views from it), scale (preferably small-medium) and character (in keeping with the rural environment) of any development would be important factors. Possible uses might include community facility, outdoor education, possibly restaurant use (or rather a food outlet perhaps related to other uses of the block, eg. occasional equestrian events), scientific research establishment, and tourist facility. Assuming ongoing equestrian use of the block, any development should be sympathetic to this existing use, and be carefully considered with regard to constraining equestrian use (eg. reducing the area for such use).

At this time, further guidance is needed before details about possible options can be explored.

Trees and Natural Heritage

The precinct has the following general opportunities related to the trees. There are opportunities:

- for some of the current and any future plantings to conserve the rural landscape and character, including erosion control within the creek, and at the same time ensuring new plantings increase the natural values of the precinct;
- to enhance, within heritage guidance and the current recreational function, the connectivity and quality of habitats for wildlife movement, particularly from the Lower Molonglo River Corridor through to the Kowen/Majura area; and
- to remove some of the lower significance plantings and naturalised weeds, especially on the creek.

As noted in the ecological assessment (Appendix J), the Golden Sun Moth is now being located well outside of the original published habitat requirements. It is being located even in highly modified habitats, and for this reason it is the only species listed in the assessment that would require more survey should any substantial development be contemplated in the future. The survey undertaken as part of the assessment occurred at

the wrong time of year to establish whether the moths are present on the block.

Bushfire issues are also a factor to consider in the management of the landscape, including the trees.

Archaeological Values

There are no identified areas of historical archaeology or sensitivity within Block 1201. On the basis of the available history for the area, the potential for significant historical archaeological deposits is low.

Three Aboriginal sites are located within the area and most of the area has the potential to contain further unidentified sites and has a moderate to high Aboriginal archaeological subsurface potential (see Figure 46 above).

7.5 CONDITION AND INTEGRITY

This section begins with an overview of the condition and integrity of the Yarralumla Woolshed. This is followed by a more detailed consideration of the state of the attributes of the place, and finally summary information about condition and integrity issues.

Overview

In general terms, the condition of the Yarralumla Woolshed and its block are fair, and they display a medium level of integrity.

Condition and Integrity of Attributes

The following table provides a summary of the condition and integrity of the various attributes related to the significance of the Woolshed.

In the table, condition relates to the state of the attribute, often the physical state – for example, original iron sheeting which is badly eroded would be a condition issue. Integrity relates to the intactness of the attribute – for example modern Colorbond sheeting replacing original iron sheeting would be an integrity issue irrespective of its condition. It is often useful to distinguish between these matters, especially as integrity relates closely to significance.

The attributes in the table are listed in the order derived from the statement of significance in Section 6.1.

Criteria	Attributes	Condition	Integrity
Criterion (c)	<ul style="list-style-type: none"> • Woolshed • Association with Shearers' Quarters Complex and Yards • Government House, and the associated rural landscape • Remnant precinct landscape – 1968 design 	<ul style="list-style-type: none"> • Poor-Fair • Good • Good • Poor-Good 	<ul style="list-style-type: none"> • Medium • Medium • Medium • Medium

Table 7. Condition and Integrity of the Attributes of the Yarralumla Woolshed			
Criteria	Attributes	Condition	Integrity
Criteria (b) and (d)	<ul style="list-style-type: none"> Woolshed Vernacular group of buildings set in a rural landscape of trees and paddocks, against the backdrop of the Brindabella Ranges 	<ul style="list-style-type: none"> Poor-Fair Good 	<ul style="list-style-type: none"> Medium Medium
	<ul style="list-style-type: none"> Social event use Rustic nature, bush character, large internal spaces, good acoustics 	<ul style="list-style-type: none"> Good Good 	<ul style="list-style-type: none"> High Medium
Criteria (d) and (e)	<ul style="list-style-type: none"> Aboriginal stone artefacts 	<ul style="list-style-type: none"> Good 	<ul style="list-style-type: none"> High
Criterion (h)	<ul style="list-style-type: none"> Woolshed Association with Shearers' Quarters Complex and Government House 	<ul style="list-style-type: none"> Poor-Fair Good 	<ul style="list-style-type: none"> Medium Medium
	<ul style="list-style-type: none"> Remnant precinct landscape – 1968 design 	<ul style="list-style-type: none"> Poor-Good 	<ul style="list-style-type: none"> Medium
Criterion (j)	<ul style="list-style-type: none"> Sites related to isolated Aboriginal artefacts (Sites YW1, 2 and 3) 	<ul style="list-style-type: none"> Good 	<ul style="list-style-type: none"> High
	<ul style="list-style-type: none"> Potential archaeological deposits within most of Block 1201 (see Figure 46) 	<ul style="list-style-type: none"> Good 	<ul style="list-style-type: none"> High
	<ul style="list-style-type: none"> Woolshed 	<ul style="list-style-type: none"> Poor-Fair 	<ul style="list-style-type: none"> Medium
Criterion (l)	<ul style="list-style-type: none"> Tree plantings 	<ul style="list-style-type: none"> Fair 	<ul style="list-style-type: none"> High

Condition and Integrity Issues

The following table provides a summary of condition and integrity issues.

Table 8. Condition and Integrity Issues			
Feature	Summary assessment of Condition and Integrity	Issues	Condition (C) or Integrity (I) Issue
Rural Block			
Weeds and wildlings	Good/Low	<ul style="list-style-type: none"> Weeds and wildlings 	I
Trees	Poor/High	<ul style="list-style-type: none"> Tree safety 	C
Creek bank	Poor-Fair/High	<ul style="list-style-type: none"> Creek bank erosion 	C
Immediate Surrounds			
--	Fair/Medium	<ul style="list-style-type: none"> East – concrete pad, picnic table 	C+I
Woolshed General			
--	Fair/Medium	<ul style="list-style-type: none"> Deteriorated paintwork Lighting Surface mounted conduits Mesh windows, mesh damaged Sub-floor mesh fencing Lifting/loose iron wall and roof sheeting Rusted roof iron 	C I I C+I I C C
Woolshed Interior			
General	Fair/Medium	<ul style="list-style-type: none"> Provide access to the exit at the south end of the board from the pens Ensure fire hose reel access to the pens area Exit signs need to be upgraded 	-- -- --

Table 8. Condition and Integrity Issues

Feature	Summary assessment of Condition and Integrity	Issues	Condition (C) or Integrity (I) Issue
		<ul style="list-style-type: none"> Re-fit panic bars correctly and ensure proper operation Remove barrel bolts from exit doors Fire safety 	C -- --
Wool Room		<ul style="list-style-type: none"> Painted modern timber doors Timber framed windows to north and east, several layers of mesh, perspex/corrugated clear sheeting/Alsynite Lighting – emergency, fluorescent and flood lighting Surface mounted conduit/s Distribution board 	I I I I I
Board		<ul style="list-style-type: none"> Internal wall of timber posts, boarding, and timber doors to pens – some doors panelled over with plywood – corrugated iron panel/cladding at high level Shutes panelled over with various materials – timber boards and plywood Mesh covered openings/windows – some reinforced, some mesh damaged Fluorescent lights 	I I C+I I
Catching Pens		<ul style="list-style-type: none"> Some shutes clad with plywood Modern floodlights Surface mounted conduit/s 	I I I
North Holding Pens		<ul style="list-style-type: none"> Stainless steel sink unit and bench with painted timber backsplash Lighting – fluorescents and industrial 	I I
Woolshed Exterior			
General	Poor-Fair/ Medium	<ul style="list-style-type: none"> Evidence of patching/replacement sheeting of walls, various types of fixings, and re-use of sheeting 	I
South Elevation		<ul style="list-style-type: none"> A few sheets of wall iron are loose Timber post and rail fence to sub-floor with mesh covering Painted timber double doors, paintwork deteriorated High level flywire/mesh window, mesh damaged Lights – fluorescents and a flood light in a cage Non-original timber stairs and ramp, concrete landing with tactiles and drain, handrail loose, rail broken, loose posts Downpipe disconnected 	C I C C+I I C+I I
East Elevation – Southern Section		<ul style="list-style-type: none"> Date painted on wall High level flywire/mesh window, mesh damaged, corrugated iron sheeting over original mesh windows? Posts to sub-floor, with mesh covering Floodlight in cage fixed to wall 	I C+I I I
Southeast Skillion –		<ul style="list-style-type: none"> Flat metal corner wall flashings Unpainted timber gutter board and fascia 	I C



Table 8. Condition and Integrity Issues

Feature	Summary assessment of Condition and Integrity	Issues	Condition (C) or Integrity (I) Issue
Outer		<ul style="list-style-type: none"> • Quad gutter, downpipe discharges to ground • Unpainted timber boarded door, paintwork to architrave deteriorated • Loose/lifting sections of skillion roof 	I C C
Southeast Skillion – Inner		<ul style="list-style-type: none"> • Ogee gutter, central downpipe angles across wall to corner, need to check drainage • Flat metal corner wall flashing • Fluorescent light, motion sensor in cage • Painted timber board door, paintwork deteriorated, hole in bottom of door – broken board • Roof iron very rusted, lifting section, sunken section?, skylight 	I I I C+I C
South Elevation – East Section – Upper		<ul style="list-style-type: none"> • Roof very rusted, one damaged/lifting section 	C
South Elevation – East Section – Lower		<ul style="list-style-type: none"> • Wall sheeting edge loose/damaged 	C
East Elevation – Central Section		<ul style="list-style-type: none"> • Alsynite/clear sheeting over 4 high level windows, timber sills • Metal box on wall • Floodlight in cage • Two fluorescents, one surface mounted conduit • Painted timber board on wall, paintwork deteriorated • Painted timber board door, paintwork deteriorated, timber deteriorated – termite damage? • Timber stair and landing, partly painted, mesh panels in balustrade, pipe handrail, concrete slab landing, timber posts a mixture of salt-treated pine and bush poles, paintwork deteriorated, loose rail and post • Sub-floor – posts, line of fencing set back from edge, mesh covering, pipe and mesh gate 	I I I I C C C+I I
North Elevation – East Section – Lower		<ul style="list-style-type: none"> • Wall sheeting lifting • Painted timber board at high level, paintwork deteriorated • Ogee gutter, two downpipes missing • Two unpainted timber fixed glass windows – original not glazed but mesh only? • Floodlight in cage • Fluorescent light • Painted timber board double doors, painted timber architrave – paintwork deteriorated • Timber stair and landing, salt treated pine posts, concrete steps and landing, rail and boards loose • Sub-floor – timber posts, mesh covering set back, timber rails 	C C I C+I I I C C+I I



Table 8. Condition and Integrity Issues			
Feature	Summary assessment of Condition and Integrity	Issues	Condition (C) or Integrity (I) Issue
North Elevation – East Section – Upper		<ul style="list-style-type: none"> Upper roof very rusted, some lifting Lower roof not fully inspected – as for upper roof? 	C C
East Elevation – North Section – Upper		<ul style="list-style-type: none"> Wall sheeting lifting 	C
East Elevation – North Section – Lower		<ul style="list-style-type: none"> High level chicken wire mesh vent, some sections panelled over with corrugated iron, mesh damaged Quad gutter, two downpipes, one not connected Fluorescent light, surface mounted conduit Roof very rusted, lifting/damaged Sub-floor – timber posts, one salt treated pine post, mesh covering set one row back 	C+I I I C C+I
North Elevation – Central Section – Upper		<ul style="list-style-type: none"> Gabled wall, rust stains, some lifting sheeting Roof very rusted 	C C
North Elevation – Central Section – Lower		<ul style="list-style-type: none"> Gabled elevation, sheeting lifting/damaged in part, some rusting Various ridge cappings – flat metal sheet, corrugated iron rolled over edge Painted timber board door, paintwork deteriorated Fluorescent light Sub-floor – timber posts, mesh set back from edge 	C I C I I
West Elevation – North Section		<ul style="list-style-type: none"> Wall sheeting lifting in sections and some surface rust High level chicken wire vents, repaired with mesh over-battened Roof iron lifting Sub-floor – timber posts and mesh covering Small trees growing in sub-floor space 	C I C I I
South Elevation – West Section		<ul style="list-style-type: none"> Non-original? painted timber board double doors, paintwork deteriorated Sub-floor – timber posts with mesh covering Timber landing and stairs, concrete landing, two broken treads 	C+I I C
West Elevation – South Section		<ul style="list-style-type: none"> Lifting wall sheeting, one damaged section High level continuous chicken wire vent, one section repaired with mesh over-battened Folded sheet metal gutter, two downpipes, one not connected Sub-floor – timber posts with mesh covering, timber bottom rail deteriorated/loose Roof rusted and lifting 	C I I C+I C



7.6 ISSUES RELATED TO THE BROADER SETTING

The Woolshed and its block sit in a larger landscape comprising equestrian facilities, paddocks, remnant plantations, and the Molonglo River corridor.

As noted in other chapters, there are important relationships between the block and the:

- river corridor as a migratory wildlife corridor;
- surrounding rural environment, as an extension of the rural qualities of the block itself. While there is no visual link to Yarralumla Homestead/Government House, this rural environment is suggestive of the link; and
- the Brindabella Ranges as the backdrop for the Woolshed.

In addition, there is a former visual link between the Woolshed and the former Yarralumla Homestead, now Government House. The link is impeded by the Government House lookout on Lady Denman Drive.

8. CONSERVATION POLICY AND IMPLEMENTATION STRATEGIES

8.1 OBJECTIVE

The objective of this policy is to achieve the conservation of the cultural heritage significance of the Yarralumla Woolshed and its block, including its setting.

8.2 DEFINITIONS

The definitions for terms used in this report are those adopted in *The Burra Charter, The Australia ICOMOS Charter for places of cultural significance* (Australia ICOMOS 2013), a copy of which is provided at Appendix I. Key definitions are provided below.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*.

Fabric means all the physical material of the *place* including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance* [as listed below].

Maintenance means the continuous protective care of a *place*, and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use. [Article 7.2 states regarding use that: a place should have a compatible use]

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

8.3 CONSERVATION MANAGEMENT POLICY AND IMPLEMENTATION STRATEGIES

Table 9. Policy and Strategy Index		
Number	Policy Title	Strategies
General Policies		
Policy 1	Significance the basis for planning, management and work	
Policy 2	Adoption of Burra Charter and Australian Natural Heritage Charter	
Policy 3	Adoption of policies	
Policy 4	Planning documents for or relevant to the Yarralumla Woolshed and its block	
Policy 5	Compliance with legislation	5.1 Copy of CMP for the ACT Heritage Council 5.2 Reconciling the CMP with any future ACT Heritage Register citation
Policy 6	Expert heritage conservation advice	
Policy 7	Decision making process for works or actions	7.1 Decision making process
Policy 8	Review of the conservation management plan	
Training, Consultation and Liaison		
Policy 9	Training	
Policy 10	Relationship with the ACT Heritage Unit and National Capital Authority	
Policy 11	Information about proposed works	
Aboriginal Heritage		
Policy 12	Conservation of Aboriginal heritage	12.1 Identified Aboriginal sites 12.2 Potential Aboriginal heritage on block 12.3 Unanticipated discoveries
Conservation of the Woolshed		
Policy 13	Conservation of the Woolshed	13.1 Reverse previous changes 13.2 More sympathetic options for non-original features 13.3 Excavation around the Woolshed 13.4 Integration with Outbuildings
Policy 14	Maintenance planning and works	14.1 Maintenance plan 14.2 Maintenance informed by monitoring 14.3 Addressing maintenance and repair issues 14.4 Possibility of a friends group
Policy 15	Upgrading and adaptation works	
Policy 16	Condition monitoring	16.1 Monitoring program 16.2 Reporting by maintenance contractors
Landscape of the Block		
Policy 17	Conservation of the landscape	17.1 Conserve NCDC landscape qualities 17.2 Reconstructing woodland 17.3 Landscape masterplan 17.4 Creek plantings 17.5 Creek bank erosion control
Policy 18	Replacement and new plantings	18.1 Replacement trees 18.2 New and replacement plantings 18.3 Tree plantings

Table 9. Policy and Strategy Index		
Number	Policy Title	Strategies
		18.4 List of woodland species 18.5 Weeds and wildlings 18.6 Weeds
Policy 19	Dead, dying, declining or dangerous trees	19.1 Tree safety program 19.2 Replace trees 19.3 Habitat trees 19.4 Yellow Box plantations
Setting		
Policy 20	Setting	20.1 Reinstatement of visual link with former Yarralumla Homestead
Use of the Place		
Policy 21	Use of the Woolshed and its immediate surrounds	21.1 Hire, lease or occupancy agreements
Policy 22	Use of the remainder of the block	22.1 Hire, lease or occupancy agreements 22.2 Survey for Golden Sun Moth if change of use proposed
New Development		
Policy 23	New buildings	23.1 Survey for Golden Sun Moth if new development proposed
Policy 24	New landscaping	
Interpretation		
Policy 25	Interpretation of the significance of the Woolshed and its block	25.1 Interpretive strategy
Unforeseen Discoveries		
Policy 26	Unforeseen discoveries or disturbance of heritage components	
Keeping Records		
Policy 27	Records of intervention and maintenance	27.1 Records about decisions 27.2 Maintenance and monitoring records
Further Research		
Policy 28	Addressing the limitations of this conservation management plan	

General Policies

Policy 1 *Significance the basis for planning, management and work*

The statement of significance set out in Chapter 6 shall be a principal basis for future planning, management and work affecting the Yarralumla Woolshed and its block.

Policy 2 *Adoption of Burra Charter and Australian Natural Heritage Charter*

The conservation and management of the cultural heritage of the Yarralumla Woolshed and its block, the related fabric and uses, should be carried out in accordance with the principles of *The Burra Charter* (Australia ICOMOS 2013), and any revisions of the Charter that might occur in the future.

The conservation and management of the natural heritage aspects of the block should be carried out in accordance with the principles of the Australian Natural Heritage Charter (Cairnes 2002), and any revisions of the Charter that might occur in the future.

Policy 3 *Adoption of policies*

The policies recommended in this conservation management plan should be endorsed as a primary guide for management as well as future planning and work for the Yarralumla Woolshed and its block.

Policy 4 *Planning documents for or relevant to the Yarralumla Woolshed and its block*

All planning documents developed for or relevant to the Yarralumla Woolshed and its block should refer to this conservation management plan as a primary guide for the conservation of its heritage values. The direction given in those documents and in this plan should be mutually compatible.

Commentary: Other possible planning documents include those for the Woolshed outbuildings adjacent.

Policy 5 *Compliance with legislation*

The ACT Property Group and any future occupiers of the Yarralumla Woolshed and its block must comply with all relevant legislation and related instruments as far as possible, including the:

- *Australian Capital Territory (Planning and Land Management) Act 1988* (Commonwealth);
- *National Capital Plan* (Commonwealth);
- *Australian Heritage Council Act 2003* (Commonwealth);
- *Heritage Act 2004* (ACT);
- *Building Code of Australia; and*
- *Disability (Access to Premises-Buildings) Standards 2010* (Commonwealth).

Commentary: This includes the need to seek relevant approvals for changes impacting on the heritage values of the Yarralumla Woolshed and its block.

Implementation strategies

- 5.1 The ACT Property Group shall provide a copy of this plan to the ACT Heritage Council.

Commentary: While the ACT Heritage Council does not have a statutory role, it none the less has a role through the National Capital Authority's processes.

- 5.2 The ACT Property Group should seek to have any future heritage assessment and heritage guidelines under the ACT Heritage Register reconciled with this conservation management plan.

Policy 6 Expert heritage conservation advice

People with relevant expertise and experience in the management or conservation of heritage properties should be engaged for the:

- provision of advice on the resolution of conservation issues; and
- for advice on the design and review of work affecting the significance of the Yarralumla Woolshed and its block.

Commentary: If needed, the ACT Heritage Unit may be able to advise about suitable experts.

Policy 7 Decision making process for works or actions

The ACT Property Group and any future occupiers of the Yarralumla Woolshed and its block should ensure that they have an effective and consistent decision-making process for works or actions affecting the place which takes full account of the heritage significance of the place. All such decisions shall be suitably documented and these records kept for future reference.

Implementation strategies

- 7.1 The process should involve:
- consultation with internal and external stakeholders relevant to the particular decision;
 - an understanding of the original design and subsequent changes to the area involved;
 - documentation of the proposed use or operational requirements justifying the works or action;
 - an assessment of the impact on significance; and
 - identification of relevant statutory obligations and steps undertaken to ensure compliance.

Policy 8 Review of the conservation management plan

This conservation management plan shall be reviewed:

- to take account of new information and ensure consistency with current management circumstances every five years; or
- whenever major changes to the place are proposed or occur by accident (such as fire or natural disaster); or
- when the management environment changes to the degree that policies are not appropriate to or adequate for changed management circumstances.

Training, Consultation and Liaison

Policy 9 Training

Adequate training for ACT Property Group staff and any future occupiers of the Yarralumla Woolshed and its block should be provided regarding the significance of the place, and the policies and practices for its appropriate management.

Policy 10 Relationship with the ACT Heritage Unit and National Capital Authority

The ACT Property Group should maintain regular contact with the ACT Heritage Unit and NCA, including informal consultations where appropriate.

Commentary: The ACT Heritage Unit administers the *Heritage Act 2004* (ACT) and provides the secretariat for the ACT Heritage Council. Early consultation with both agencies can simplify and speed any approvals needed under the *National Capital Plan*.

Policy 11 Information about proposed works

Stakeholders and the public should be informed in a timely fashion, as appropriate, about proposals for works or programs within or affecting the Yarralumla Woolshed and its block.

Commentary: A list of stakeholders is provided in Section 7.3. This policy is in addition to the formal requirements to notify agencies such as the National Capital Authority.

Aboriginal Heritage

Policy 12 Conservation of Aboriginal heritage

Known and potential Aboriginal heritage related to most of the rural block shall be conserved.

Commentary: The following figure indicates the recorded Aboriginal sites and the area of potential Aboriginal heritage.

Implementation strategies

- 12.1 The three identified Aboriginal sites shall be preserved in-situ. If these sites are to be impacted then the sites shall be collected prior to any impact.
- 12.2 If any part of the area of potential Aboriginal heritage on Block 1201 is to be impacted then a program of archaeological subsurface testing shall be completed and appropriate mitigation strategies developed.
- 12.3 The *Unanticipated Discovery Plan* (Appendix F) provides a protocol to be followed in the event that previously unrecorded heritage sites/ artefacts are revealed during construction works, and this shall be adopted and implemented as necessary.

Conservation of the Woolshed

The policies in this section apply to the building only and its immediate surrounds. Refer also to the policy section on new development below.

Policy 13 Conservation of the Woolshed

In general, the fabric and spaces of the Woolshed shall be conserved where possible to its form at 1964, including the flagstone paving around the building (often hidden by grass).

Additional qualities or features to be conserved include the rustic nature and bush character of the Woolshed, the large internal spaces and good acoustics.

Conservation and management of the Woolshed shall also recognise other significant relationships and associations, such as with the adjacent Outbuildings, the surrounding paddocks, sheep dip (noting the location has not been established), and Yarralumla Homestead/Government House.

Commentary: The year 1964 was when the last shearing took place in the building, and marks the end of its farming use.

Implementation Strategies

13.1 As the opportunity arises, ACT Property Group should consider options to reverse previous changes to the building, such as those noted in Appendix G.

Commentary: Such options relate to external doors, changes to windows, changes made to the internal wall between the board and pens, and use of salt treated pine posts.

13.2 As the opportunity arises, ACT Property Group should seek to implement more sympathetic options to a range of non-original features, as noted in Appendix G.

Commentary: Such features include lighting, conduits, mesh to the sub-floor area, the sink unit in the pens area, wall sheet fixings, and corner/edge flashings.

13.3 Should any excavation work be undertaken in the fenced area immediately around the Woolshed, this should be supervised by an archaeologist.

Commentary: While the archaeological potential is low, it is still worthwhile to monitor any excavation work such as digging trenches for services etc.

13.4 If the opportunity arises, the conservation, management and presentation of the Woolshed and its adjacent Outbuildings shall be integrated.

Policy 14 Maintenance planning and works

The Woolshed shall be well maintained and all maintenance and repair work

shall respect the significance of the place. Maintenance and repair shall be based on a maintenance plan that is informed by:

- a sound knowledge of each part of the building, its materials and services and their heritage significance; and
- regular inspection/monitoring.

It shall also include provision for timely preventive maintenance and prompt repair in the event of breakdown.

Implementation Strategies

- 14.1 The ACT Property Group should develop a maintenance plan for the Woolshed, including provisions for life-cycle maintenance.
- 14.2 The ACT Property Group should ensure maintenance planning is periodically informed by a monitoring program (refer to Policy 16).
- 14.3 Maintenance planning should be reviewed by the ACT Property Group for opportunities to address the maintenance and repair issues listed at Appendix G.
- 14.4 The ACT Property Group should consider the possibility of a ‘friends group’ for the Woolshed to engage the community and assist with maintenance.

Policy 15 Upgrading and adaptation works

The ACT Property Group may replace or upgrade fabric and services, or undertake adaptation works as required by their condition or changed standards. Such works shall not compromise significance unless there is no feasible and prudent alternative, in which case every effort shall be made to minimise the impact on significance.

Adaptation may also be undertaken to allow for a new use for the Woolshed which is compatible with its significance.

Commentary: Adaptation in this plan involves no, or minimal impact on significance, in accordance with *The Burra Charter*.

Policy 16 Condition monitoring

A program of monitoring of the condition of fabric should be implemented. This program shall be distinct from the maintenance program but should be linked to it for implementation. The information gained should identify areas experiencing deterioration, which should in turn inform maintenance planning.

Implementation Strategies

- 16.1 The ACT Property Group should develop and implement a monitoring program to identify changes in the condition of the place.
- 16.2 Mechanisms should be put in place to ensure timely reporting by any maintenance contractors to a coordinating officer with overall responsibility for the maintenance of the Woolshed.

Landscape of the Block

The policies in this section apply to the remainder of the study area land outside of the fenced area immediately around the Woolshed. Aboriginal heritage issues are discussed separately above.

Policy 17 Conservation of the landscape

Conserve the rural landscape and character of the Yarralumla Woolshed and its block, including the remnant qualities of the NCDC landscape design.

All new plantings should conserve these qualities.

Implementation Strategies

17.1 Conserve the NCDC landscape design qualities:

- informal group plantings of elms (*Ulmus procera*) and mixed pines (*Pinus canariensis* and *Pinus halepensis*) along Lady Denman Drive accentuating high and low points, and framing views into the paddocks;
- deciduous and conifer plantings framing the remnants of the bridlepath along the southern edge of the study area. The plantings change from Honey Locust (*Gleditsia triacanthos*) closer to the Woolshed, mixed pines (*Pinus canariensis* and *Pinus halepensis*) around the Woolshed itself, and rows of White Cedars (*Melia azedarach*) and occasional Cypress Pine (*Callitris endlicheri*) west of the Woolshed;
- the planting of Yellow Box (*Eucalyptus melliodora*) and occasional Cypress Pine (*Callitris endlicheri*) on the ridge/spur west of the Woolshed;
- the mixed pine planting (*Pinus canariensis* and *Pinus halepensis*) largely enclosing/sheltering the Woolshed, with a Honey Locust (*Gleditsia triacanthos*) planting extending from a belt of pines north of the Woolshed adding seasonal interest – all helping to frame the northerly view from the building down the creek valley towards Black Mountain; and
- views from the western side of the ridge/spur over the Molonglo River towards the pine plantations on the other side.

Commentary: The NCDC creek plantings and the marker planting of Willows at the west end of the bridlepath have largely been lost, and new native creek plantings have been undertaken.

17.2 Otherwise, retain, refurbish and maintain the vegetation on the block. Should the opportunity arise, consider reconstructing a woodland landscape in any areas not immediately associated with its equestrian use, provided this does not conflict with the conservation of the NCDC landscape design qualities.

Commentary: At present the ACT Property Group undertakes grass mowing on the block several times a year.

- 17.3 Prepare a simple landscape masterplan to guide future plantings and replacement plantings, recognising the landscape qualities/values noted in this plan. This masterplan should also consider bushfire issues.

Commentary: This should include consideration of a new marker planting at the west end of the bridlepath, perhaps using a native species.

- 17.4 Use Starr (2002, see Appendix 4 in the Arboricultural and Ecological Assets Report provided at Appendix J of this conservation management plan) as a guide for future creek plantings.

Commentary: There are a range of ACT and Commonwealth programs that might be used to support such nature conservation measures. The main ACT programs are summarised in the *ACT Nature Conservation Strategy 2013-23* (Environment & Sustainable Development 2013, pp. 31-2). Commonwealth programs include those under the Clean Land theme managed by the Department of the Environment (www.environment.gov.au/clean-land).

- 17.5 Investigate improved creek bank erosion control methods.

Policy 18 Replacement and new plantings

As tree replacement or new plantings are undertaken they should be of exotic or indigenous native woodland/riverine species, consistent with Policy 17.

Implementation Strategies

- 18.1 Replace trees that perform poorly, succumb to pathogens or present hazards with more appropriate trees which reflect the rural landscape and character.
- 18.2 New plantings shall sustain and enhance the cultural and natural character of the landscape.
- 18.3 Undertake tree planting and replacement programs within the broader block, and within the heritage limitations of the place.
- 18.4 A list shall be prepared of the most commonly used woodland species from which future selections shall be made for any native plantings.
- 18.5 A weed monitoring and wildling removal program shall be undertaken on an annual basis.
- 18.6 New specimens of declared weeds shall be removed as noticed.

Policy 19 Dead, dying, declining or dangerous trees

Dead, dying, declining or dangerous trees should be removed and replaced or otherwise treated as part of an annual tree maintenance program to retain the landscape character and enhance public safety.

Implementation Strategies

- 19.1 Establish an annual tree safety program, including replanting program, if required.
- 19.2 Replace trees where required.
- 19.3 Retain dead native trees with other habitat values provided they are examined and deemed as safe.
- 19.4 As trees succumb within the Yellow Box plantations they need not be replaced until a more open woodland formation has been achieved.

Setting

The policies in this section apply to the area around the block and beyond the boundary of the study area.

Policy 20 Setting

The ACT Property Group shall encourage the maintenance of an appropriate rural setting for the Yarralumla Woolshed which also respects the relationship between the Woolshed and the Yarralumla Homestead/Government House.

Implementation Strategies

- 20.1 If the opportunity arises, the ACT Property Group will seek to encourage the reinstatement of the visual link between the Woolshed and Government House (the former Yarralumla Homestead), impeded by the 1960s lookout on Lady Denman Drive.

Use of the Place

Policy 21 Use of the Woolshed and its immediate surrounds

The primary uses of the Woolshed and the fenced area immediately around it shall be function use, farming related uses, museum use, outdoor education, community facility, or tourist use.

Public access to the Woolshed should be maintained.

Ancillary uses which support the primary use/s may also be permitted.

Commentary

The current use is for functions, and there is no foreshadowed change to this situation.

Ancillary uses which support the primary use may not be entirely sympathetic to the place, but should be relatively limited in extent and designed to have minimal impact (eg. toilets).

Implementation Strategies

21.1 Any hire, lease or occupancy agreement for the Woolshed should highlight the heritage significance of the place and recognise this conservation management plan.

Policy 22 Use of the remainder of the block

The remaining landscape areas of the block surrounding the Woolshed shall be used for equestrian purposes or farming.

Other uses may be permitted, consistent with the *National Capital Plan* (eg. community facility, outdoor education, possibly restaurant use (or rather a food outlet perhaps related to other uses of the block, eg. occasional equestrian events), scientific research establishment, or tourist facility). Any new uses shall consider:

- the heritage values of the block and Woolshed, including the need to maintain a rural setting and significant views;
- the possible presence of the Golden Sun Moth;
- the requirements of the *National Capital Plan*, noting the overall zoning is Open Space (Park);
- any impact on existing equestrian uses; and
- the location, scale and character of any development associated with the new use.

Commentary: At this time the remainder of the block is used for equestrian purposes and no change is proposed.

Implementation Strategies

22.1 Any hire, lease or occupancy agreement for the block or any part of it shall highlight the heritage significance of the place and recognise this

conservation management plan.

Commentary: The current guidelines prepared by the ACT Equestrian Association for users of the equestrian park appear consistent with the broad aims of this conservation management plan.

- 22.2 Should any substantial change of use be proposed from the existing use, then prior to any decisions being taken, an ecological survey of the proposed location shall be undertaken for Golden Sun Moth at the appropriate time of year.

New Development

The following policies apply within the study area for this conservation management plan.

Policy 23 New buildings

No new buildings shall be permitted within the fenced area immediately around the Woolshed.

Limited new buildings may be permitted on other parts of the block provided they are designed with careful regard to:

- the rural landscape and significant views;
- views from the Woolshed; and
- a sympathetic rural character and scale for new development.

Implementation Strategies

23.1 Should any substantial new development be proposed, then prior to any decisions being taken, an ecological survey of the proposed location shall be undertaken for Golden Sun Moth at the appropriate time of year.

Policy 24 New landscaping

In general, no new landscaping shall be undertaken except as is consistent with the policy guidance provided above (Policies 17-19).

Interpretation

Policy 25 Interpretation of the significance of the Woolshed and its block

The significance of the Woolshed and its block shall be interpreted to the general public visiting the area as well as visitors to the building itself.

Implementation Strategies

25.1 The ACT Property Group shall develop and implement a simple interpretive strategy considering the range of possible messages, audiences and communication techniques.

Commentary: Interpretation might focus on:

- including suitable information in the conditions of hire brochure;
- the ACT Property Group/TAMS website; and
- site signage such as provided through the *Canberra Tracks* program, and inclusion as part of a related trail/tour.

Unforeseen Discoveries

This section deals with unforeseen discoveries in a general context. The Aboriginal heritage section above specifically discusses unanticipated discoveries related to this aspect.

Policy 26 Unforeseen discoveries or disturbance of heritage components

If the unforeseen discovery of new evidence or the unforeseen disturbance of heritage fabric or values requires major management or conservation decisions not envisaged by this conservation management plan, the plan shall be reviewed and revised (see Policy 8).

If management action is required before the plan can be revised, a heritage impact statement shall be prepared that:

- assesses the likely impact of the proposed management action on the existing assessed significance of the place;
- assesses the impact on any additional significance revealed by the new discovery;
- considers feasible and prudent alternatives; and
- if there are no such alternatives, then considers ways to minimise the impact.

If action is required before a heritage impact statement can be developed, the ACT Property Group shall seek relevant expert heritage advice before taking urgent action.

Urgent management actions shall not diminish the significance of the place unless there is no feasible and prudent alternative.

Commentary

Unforeseen discoveries may be related to location of new documentary or physical evidence about the place or specific heritage values that are not known at the time of this plan, and that might impact on the management and conservation of the place. Discovery of new heritage values, or the discovery of evidence casting doubt on existing assessed significance would be examples. This might relate to a range of values.

Discovery of potential threats to heritage values may also not be adequately canvassed in the existing policies. Potential threats might include the need to upgrade services or other operational infrastructure to meet current standards, the discovery of hazardous substances that require removal, or the physical deterioration of fabric.

Unforeseen disturbance might be related to accidental damage to fabric, or disastrous events such as fire or flood.

Keeping Records

Policy 27 Records of intervention and maintenance

The ACT Property Group shall maintain records related to any substantial intervention or change in the place, including records about maintenance.

Implementation strategies

27.1 The ACT Property Group shall retain records relating to decisions taken in accordance with Policy 7 - Decision making process for works or actions.

27.2 The ACT Property Group shall retain copies of all maintenance plans prepared for the place, including superseded plans, and records about monitoring. (Refer to Policies 16 and 19)

Further Research

Policy 28 Addressing the limitations of this conservation management plan

Opportunities to address the limitations of this plan (see Section 1.4) shall be taken if possible, and the results used to revise the conservation management plan.

In particular, intensive recording and research of the Woolshed structure should be undertaken to determine any stages of development.

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APPENDIX A: EXISTING HERITAGE CITATION

The following citation is from the Register of the National Estate.



Yarralumla Woolshed Outbuildings and Surrounds, Cotter Road, Yarralumla, ACT, Australia

Photographs	
List	Register of the National Estate
Class	Historic
Legal Status	Registered (01/11/1983)
Place ID	13291
Place File No	8/01/000/0023
Statement of Significance	
<p>One of the most outstanding vernacular buildings in Canberra, this large, refined example of a traditional Australian woolshed is symbolic of the National Capital's pastoral heritage. The woolshed and its outbuildings are well sited above Yarralumla Creek and contribute to the semi-rural landscape south of Government House.</p> <p>(The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)</p>	
Official Values Not Available	
Description	
<p>A large woolshed of traditional T-plan. Sawn timber structure, sheeted with iron, raised 2.4m on log posts. Roofs, supported by struts onto posts, are arranged with a nave and aisles. Sheep pens remain intact. Three former shearers' quarters also sheeted with iron, complete this group of vernacular buildings, constructed for Frederick Campbell in 1904.</p> <p>Background:</p> <p>The word Yarralumla is derived from an Aboriginal word Yarrowlumla which was the name used for Mount Stromlo ridge and means Echo Mountain, or 'where the cry comes back from the mountain'. The property of Yarralumla was one of the first in the district with a nucleus dating from 1828 where it appears in a survey map of 1829. The first grant of 2,560 acres was given to Henry Donnison in 1828 and sold by him to William Dawes for 250 pounds in 1831. In January 1833 Francis Mowatt bought Dawe's interest in Yarralumla. However, even with these ownerships Taylor became the first occupant when he took up temporary residence from 1828. Francis Mowatt, a Sydney civil servant with the Customs Department, owned the land until he sold it to Terence Aubrey Murray and Thomas Walker in May 1837 for an initial payment of 500 pounds and a later settlement of 5,760 pounds for the 2,560 acre property. The Deed of Grant was not issued until 27 July 1842. The property under Murray must have developed, as the census of 1841 showed that 108 persons were employed at Yarralumla. When Murray married he made over the property to his wife as a marriage settlement. When she died in 1858 his brother in law Augustus Gibbes became trustee for the property and effectively took over the ownership of Yarralumla. This change of events did not please Murray who referred to Mrs Gibbes as '...the old hag,...who rules everything at Yarralumla'. Frederick Campbell, grandson of Robert Campbell of Duntroon and second son of Charles Campbell of Duntroon and Belconnen purchased the property in 1881 and appointed Richard Vest as overseer. The property was fenced and improved during the Campbell's time, particularly to the annoyance of local residents who were restricted from passing across the large land holding. It was during the Campbell's time that the woolshed and outbuildings were constructed. Under compulsory acquisition of land after the selection of Canberra as the Federal Capital of Australia, the property was acquired by the Federal Government on 27 July 1912 with the price of 149,675 pounds 19 shillings 9 pence finally negotiated and agreed in 1914. In 1925 the main house was remodelled to become the Vice-regal residence and it has continued to perform this function. The woolshed and outbuildings were used for shearing ACT</p>	



lessees' sheep and held under lease by the Yarralumla Woolshed Committee until 31 December 1930 when the committee was disbanded. From 1930 to the late 1960s it was leased out to various people including G D C Tanner and McInnes Brothers who used it for shearing. After 1970 it has been used for its current function of woolshed for hire and the outbuildings under lease by the Canberra Lakes Pony Club. The current woolshed and outbuildings are not the first at Yarralumla, as Richard Vest records, in 1896, that 35,000 sheep were shorn and the shearing shed was '...quite close to the homestead and a full team of twenty blade shearers and a number of roustabouts would be engaged'. Shearing at this time and until 1903 was done in the shed close to the homestead and accommodation and mess room were down by the banks of the river. During 1904 Frederick Campbell's diaries on Yarralumla note the preparation of blocks, piles, saplings, grating, rails, posts and gravel for the new shed. On 4 June 1904 it is noted that the 'carpenters left the new shed'. Several times in June and July 1904 the Queanbeyan Age advertised a Yarralumla Ball in aid of the Queanbeyan District Hospital at Yarralumla New Woolshed on Tuesday 26 July. The report of the Ball on 29 July 1904 refers to the newly erected Yarralumla Woolshed's '...spacious walls as one of the most up to date and commodious woolsheds in the southern districts...The woolshed, which is not yet completed, is in the hands of Mr Fred Young a Queanbeyan contractor and reflects very great credit upon Mr Fred Campbell, its architect'. Vest records the cost of machinery, as set out in Dangar Gedye and Company's account of 23 May 1904, as: twenty sets of Wolseley machines; 100 ft of 1.5 inch bright shafting (@ 1 shilling and 6 pence per foot); twenty 1.5 inch brackets; four half inch couplings; twenty Wolseley shears (@ 3 pounds each); twenty steel nickel plated cores and joints; sixty combs (@ 2 shillings each); 240 cutters (@ 5 pence each); twenty screwdrivers; twenty oil cans (oil was 12 shillings and 9 pence per gallon); twenty brushes. This came to a total of 200 pounds plus one sharpening machine complete with comb and cutter holders and pendulum (10 pounds), spare parts, packing (46 pounds 8 shillings 9 pence). Campbell's diaries on Yarralumla suggest that the outbuildings were also constructed in 1904 as 13 May 1904 he refers to gravel for new huts and, for a few days from 9 September, drawing wood for shearers' hut. Today the woolshed has had all its equipment removed and new toilets added to cater for its current use. The Shearers' Quarters has had several alterations including removal of internal partitions, extension north and south by 3 ft, addition of the store on the south, store room on the north and an adjacent shed.

Description of place:

The woolshed is a simple timber framed corrugated galvanised iron clad building. All three outbuildings are simple, rural, timber framed buildings lined externally with corrugated galvanised iron and with painted corrugated galvanised iron roofs. Internal finishes vary with timber and concrete floors and asbestos cement, hardboard, timber, building paper and unlined walls. The structure is in the T-plan, constructed of sawn timber and raised 2.4m on log posts. The roof is supported by struts onto posts, arranged much like a nave with flanking aisles. Within the roustabouts' kitchen and the kitchen part of the shearers' quarters are brick fireplaces and ovens. All buildings have been modified, especially internally, with the woolshed being in reasonable condition but the outbuildings were generally in poor condition in 1982.

History Not Available

Condition and Integrity

Minor alterations to allow present use for functions are evident. Conservation allowing present use is feasible. Much of the internal sheep pens can be maintained. All buildings have been modified, especially internally, with the woolshed being in reasonable condition but the outbuildings were generally in poor condition. (1982)

Location

About 20 ha surrounding the woolshed. Boundary: from the north-east corner of Portion 756, District of Weston Creek, generally easterly along the southern boundary of Portion 626 to Lady Denman Drive, then north-westerly along the present fence line on the south-western side of that drive to the most northerly point on that fenceline being also the boundary of Portion 625, then directly south-west to the commencement point.

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 Proposal attached (National Trust of Australia (ACT)) Site Plan 1:
 9,600 Attached 5 colour slides
 Yarralumla Woolshed & Outbuildings Conservation/ Management Plan, Prepared by Philip Cox &



APPENDIX B: PROJECT BRIEF

1 BACKGROUND

ACT Property Group (ACTPG) acts as government property custodian for a range of Heritage listed properties and properties of Heritage interest. Conservation Management Plans (CMPs) are being commissioned by ACTPG as part custodian of the properties and as part of an ongoing asset management plan.

The formation of CMPs for these properties is necessary for asset management planning and will;

- establish the cultural significance of the place through research and documentation
- formulate conservation policy
- prepare a management plan to maintain, and where appropriate, enhance the significance of the place
- guide future use

2 PROJECT DESCRIPTION

2.1 Project Objectives

The provision of practical and technical advice that leads to improved management of assets with heritage value. Develop a Conservation Management Plan to assist with the management of this Heritage asset. Project objectives include:

- Provide information in a format that can be interpreted and used by the asset owner
- Satisfy the requirements of the ACT Heritage Council;
- Obtain formal endorsement of the CMP from the ACT Heritage Council;
- Provide detailed costing for ongoing maintenance and management;
- Provide development opportunities and costing for same to enable further feasibility studies to be carried out on any proposal;
- Determine current BCA compliance and impacts on alternative use proposals; as relevant;
- Determine extent of potential redundancy of elements of the building that may arise through adaption to current requirements and alternative use

The CMP is to be endorsed by ACT Heritage prior to its finalisation.

2.2 Project Task

To prepare a CMP consistent with ACT Heritage guidelines and in accordance with the Australian ICOMOS Charter for the conservation of Places of Cultural Significance (Burra Charter) 1999 and its guidelines

The Conservation Management Plan should contain a management strategy, setting out how the conservation policies can be implemented. This should include:

- Recommendations for the statutory protection of the place, if it is not already registered or listed.
- A prioritised schedule of works containing short and long-term conservation requirements.
- Sources of financial and technical assistance.
- The level of detail in the schedule of works should be sufficient to guide more detailed specifications in the case of buildings, but in the case of gardens and archaeological sites may need to be sufficient to be the basis on which quotations are called for the works.

The report should describe the methodology used.

The Conservation Plan should be prepared in accordance with the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 1999 and its guidelines.

Where objects are associated with the place the Conservation Plan should note these and make recommendations for their identification and conservation. Further detail on the standard brief for Conservation Management Plans as defined by the ACT Heritage Unit can be found at **Attachment 1**

2.3 Current statements of significance

Please see annexe for project specific documents

2.4 Project purpose

The preparation of the CMP will involve relevant consultations, research, inspections and analysis so as to provide sound understanding of the property leading to the confirmation of the statement of significance.

The CMP will reinforce why the property is significant and what policies there are to ensure that significance is retained. The CMP should combine all relevant drawings, assessments and previous conservation reports and translate the information into specific policies for appropriate heritage management.

The statement of significance, CMP and information about constraints and opportunities will be used as the basis for developing the conservation policy, implementation strategies and new works guidelines. It will be a significant foundation guide to the design and construction for future works.

In researching the significance of the property the consultant may collect statements/comments from relevant segments of the community who have an attachment to the property.

3 PROCESS

A return document setting out the consultant's process and timing leading to the required outputs is required prior to commissioning.

The process will include the draft and draft final CMP allowing for input from stakeholders.

The CMP should account for other relevant studies.

The draft CMP will be presented to:

- ACT Heritage Unit CMP Taskforce

The draft CMP will be circulated for comment to:

- Department of Land and Property Services
- Other relevant ACT Government agencies

The final CMP must be approved by:

- The ACT Heritage Council

3.1 Resources provided by the Territory

The Territory will provide:

- Copies any relevant documents
- Negotiation on venues for any public consultation where required,
- Access to properties being assessed
- Contacts for known relevant stakeholders.

Refer to annexe for project specific documents available.

3.2 Output requirements

The final CMP will be concise and easy to read and will include drawings, maps, photographs and other supporting documentation. Text shall be provided in Word format and documents shall be provided in PDF, JPG and DWG formats. Photographs must be provided separately in addition to inclusion in the document. In PDF format no single part of the document should exceed 3 MB

ACTPG will distribute the final document. The final CMP will be loaded onto the web and copies distributed to relevant organisations in electronic form. The final output must be easily copied and printed. In addition to the original on disc, the consultant is to produce two copies at the draft and draft final phases and five copies of the final CMP.

To assist with digital size this may be presented in volumes.

4 PROJECT MANAGEMENT & LIAISON

The project officer is Stuart Finch, Property Asset Management ACTPG. Phone 6205 2948. e-mail stuart.finch@act.gov.au. The project officer will facilitate contact with ACT Government stakeholders. Presentation to the CMP Taskforce is organised by the project officer. The project officer will also convene meetings with the tenant, if relevant and relevant ACT Government staff and maintenance personnel as applicable.

5 PROJECT BUDGET

The agreed fee will include GST, sub consultant costs, meetings (up to 4 of one hour duration) and one presentation to the Heritage Council CMP Taskforce.

6 PAYMENT TERMS

The consultant will refer to both the Service Requisition number and purchase order number on all invoices.

ACTPG will receive invoices for the Draft CMP 50%, the Draft Final CMP 25% and the final 25% invoiced once the Heritage Council have approved the final CMP.

7 PROJECT TIMING

The consultant shall respond with indicative milestones in a return brief to establish a mutually agreed project program.

Item	Description	Weeks	Date due
a)	Execute consultancy contract.		
b)	Commencement meeting within one week of contract execution.		
c)	Research and Relevant Stakeholder Consultation.		
d)	Draft CMP		
e)	Submission to Heritage Council CMP Taskforce		
f)	Feedback from CMP Taskforce		
g)	Draft Final CMP		
h)	Draft Final for recommendation that the ACT Heritage Council endorses the CMP		
i)	Final Deliverable		
		Total weeks	

8 SELECTION CRITERIA

The selection criteria are:

- Understanding of the requirements of the brief, the task, any risks, deliverables and timeframe
- Capability and availability of personnel
- Value for money for the Territory inclusive of insurance details and charge rates and

breakup of the fee by output.

9 CONTRACT PROFORMA

A purchase order will be issued as an attachment to the panel services agreement.

ANNEXE

PROJECT SPECIFIC

**Yarralumla Woolshed
Rural Block Pt. 1201, Weston Creek**

STATEMENT ABOUT THE HERITAGE SIGNIFICANCE OF THE PLACE

The Yarralumla Woolshed is a large woolshed of traditional T-plan. Sawn timber structure, sheeted with iron, raised 2.4m on log posts. Roofs, supported by struts onto posts, are arranged with a nave and aisles. Sheep pens remain intact. Three former shearers' quarters also sheeted with iron, complete this group of vernacular buildings, constructed for Frederick Campbell in 1904.

Value to the ACT Government

The ACT Government values the Heritage and history of The Yarralumla Woolshed. In particular its;

- Place in our history;
- Building techniques and materials.
- Functional use as a community facility.

Site Specific Requirements

Current use

The Woolshed is currently leased to Sport and Recreation (TAMS) and used as a popular event facility.

Note: The buildings on block 1144 are privately leased and are excluded from this process.

Conservation Management Plan.

CMP produced 1982, Phillip Cox and Partners

Documents Available

Building Condition Audit - Nil

Hazmat - Nil

Heritage Register – Nominated 1998

<http://www.heritage.gov.au/cgi-bin/ahpi/record.pl?RNE13291>

APPENDIX C: DETAILED DESCRIPTION

This appendix provides a more detailed interior and exterior description of the Yarralumla Woolshed and its immediate surrounds.

Immediate Surrounds

- Woolshed set in a grassed area
- South – circular dirt track/drive, timber bollards between entry track and Woolshed
- East – track continues passed Woolshed, service pits, pine plantings, concrete pad, picnic table
- North – stone paving, drainage channel, open views to north
- West – stone paving, pine plantation
- Fences – star picket and wire, timber corner posts
- Paddocks – variety of horse jumps, timber constructions, some excavated or benched-in; spoil/rubbish mounds; timber head wall near creek

Woolshed Interior

Generally

- Timber framed walls and roof clad with corrugated iron

Wool Room

- Timber floor
- Open aisles either side of a central space
- Steel rod reinforcing to roof trusses
- Painted modern timber doors
- Timber framed windows to north and east, several layers of mesh, perspex/corrugated clear sheeting/Alsynite
- Glazed highlights
- Lighting – emergency, fluorescent and flood lighting
- Surface mounted conduit/s
- Distribution board

Board

- Timber floor – concrete pad in floor to southern end
- Internal wall of timber posts, boarding, and timber doors to pens – some doors panelled over with plywood – corrugated iron panel/cladding at high level
- Shutes panelled over with various materials – timber boards and plywood
- Multi-pane timber windows
- Mesh covered openings/windows – some reinforced, some mesh damaged
- Remnant timber wall panelling
- Fluorescent lights
- GPOs

Catching Pens

- Timber slatted floor

- Timber pens and gates
- Some shutes clad with plywood
- Mesh covered highlights
- Modern floodlights
- Surface mounted conduit/s

North Holding Pens

- As for catching pens
- Stainless steel sink unit and bench with painted timber backsplash
- Lighting – fluorescents and industrial

Ablution Area

- Concrete floor
- Sheet metal clad stalls and ceramic toilets
- Painted ledge and brace timber doors
- Basins, mirrors and painted timber panels

Woolshed Exterior

General

- Corrugated iron clad walls and gabled roofs, three ridge vents
- Evidence of patching/replacement sheeting of walls, various types of fixings, and re-use of sheeting

South Elevation

- A few sheets of wall iron are loose
- Timber post and rail fence to sub-floor with mesh covering
- Painted timber double doors, paintwork deteriorated
- High level flywire/mesh window, mesh damaged
- Lights – fluorescents and a flood light in a cage
- Non-original timber stairs and ramp, concrete landing with tactiles and drain, handrail loose, rail broken, loose posts
- Remnant timber corner fence post
- Downpipe disconnected
- Painted notice on wall

East Elevation – Southern Section

- Rust stains on wall cladding
- Date painted on wall
- High level flywire/mesh window, mesh damaged, corrugated iron sheeting over original mesh windows?
- Posts to sub-floor, with mesh covering
- Floodlight in cage fixed to wall
- Section of ogee gutter and downpipe
- Two x 9 pane timber windows
- Chicken wire to eaves, exposed timber rafter ends

Southeast Skillion – Outer

- Flat metal corner wall flashings

- Unpainted timber gutter board and fascia
- Quad gutter, downpipe discharges to ground
- Concrete slab edge at base of wall, slab landing
- Unpainted timber boarded door, paintwork to architrave deteriorated
- Sewer pipes extend through wall, vent riser
- Loose/lifting sections of skillion roof

Southeast Skillion – Inner

- Painted timber top rail of wall visible
- Two timber framed fixed glass windows
- Ogee gutter, central downpipe angles across wall to corner, need to check drainage
- Sewer pipes and other drainage lines through wall
- Former large door panelled over
- Flat metal corner wall flashing
- Fluorescent light, motion sensor in cage
- Painted timber board door, paintwork deteriorated, hole in bottom of door – broken board
- Concrete slab landing
- Roof iron very rusted, lifting section, sunken section?, skylight

South Elevation – East Section – Upper

- Timber fixed glass highlights
- Painted timber panel above highlights
- Roof very rusted, one damaged/lifting section

South Elevation – East Section – Lower

- Painted timber board at top of wall
- Ogee gutter with downpipe connection to inner skillion gutter
- Wall sheeting edge loose/damaged

East Elevation – Central Section

- Gabled and skillion ends
- Alsynite/clear sheeting over 4 high level windows, timber sills
- Electrical connection
- Metal box on wall
- Floodlight in cage
- Two fluorescents, one surface mounted conduit
- Painted timber board on wall, paintwork deteriorated
- Painted timber board door, paintwork deteriorated, timber deteriorated – termite damage?
- Timber stair and landing, partly painted, mesh panels in balustrade, pipe handrail, concrete slab landing, timber posts a mixture of salt-treated pine and bush poles, paintwork deteriorated, loose rail and post
- Sub-floor – posts, line of fencing set back from edge, mesh covering, pipe and mesh gate

North Elevation – East Section – Lower

- Wall sheeting lifting
- Painted timber board at high level, paintwork deteriorated

- Ogee gutter, two downpipes missing
- Two unpainted timber fixed glass windows – original not glazed but mesh only?
- Floodlight in cage
- Fluorescent light
- Painted timber board double doors, painted timber architrave – paintwork deteriorated
- Timber stair and landing, salt treated pine posts, concrete steps and landing, rail and boards loose
- Sub-floor – timber posts, mesh covering set back, timber rails

North Elevation – East Section – Upper

- As for south side
- Corrugated iron boxed eaves
- Upper roof very rusted, some lifting
- Lower roof not fully inspected – as for upper roof?

East Elevation – North Section – Upper

- Wall sheeting lifting
- Corrugated iron boxed eaves

East Elevation – North Section – Lower

- Rust stains on wall sheeting
- High level chicken wire mesh vent, some sections panelled over with corrugated iron, mesh damaged
- Flat metal panels at high level
- Quad gutter, two downpipes, one not connected
- Fluorescent light, surface mounted conduit
- Roof very rusted, lifting/damaged
- Sub-floor – timber posts, one salt treated pine post, mesh covering set one row back

North Elevation – Central Section – Upper

- Gabled wall, rust stains, some lifting sheeting
- Roof very rusted

North Elevation – Central Section – Lower

- Gabled elevation, sheeting lifting/damaged in part, some rusting
- Various ridge cappings – flat metal sheet, corrugated iron rolled over edge
- Painted timber board door, paintwork deteriorated
- Fluorescent light
- Sub-floor – timber posts, mesh set back from edge
- Timber ramp

West Elevation – North Section

- Wall sheeting lifting in sections and some surface rust
- High level chicken wire vents, repaired with mesh over-battened
- Quad gutter and downpipe
- Roof iron lifting
- Sub-floor – timber posts and mesh covering
- Small trees growing in sub-floor space

South Elevation – West Section

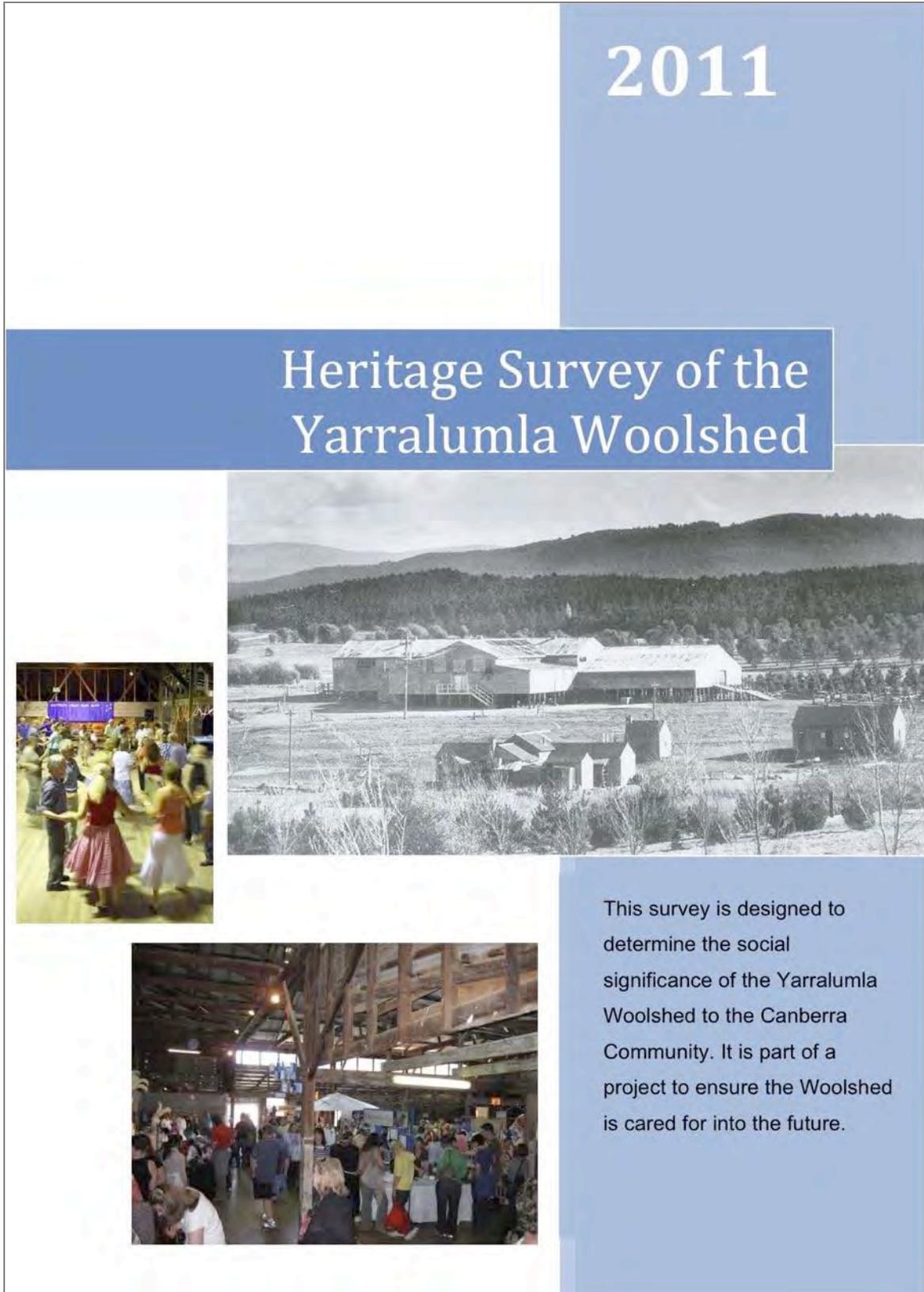
- Skillion section
- Non-original? painted timber board double doors, paintwork deteriorated
- Sub-floor – timber posts with mesh covering
- Timber landing and stairs, concrete landing, two broken treads

West Elevation – South Section

- Lifting wall sheeting, one damaged section
- High level continuous chicken wire vent, one section repaired with mesh over-battened
- Folded sheet metal gutter, two downpipes, one not connected
- Sub-floor – timber posts with mesh covering, timber bottom rail deteriorated/loose
- Roof rusted and lifting

APPENDIX D: SOCIAL VALUE RESEARCH

D.1 SURVEY FORM



2011

Heritage Survey of the Yarralumla Woolshed

This survey is designed to determine the social significance of the Yarralumla Woolshed to the Canberra Community. It is part of a project to ensure the Woolshed is cared for into the future.



1. Why do you visit the Yarralumla Woolshed?

- Public Events, eg: handmade markets
- Booked Functions
- Equestrian Events
- Special Occasions, eg: birthdays
- Sight Seeing
- Showing visitors around
- For leisure and recreation
- Socialise with family and friends

2. How often do you visit the Yarralumla Woolshed?

- Daily
- Weekly
- Monthly
- A couple of times a year
- Rarely
- Only in association with special events

3. For how long have you been visiting the Yarralumla Woolshed?

- 0-10 years
- 11-24 years
- 25 years and over

4. Thinking about the Yarralumla Woolshed how strongly do you agree or disagree with the following statements?

	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
It's important as a social venue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
It's part of Canberra's rural heritage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The rustic qualities add to the experience	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Memories of attending events are shared with family and friends	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
It is a much loved rural landmark close to the centre of the city	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
It is just another venue for hire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



5. What do you really like about the Yarralumla Woolshed?

6. Do you have a favourite part of the Yarralumla Woolshed? (eg: buildings, spaces, trees, views, sounds, smells)

- Woolshed and Outbuildings
- Large interior spaces
- Sheep pens
- Smells, sounds
- Trees
- Mountain backdrop
- The winding approach track
- Views from major roads

Other (please specify)

7. Do you think the rural setting is important? Why

8. Do you know anything about the history of the Woolshed?

9. Do you think the Yarralumla Woolshed is well looked after?

10. Do you have any other suggestions for how the Yarralumla Woolshed should be looked after in the future?

11. Finally please tell us a little about yourself.

- I am a Canberra Resident
- I am visiting Canberra
- I belong to an organisation that uses the Woolshed

Other (please specify)

12. Your age range is

- Under 18
- 18 - 34
- 35 - 54
- 55 - 74
- 75 and over

13. Your gender

- Male
- Female

Thank you for your contribution.

Please return this survey by the 26th of August to:

Sandy Blair
12 Drummond Row
Yarralumla
ACT 2600

Or complete it online at: <https://www.surveymonkey.com/s/R5WB88H>

D.2 SURVEY ANALYSIS

2011 Yarralumla Woolshed heritage survey analysis

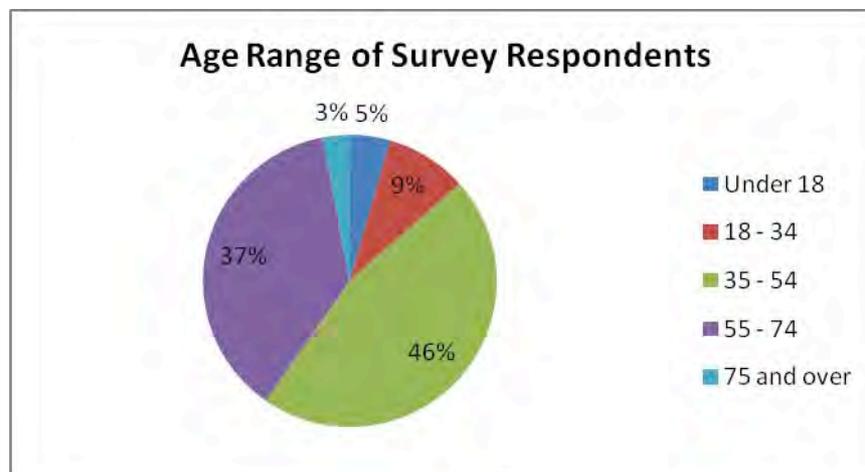
A survey of the Yarralumla Woolshed users was conducted over a three week period from the 16th of August till the 8th of September. The survey was sent to, and distributed amongst previously identified stakeholder groups and users of the Woolshed. Respondents had the option of completing the questionnaire online or in hard copy format. The majority of questionnaires were completed online. A total of 66 responses were obtained for the survey. The raw data gained from the questionnaires is contained in this Appendix.

Total Number of Surveys

Table 10. Number of Surveys	
Canberra Residents	44
Visitors	3
Belong to an organisation that uses the Woolshed	18
Total	65

Age Range

Table 11. Age Range of Survey Respondents	
Under 18	3
18 – 34	6
35 – 54	31
55 – 74	25
75 and over	2
Total	66



Gender

Table 12. Gender	
Male	20
Female	45
Total	65

Questions 1-3 & 6

Questions 1-3 & 6 required the respondents to check pre-determined options in regards to their reasons for visiting Yarralumla Woolshed, how long they have been visiting, for how long and their favourite aspects of the site. They also had the opportunity to clarify their response or provide their own answer under 'Other'.

Q1. Why do you visit the Yarralumla Woolshed?

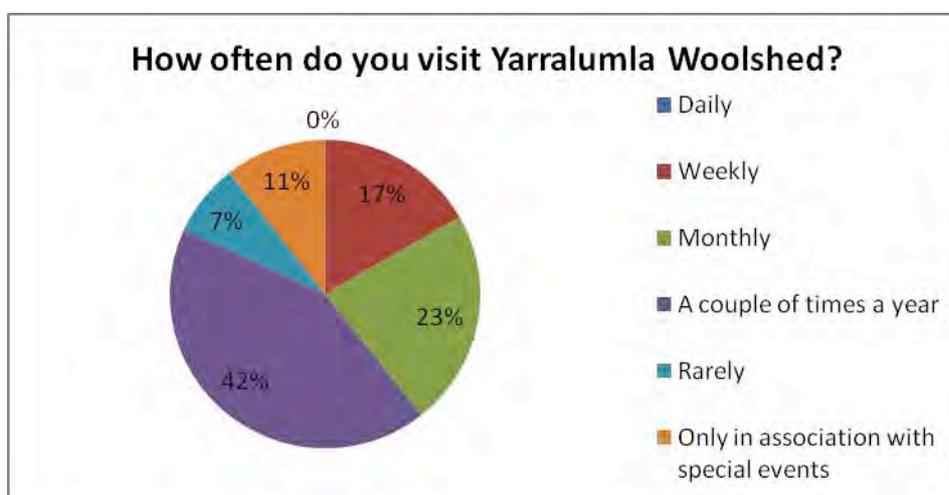
Table 13. Why do you visit the Yarralumla Woolshed?	
Public Events, eg: handmade markets	16
Booked Functions	24
Equestrian Events	36
Special Occasions, eg: birthdays	10
Sight Seeing	2
Showing Visitors Around	4
For Leisure and Recreation	20
Socialise with Family and Friends	9
Other	3
Total Answers	124

Respondents had the option of choosing more than one answer for this question; as such the total answer amount does not reflect the total respondent numbers. Three people stated specific reasons for using the Woolshed as ‘*To dance*’, ‘*Monaro Folk Society Dances*’ and ‘*school excursion*’.

Q2. How often do you visit the Yarralumla Woolshed?

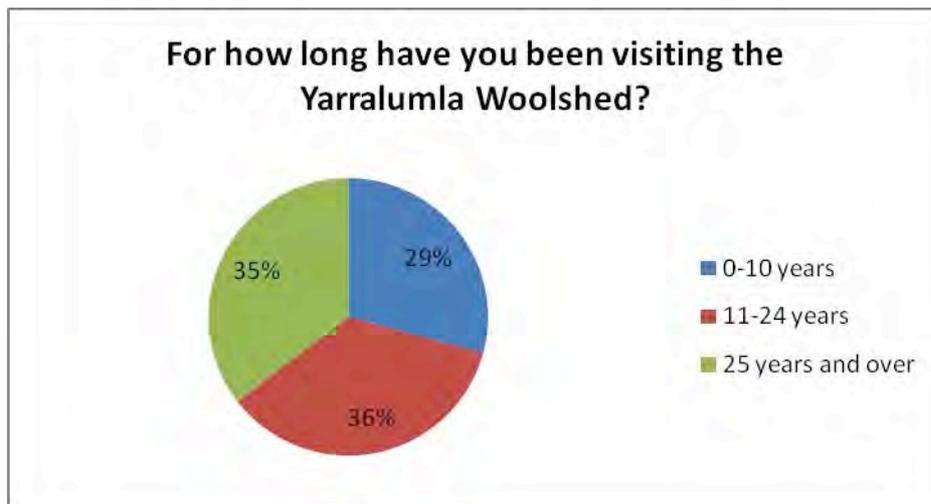
Table 14. How often do you visit the Yarralumla Woolshed?	
Daily	0
Weekly	11
Monthly	15
A couple of times a year	28
Rarely	5
Only in association with special events	7
Total Responses	66

Four responses also specified ‘*3 to 4 times per year*’ and one specified ‘*probably at least twice a month*’.



Q3. For how long have you been visiting the Yarralumla Woolshed?

Table 15. For how long have you been visiting the Yarralumla Woolshed?	
0 – 10 years	19
11 – 24 years	23
25 years and over	23
Total Answered	65



Q6. Do you have a favourite part of the Yarralumla Woolshed? (eg. buildings, spaces, trees, views, sounds, smells)

Category	Count
Woolshed and outbuildings.	45
Large interior spaces	35
Sheep pens	13
Smells, sounds	29
Trees	29
Mountain backdrop	31
The winding approach track	13
Views from major roads	9
Other	9
Total Responses	213
Total Answered	63

The majority of respondents chose multiple answers for this question and three people skipped the question altogether. Five of the responses to 'Other' mentioned the nearby Equestrian facilities as being their favourite aspect, the remaining four stated *'The look of it and the historical significance'*, *'General ambience of being in a pastoral setting'*, *'Views from Lady Denman Drive'* and *'the road must be fixed'*.

Q4. Thinking about the Yarralumla Woolshed how strongly do you agree or disagree

Question 4 enabled the respondents to reveal their feelings toward eight statements about Yarralumla Woolshed.

Statement	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	No response
It's important as a social venue	38	19	5	2	1	1
It's part of Canberra's rural heritage	58	7	1	0	0	0
The rustic qualities add to the experience	50	12	3	0	0	1

Table 17. Thinking about the Yarralumla Woolshed how strongly do you agree or disagree with the following statements?

	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	No response
Memories of attending events are shared with family and friends	26	29	10	0	0	1
It is a much loved rural landmark close to the centre of the city	49	15	2	0	0	0
It is just another venue for hire	1	4	11	24	22	4

Questions 5 & 7 – 10.

These were open ended questions and invited respondents to make further comments. The questions sought responses on what people really liked about the Yarralumla Woolshed, the importance of the rural setting, its history and future management of the site.

Q5. What do you really like about the Yarralumla Woolshed?

Of the 54 responses for this question the key themes summarised from the comments include:

- **History and Authenticity:** 28 responses relate to the historical associations the site has and its importance as an authentic heritage place in Canberra.
 - *‘The traditional feel and the fact that it was used for a real purpose’*
 - *‘It’s a REAL woolshed. Even still smells of wool. Brings back memories of working in a woolshed.’*
 - *‘The heritage, the history, childhood memories and being able to share this with my children. Please don’t destroy it.’*
 - *‘sense of place and connection with history and intangible values of Canberra’s history’*
 - *‘Where else in the world will the Capital City of a country, have something of such a rural heritage... I have been involved in equestrian activities all my life, and this venue is ‘iconic’, and a real landmark.’*
- **Atmosphere/ambience:** 12 responses relate to the atmosphere and ambience of the area, this was often mentioned in connection to the heritage of the Woolshed.
 - *‘Atmosphere, uniqueness, smell’*
 - *‘the atmosphere of Canberra’s rural heritage’*
 - *‘The ambience and the unique character of the building’*
 - *‘Atmosphere, size, setting. Out of the way, but central in Canberra’*
- **Rustic Charm:** 8 responses mentioned the ‘rustic nature’ or ‘bush character’ of the site.
 - *‘I like the rustic, rural feel and mountain backdrop. I also like the textures of the aged iron and hand sawn timbers. It is so rural yet it is within minutes of the centre of the city.’*
 - *‘Particularly fits in with the rustic image of a ‘Bush Capital’*
 - *‘The rustic qualities and it is a part of Canberra’s heritage’*
 - *‘Rustic appeal’*
- **Good place to dance:** 10 people mention that it is a good venue for dances, especially because of the dance floor and acoustics.
 - *‘It provides an interesting and different venue for dancing etc’*
 - *‘It is a good place to hold bushdances and encourage and present Australia’s heritage of songs and dances from its beginnings in 1788’*
 - *‘It is a great place to dance with a good wooden floor and lots of space around for socialising.’*
- **Equestrian associations:** 5 people mention the importance of its equestrian connections.
 - *‘The best grounds for equestrian activities in Canberra and surrounding area’*
 - *‘It is an excellent facility which is sympathetic to the surrounding equestrian sport precinct’*
- **General area/location:** 9 responses mention the area and buildings as what they most like.

- *'nice spot, quiet and relaxed'*
- *'parkland, quiet and pleasant'*
- *'The open space around the woolshed, the fact that land is for public use as an open space without booking or cost'*
- *'I love the fact that it can be used by the community but I'm strongly opposed to it as a party venue. This is neither assisting the image or protection of the asset. I strongly feel that the consumption of alcohol should be prohibited on the premises.'*

Q7. Do you think the rural setting is important? Why?

Of the 57 people who answered this question the 56 people responded affirmatively.

One person felt that *'as long as the setting is not over developed, I don't think so'*

20 people answered simply 'yes', with 36 people expanding on their answers. The key reasons for the Woolshed's importance summarised from these responses include:

- **Heritage:** 7 responses mention the connection between the rural setting and the Woolshed's heritage significance.
 - *'reflects the local heritage'*
 - *'Very important. Changes to the rural setting would substantially detract from the cultural heritage appeal'*
 - *'Yes, it complements the buildings and history'*
 - *'Particularly fits with the rustic image of a 'Bush Capital' and the Australian capital should celebrate the bush heritage of Australia and the Woolshed is a classic example'*
- **City/Country juxtaposition:** 9 people specified the city/country connection as being important
 - *'Unique in the centre of a city'*
 - *'because of the closeness of the Canberra suburbs: great to have that special country setting in a city surrounding.'*
 - *'A piece of the country in the city'*
 - *'A small oasis of rural calm near the city'*
- **Character:** 6 responses related to the character and charm of the buildings within the setting
 - *'Adds to the charm'*
 - *'Yes because that is what adds to its character'*
 - *'Adds to the (day time) ambience'*
 - *'It certainly adds to the feeling of going somewhere special.'*
- **Context:** 3 people stated the rural setting put the buildings in context and as such is important.
 - *'It puts the woolshed in context. It would look old and a bit unkempt in an urban environment, but it is exactly the thing for its setting.'*
 - *'gives a sense of time and context'*
 - *'because it is uniquely framing the Woolshed'*

Q8. Do you know anything about the history of the Woolshed?

Table 18. Do you know anything about the history of the Woolshed?	
Yes	34
No	24
No Response	8
Total	66

Of the 58 responses for most people this was a yes or no answer. The majority of people stated that they did know something about the history of the woolshed, yet 18 of those confessed to only knowing *'a little'* or *'not much'*.

3 people stated the desire to know more.

Most of those who elaborated on their response mentioned the Woolshed's connection to the Campbell Family, the Yarralumla property and the Governor General and that it was used until the 1960s. Some explanatory responses include:

- *'Yes. Fredrick John Young built it for Mr Campbell as well as the Gov Generals residence. There it has more heritage significance than Old Parliament House.'*

- *'Yes, I do. When visiting the GG's residence you can see from the grounds how the Woolshed was part of the property and that sparks interest in the history.'*
- *'I know about its connection to Yarralumla and to the soldier settlers in the Woden Valley.'*
- *'A little I believe it was part of the Yarralumla property of which Government House was the Homestead. I also understand it has connection to the Edison family who donated the land for Equestrian park.'*

Q9. Do you think the Yarralumla Woolshed is well looked after?

Table 19. Do you think the Yarralumla Woolshed is well looked after?	
Yes	26
No	29
In Between	4
No Response	7
Total	66

Of the 59 responses this was generally a yes or no answer with the majority feeling it is not being well looked after.

Of those who stated it was not being well looked after the main concerns were for:

- **Building Maintenance:** 13 responses specifically mention building upkeep and maintenance as being an issue and important for keeping the buildings for future use.
 - *'No, it does need some more attention and maintenance so as to maintain its safety and integrity WHILE not being too modernised!'*
 - *'It needs attention to a number of issues like windows'*
 - *'No. Such old buildings (woolshed and surrounding buildings) are in great need of maintenance.'*
- **Amenities:** 6 responses specifically mention that the amenities need attention, especially the toilets and kitchen.
 - *'Toilets need improvement, they drip. Roofing needs repair as it leaks after heavy rain. Kitchen is useless and gets dirty from general dust. I would not consider using it.'*
 - *'toilets seem poorly maintained. Needs a 'zip' heater for tea and coffee.'*
 - *'No, it could be improved and restored or have complimentary facilities provided.'*
- **Parties:** 7 responses specifically mention issues relating to parties and functions held at the Woolshed.
 - *'stricter regulations on cleaning at and after events is needed.'*
 - *'some vandalism occurs; lights have been stolen; graffiti has happened.'*
 - *'no, many of the social events that occur at the woolshed leave it in a bad state with rubbish and litter everywhere. I have kept my horses there and we are always cleaning up after peoples parties.'*
 - *'No, as it is often used by people who have no appreciation of its values – they only appreciate its (apparent) isolation so they can behave in antisocial ways. It should be policed so antisocial users are not attracted to it. Equestrian events held in the adjacent areas often have people camping overnight and they shouldn't have to put up with excessive noise (sometimes until daylight) and loutish behaviour.'*

Q10. Do you have any other suggestions for how the Yarralumla Woolshed should be looked after in the future?

44 comments were recorded from this survey question, the main issues arising from the answers can be summarised into three key themes as outlined below:

- **Maintain:** The over whelming message from the responses relate to the continued maintenance of the Woolshed and surrounds as this is necessary for its continued use, now and in the future. The 29 comments made regarding the maintenance of the site range from *'please keep it as it is'* to *'it needs better maintenance'* and *'keep the heritage values of the woolshed as well as the surrounds'*.

Most of the comments regard practical maintenance of the woolshed and the surrounding area:

- *Maintain: lighting, both internal and external, plumbing, toilet cleanliness, leaking roof.'*
- *'Maintain the integrity of the structure and have a person with a knowledge of heritage places inspect it and make recommendations on repairs that are required so that they are sympathetic to the structure.'*
- *'Better maintained but not modernised – nice having a possum in the loo'*
- *'Only changes should be for presentation and public safety issues'*
- *'Restoration and provide facilities so it can still be hired out, but keep the heritage (eg: provision of a proper 'rural' carpark to make it look more presentable rather than a haphazard parking location), maybe a coolroom, better catering facilities.'*
- *'The road towards it must be fixed and gravelled.'*

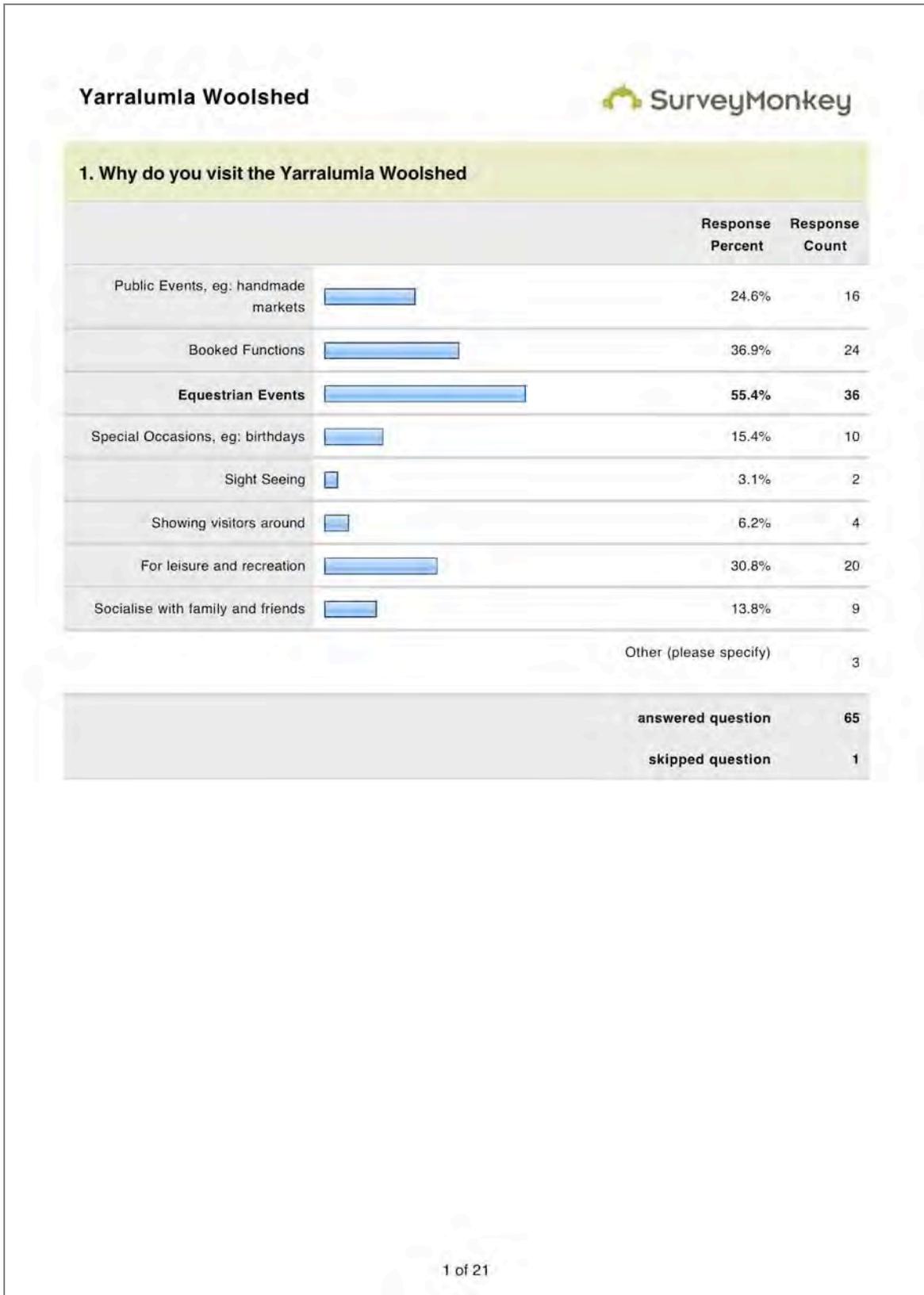
Suggestions for maintenance include:

- *'Start a 'Friends of the Y. Woolshed' with bi-annual work-bee and party? (perhaps sponsored by other historic sites or community organisations) Could even focus each event on a period of the Y. Woolsheds life: eg: in decades, and cover the sorts of dress in that period and perhaps who booked the Y. Woolshed or used it in that period.'*
- *'Perhaps a 'friends of the Woolshed' group'*
- *'Perhaps working bees followed by lunch and bushdance'*
- *'Should be maintained by the Government as an important community facility.'*
- **Interpret:** 4 comments mention the need for more interpretive material for the site to understand its importance to Canberra's history and heritage.
 - *'Interpretative material; part of an interpretative trail related to Canberra's rural pastoral history – how many cities in the world can boast such a context?'*
 - *'It could do with some clearly defined limitations on its use, given that it is increasingly fragile. It certainly needs better interpretation.'*
 - *'More educational signage and awareness raising of the history and value of the venue is strongly recommended. This could be part of a fabulous tourist attraction if done with appropriate focus and forethought.'*
- **Use:** 15 comments regard the continued use of the area. Overall people expressed a desire for the Woolshed to remain open to the public and available and accessible for community use yet still affordable:
 - *'It is a credit to Canberra and needs to be treasured, but also used as much as possible.'*
 - *'Keep the open spaces and allow it for community use.'*
 - *'Make it more available to equestrian users, eg: cheaper rates for users of the equestrian park. This will increase usage, and enhance community goodwill for the venue.'*
 - *'General surrounds need improvement, maybe BBQ's outside, cost too high for community groups, moderation in expenditure because if price goes up many groups could not afford to hire it.'*
 - *'If it is to survive it needs to attract much more revenue from usage. Maybe sell it to private enterprise – do it up a bit; food and license premises (like the one west of Braidwood) It is already expensive to hire and being part of a band that regularly plays there, I know that many groups are put off as they feel it isn't good value.'*

Some concerns regarding the groups of people using the Woolshed and detrimental the effects they have on the heritage site were also expressed:

- *'The woolshed must be preserved and utilized by the community for events that are fit for purposes and which encourage respect for the symbolism and history it represents. Degradation by people who see this as purely a party venue would be intolerable and unacceptable. Correct marketing and management of this asset is vital and nothing less will be tolerated.'*
- *'I think night time events should be banned'*
- *'It shouldn't be hired to groups who only want to use it because they think they can make unlimited noise. Groups who appreciate its heritage (eg bush dances) are more appropriate.'*
- *'The answer is simple. Alcohol should be banned if there are events with children younger than 18. This should be policed and if the rule is broken the event shut down.'*

D.3 SURVEY DATA



2. How often do you visit the Yarralumla Woolshed?

	Response Percent	Response Count
Daily	0.0%	0
Weekly 	17.2%	11
Monthly 	23.4%	15
A couple of times a year 	43.8%	28
Rarely 	7.8%	5
Only in association with special events 	10.9%	7
Other (please specify)		5
answered question		64
skipped question		2

3. For how long have you been visiting the Yarralumla Woolshed?

	Response Percent	Response Count
0-10 years 	29.2%	19
11-24 years 	35.4%	23
25 years and over 	35.4%	23
answered question		65
skipped question		1

4. Thinking about the Yarralumla Woolshed how strongly do you agree or disagree with the following statements?

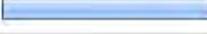
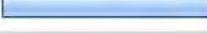
	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	Rating Average	Response Count
It is important as a social venue	58.5% (38)	29.2% (19)	7.7% (5)	3.1% (2)	1.5% (1)	1.60	65
Its part of Canberra's rural heritage	87.9% (58)	10.6% (7)	1.5% (1)	0.0% (0)	0.0% (0)	1.14	66
The rustic qualities add to the experience	76.9% (50)	18.5% (12)	4.6% (3)	0.0% (0)	0.0% (0)	1.28	65
Memories of attending events are shared with family and friends	40.0% (26)	44.6% (29)	15.4% (10)	0.0% (0)	0.0% (0)	1.75	65
It is a much loved rural landmark close to the centre of the city	74.2% (49)	22.7% (15)	3.0% (2)	0.0% (0)	0.0% (0)	1.29	66
It is just another venue for hire	1.6% (1)	6.5% (4)	17.7% (11)	38.7% (24)	35.5% (22)	4.00	62
answered question							66
skipped question							0

5. What do you really like about the Yarralumla Woolshed?

	Response Count
	54
answered question	54
skipped question	12



6. Do you have a favourite part of the Yarralumla Woolshed? (eg: buildings, spaces, trees, views, sounds, smells)

	Response Percent	Response Count
Woolshed and Outbuildings 	71.4%	45
Large interior spaces 	55.6%	35
Sheep pens 	20.6%	13
Smells, sounds 	46.0%	29
Trees 	46.0%	29
Mountain backdrop 	49.2%	31
The winding approach track 	20.6%	13
Views from major roads 	14.3%	9
Other (please specify)		9
answered question		63
skipped question		3

7. Do you think the rural setting is important?

	Response Count
	58
answered question	58
skipped question	8



8. Do you know anything about the history of the Woolshed?

	Response Count
	58
answered question	58
skipped question	8

9. Do you think the Yarralumla Woolshed is well looked after?

	Response Count
	59
answered question	59
skipped question	7

10. Do you have any other suggestions for how the Yarralumla Woolshed should be looked after in the future?

	Response Count
	49
answered question	49
skipped question	17



11. Finally please tell us a little about yourself.

		Response Percent	Response Count
I am a Canberra Resident		67.7%	44
I am visiting Canberra		4.6%	3
I belong to an organisation that uses the Woolshed		27.7%	18
Other (please specify)			11
answered question			65
skipped question			1

12. Your age range is

		Response Percent	Response Count
Under 18		4.5%	3
18 - 34		9.1%	6
35 - 54		47.0%	31
55 - 74		37.9%	25
75 and over		3.0%	2
answered question			66
skipped question			0

13. Your gender

		Response Percent	Response Count
Male		30.8%	20
Female		69.2%	45
answered question			65
skipped question			1

6 of 21

Note: There is no page 7 in the survey data report.



Page 2, Q1. Why do you visit the Yarralumla Woolshed

1	To dance	Sep 8, 2011 10:01 PM
2	Monaro Folk Society Dances	Sep 8, 2011 6:36 PM
3	school excursion	Aug 17, 2011 10:51 PM

Page 2, Q2. How often do you visit the Yarralumla Woolshed?

1	3 or 4	Sep 8, 2011 9:50 PM
2	3 or 4	Sep 8, 2011 6:36 PM
3	3-4 times a year	Sep 8, 2011 6:31 PM
4	Probably at least twice a month	Aug 25, 2011 10:13 PM
5	3 or 4 times p.a.	Aug 17, 2011 1:41 AM

Page 2, Q5. What do you really like about the Yarralumla Woolshed?

1	Historic connection with past history of Canberra	Sep 8, 2011 10:37 PM
2	Historic aspect and general appearance	Sep 8, 2011 10:35 PM
3	It is a great place to dance with a good wooden floor and lots of space around for socialising. It has an authenticity (except for the floor) of an old woolshed	Sep 8, 2011 10:32 PM
4	Atmosphere	Sep 8, 2011 10:28 PM
5	Atmosphere, uniqueness, smell	Sep 8, 2011 10:26 PM
6	Atmosphere, size, setting. Out of the way, but central in Canberra.	Sep 8, 2011 10:23 PM
7	The ambience and the unique character of the building	Sep 8, 2011 10:20 PM
8	The traditional feel and the fact that it was used for a real purpose	Sep 8, 2011 10:18 PM
9	Ambience. Hlstory.	Sep 8, 2011 10:14 PM
10	Its a REAL woolshed. Even still smells of wool. Brings back memories of working in a woolshed.	Sep 8, 2011 10:12 PM
11	Particularly fits in with the rustic image of a 'Bush Capital'	Sep 8, 2011 10:07 PM
12	The scene for a Bush dance with our students could not be any better.	Sep 8, 2011 10:02 PM
13	It is so basic and has a nice feel	Sep 8, 2011 9:58 PM
14	The atmosphere is great for a bushdance	Sep 8, 2011 9:55 PM
15	Rustic appeal	Sep 8, 2011 9:53 PM

Page 2, Q5. What do you really like about the Yarralumla Woolshed?

16	It is a good place to hold bushdances and encourage and present Australia's heritage of songs and dances from its beginnings in 1788	Sep 8, 2011 9:50 PM
17	Good setting for bushdances, Australian theme parties	Sep 8, 2011 9:45 PM
18	The atmosphere. The building.	Sep 8, 2011 9:38 PM
19	It provides an interesting and different venue for dancing etc	Sep 8, 2011 9:36 PM
20	Good dance floor good acoustics	Sep 8, 2011 9:33 PM
21	AS stated in question 4 - apart from last question	Sep 8, 2011 9:31 PM
22	Rustic Charm	Sep 8, 2011 9:29 PM
23	It is the right atmosphere for bush dances	Sep 8, 2011 9:27 PM
24	Sense of Place and connection with history and intangible values of Canberra's history	Sep 8, 2011 6:40 PM
25	Dance floor - quality and size	Sep 8, 2011 6:36 PM
26	Ambience, dance floor, suitability for large functions - mainly in summer	Sep 8, 2011 6:31 PM
27	Its old world Charm	Sep 8, 2011 6:23 PM
28	Historic value, atmosphere	Aug 25, 2011 12:56 AM
29	I think it is a significant landmark reflecting the history of the area. It is an excellent facility which is sympathetic to the surrounding equestrian sport precinct	Aug 24, 2011 5:14 AM
30	It's special. i love it. piece of history we have :-)	Aug 24, 2011 5:10 AM
31	how it is a piece of history that in Canberra that represents our rural background.	Aug 24, 2011 12:22 AM
32	The country feel, close to the city. We have had many birthdays/functions there and it has been wonderful, we live out of town so it is perfect because our friends can come without the worry of the drive.	Aug 23, 2011 7:00 PM
33	The rustic/heritage feel	Aug 23, 2011 6:22 PM
34	1. The best grounds for equestrian activities in Canberra and surrounding area. 2. Heritage value	Aug 23, 2011 6:03 PM
35	the open space around the wol shed, the fact that land is for public use as an open space. with out booking. or cost. the horse jumps for the equestrain public	Aug 23, 2011 5:27 PM
36	The rustic qualities and it is a part of Canberra's Heritage	Aug 23, 2011 5:19 PM
37	The heritage value. The symbolic nature of what the building stands for. Accessibility. I love the fact that it can be used by the community but I'm strongly opposed to it as a party venue. This is neither assisting the image or the protection of the asset. I strongly feel that the consumption of alcohol should be prohibited on the premises.	Aug 23, 2011 5:05 PM
38	The heritage, the history, childhood memories and being able to share this with my children. Please dont destroy it.	Aug 23, 2011 4:39 PM



Page 2, Q5. What do you really like about the Yarralumla Woolshed?

39	I really like the fact that it is a heritage building and that part of our history is still standing.	Aug 23, 2011 4:26 PM
40	nice spot, quiet and relaxed.	Aug 23, 2011 12:42 AM
41	Its unique	Aug 21, 2011 5:16 PM
42	the atmosphere of Canberra's rural heritage	Aug 21, 2011 3:28 PM
43	parkland, quiet and pleasant	Aug 21, 2011 12:50 AM
44	that it is a relic that was used in the past for one purpose and as time has gone on, it is now used for other purposes, but still holds it's original qualities.	Aug 20, 2011 11:14 PM
45	It is in a nice area.	Aug 20, 2011 8:03 PM
46	it is a valuable reminder of canberras heritage	Aug 18, 2011 5:24 PM
47	The character of the building & the history	Aug 17, 2011 10:57 PM
48	The surrounds, the size and the atmosphere/historic feel	Aug 17, 2011 10:51 PM
49	It is a great space which has historical significance which is very educational about the region's past.	Aug 17, 2011 5:56 PM
50	The rustic feel and childhood memories, also the space around the shed. I have now taken my children to the woolshed and told them stories about my childhood.	Aug 17, 2011 4:44 PM
51	Where else in the world will the Capital City of a country, have something of such a rural heritage... I have been involved in equestrian activities all my life, and this venue is 'iconic', and a real land mark	Aug 17, 2011 3:43 AM
52	Taste of yesteryear's rural lifestyle. Easy venue to clean and look after. Lots of space. Something different for the standard city kids.	Aug 15, 2011 2:52 PM
53	in a city which is rapidly turning into a replica of any other urban sprawl it is a reminder of our rural heritage. For equestrians it is especially important as a back drop to our competition park. It is also a link to Captain Eddison who shore his sheep at the Woolshed and was responsible for having the land put aside for the rquestrian park.	Aug 14, 2011 10:52 PM
54	I like the rustic, rural feel and mountain backdrop. I also like the textures of aged iron and hand sawn timbers. It is so rural yet it is within minutes of the centre of the city. It reflects Canberra's pre-Federal pastoral history.	Aug 14, 2011 4:46 PM

Page 2, Q6. Do you have a favourite part of the Yarralumla Woolshed? (eg: buildings, spaces, trees, views, sounds, smells)

1	The nearby equestrian facilities	Aug 23, 2011 9:06 PM
2	Pony Club Buildings	Aug 23, 2011 7:21 PM
3	the road must be fixed!	Aug 23, 2011 7:00 PM
4	Pony Club club house	Aug 23, 2011 6:03 PM



Page 2, Q6. Do you have a favourite part of the Yarralumla Woolshed? (eg: buildings, spaces, trees, views, sounds, smells)

5	The lookof it and the historical significance	Aug 23, 2011 4:39 PM
6	community area for horses with use for events and local pony club area	Aug 23, 2011 12:42 AM
7	The equestrian facilities surrounding the woolshed	Aug 17, 2011 3:43 AM
8	General ambience of being in a pastoral setting	Aug 17, 2011 1:41 AM
9	Views from Lady Denman Drive	Aug 14, 2011 4:46 PM

Page 2, Q7. Do you think the rural setting is important?

1	Because of the closeness of the Canberra suburbs: great to have that special country setting in a city surrounding	Sep 8, 2011 10:37 PM
2	Reflects the local heritage	Sep 8, 2011 10:35 PM
3	[Important] Because Canberra has always been in the rural part of Australia but is not a rural town. It gets people back to rural setting without going a long way from the city.	Sep 8, 2011 10:32 PM
4	Yes it adds to the atmosphere	Sep 8, 2011 10:28 PM
5	Yes- it is an escape from Suburbia	Sep 8, 2011 10:26 PM
6	Adds to the (day-time) ambience	Sep 8, 2011 10:23 PM
7	Yes, suits the character of the building	Sep 8, 2011 10:20 PM
8	It IS the bush capital. We need green spaces CO2 + H2O - glucose + O2	Sep 8, 2011 10:18 PM
9	Because it is uniquely framing the Woolshed	Sep 8, 2011 10:14 PM
10	Yes - very. Who wants a suburban woolshed?	Sep 8, 2011 10:12 PM
11	Particularly fits with the rustic image of a 'Bush Capital' and the Australian capital should celbrate the bush heritage of Australia and the Woolshed is a classic example	Sep 8, 2011 10:07 PM
12	Definitely for our purpose	Sep 8, 2011 10:02 PM
13	Adds to the charm	Sep 8, 2011 9:58 PM
14	Yes because that is what adds to its character	Sep 8, 2011 9:55 PM
15	Unique in centre of a city	Sep 8, 2011 9:53 PM
16	Like Lanyon it is a heritage venue that is screened from development close to a city. IT still retains links to the past (eg: John Ormes(?))	Sep 8, 2011 9:50 PM
17	There are no other similar rural places in Canberra City area for 'rural theme' - bush, country music of a comparable size	Sep 8, 2011 9:45 PM
18	Yes it is important. It would ruin the place building houses around	Sep 8, 2011 9:38 PM
19	Yes - Woolsheds are not meant to be found in a city scape	Sep 8, 2011 9:36 PM



Page 2, Q7. Do you think the rural setting is important?

20	AS in question 4	Sep 8, 2011 9:31 PM
21	Yes - feels like you're out bush when so close to the city	Sep 8, 2011 9:29 PM
22	A piece of country in the city	Sep 8, 2011 9:27 PM
23	Gives a sense of time and context	Sep 8, 2011 6:40 PM
24	It certainly adds to the feeling of going somewhere special	Sep 8, 2011 6:36 PM
25	Traditional place to do Australian Music and Dancing	Sep 8, 2011 6:31 PM
26	Yes	Sep 8, 2011 6:23 PM
27	Yes, I am probably more interested in the outdoors than the indoors	Aug 25, 2011 10:13 PM
28	Yes	Aug 25, 2011 12:56 AM
29	Very important. Changes to the rural setting would substantially detract from the cultural heritage appeal	Aug 24, 2011 5:14 AM
30	whats rural mean?	Aug 24, 2011 5:10 AM
31	i would say the rural setting is one of the most important aspects of the site	Aug 24, 2011 12:22 AM
32	Yes.	Aug 23, 2011 11:39 PM
33	yes	Aug 23, 2011 9:06 PM
34	yes, otherwise it would be the same as hiring a venue in the city.	Aug 23, 2011 7:00 PM
35	Extremely	Aug 23, 2011 6:22 PM
36	No where else would you find such a beautiful setting in the middle of a capital city.	Aug 23, 2011 6:03 PM
37	yes the rural setting of the bush capital is being lost all around canberra. we need to hold on to the integredy of places like the wool shed	Aug 23, 2011 5:27 PM
38	Yes absolutely	Aug 23, 2011 5:19 PM
39	Essential. The surroundings are very much part of the woodshed experience.	Aug 23, 2011 5:05 PM
40	Yes	Aug 23, 2011 4:49 PM
41	Yes	Aug 23, 2011 4:39 PM
42	Absolutely	Aug 23, 2011 4:26 PM
43	it's nice	Aug 23, 2011 12:42 AM
44	keep the rural atmosphere alive	Aug 21, 2011 5:16 PM
45	yes	Aug 21, 2011 3:28 PM
46	yes	Aug 21, 2011 12:50 AM
47	As long as the setting is not over developed, i don't think so.	Aug 20, 2011 11:14 PM
48	Yes	Aug 20, 2011 8:03 PM



Page 2, Q7. Do you think the rural setting is important?

49	yes	Aug 18, 2011 5:24 PM
50	Very much. A small of oasis of rural calm near the city.	Aug 18, 2011 4:43 AM
51	definatley	Aug 17, 2011 10:57 PM
52	Very important. It puts the woolshed in context. It would look old and a bit unkempt in an urban environment, but is exactly the thing for its setting.	Aug 17, 2011 10:51 PM
53	Yes	Aug 17, 2011 5:56 PM
54	It is vital	Aug 17, 2011 3:43 AM
55	Yes	Aug 17, 2011 1:41 AM
56	yes	Aug 15, 2011 2:52 PM
57	Very	Aug 14, 2011 10:52 PM
58	Yes, it compliments the buildings and history.	Aug 14, 2011 4:46 PM

Page 2, Q8. Do you know anything about the history of the Woolshed?

1	Yes	Sep 8, 2011 10:37 PM
2	yes	Sep 8, 2011 10:35 PM
3	Yes it was built in early 1900's and used till about 1970 for shearing	Sep 8, 2011 10:32 PM
4	No	Sep 8, 2011 10:28 PM
5	Only that it has been there since I was a child living in Yarralumla	Sep 8, 2011 10:26 PM
6	Was part of the Yarralumla station (ie: now GG residence)	Sep 8, 2011 10:23 PM
7	No. was a shearing shed	Sep 8, 2011 10:20 PM
8	A little/ was part of the Governor Generals property	Sep 8, 2011 10:18 PM
9	No	Sep 8, 2011 10:14 PM
10	A little. I know it was built for the Campbells and last used in the 60's	Sep 8, 2011 10:12 PM
11	Only some, eg: its connection to same builder as governement house (I think!)... but wish to know more!	Sep 8, 2011 10:07 PM
12	No sorry I don't.	Sep 8, 2011 10:02 PM
13	Yes. Fredrick John Young built it for Mr Campbell as well the Gov Generals residence. There it has more heritage significance than Old Parliament House	Sep 8, 2011 10:01 PM
14	I believe it was the shearing shed for the property that was Yarralumla	Sep 8, 2011 9:58 PM
15	No	Sep 8, 2011 9:53 PM
16	NOT MUCH - only that it WAS a working woolshed	Sep 8, 2011 9:45 PM



Page 2, Q8. Do you know anything about the history of the Woolshed?

17	not a lot really	Sep 8, 2011 9:38 PM
18	Presume it was once a functioning woolshed on one of the large rural properties here before Canberra existed. - Its the largest Woolshed I know of	Sep 8, 2011 9:36 PM
19	No	Sep 8, 2011 9:33 PM
20	No	Sep 8, 2011 9:31 PM
21	Not much	Sep 8, 2011 9:29 PM
22	A little	Sep 8, 2011 9:27 PM
23	Part of Campbell estate and therefore significant connections with Canberra's rural history	Sep 8, 2011 6:40 PM
24	Only that it was the woolshed for the farm that is now Government House. Was in use as a woolshed until 1950's? Monaro Folk Society and CSPR ran 2 dances a month there but were priced out.	Sep 8, 2011 6:36 PM
25	Woolshed for Govt House	Sep 8, 2011 6:31 PM
26	It was a 20 stand shed	Sep 8, 2011 6:23 PM
27	A little I believe it was part of the Yarralumla property of which Government House was the homestead. I also understand it has connection to the Edison family who donated the land for Equestrian Park	Aug 25, 2011 10:13 PM
28	A little	Aug 25, 2011 12:56 AM
29	Limited knowledge of links to early landholdings and more recently the role that the Canberra Lakes Pony Club has had over the past 50 years in developing the surrounding equestrian facilities before government took responsibility	Aug 24, 2011 5:14 AM
30	not particularly	Aug 24, 2011 5:10 AM
31	No, but i would be very interested to learn	Aug 24, 2011 12:22 AM
32	No.	Aug 23, 2011 11:39 PM
33	yes	Aug 23, 2011 9:06 PM
34	yes	Aug 23, 2011 7:00 PM
35	Yes, I do. When visiting the GG's residence you can see from the grounds how the Woolshed was part of the property and that sparks interest in the history.	Aug 23, 2011 6:03 PM
36	yes , it originally belonged to the land holding of what is now the governor general's, but due to war and circumstance was only used as a shearing shed for a few years,	Aug 23, 2011 5:27 PM
37	Yes	Aug 23, 2011 5:19 PM
38	Yes. I have been visiting the woolshed and equestrian park for 40 years. I would be devastated if it were removed or torn down.	Aug 23, 2011 5:05 PM
39	Yes	Aug 23, 2011 4:49 PM
40	Yes.	Aug 23, 2011 4:39 PM



Page 2, Q8. Do you know anything about the history of the Woolshed?

41	Not a lot	Aug 23, 2011 4:26 PM
42	a little... seen the original plans for the equestrian park and the establishment of the cotter plots which make up the area around the woolshed.	Aug 23, 2011 12:42 AM
43	Not really	Aug 21, 2011 5:16 PM
44	a little	Aug 21, 2011 3:28 PM
45	yes	Aug 21, 2011 12:50 AM
46	Some people say ghosts live there.	Aug 20, 2011 11:14 PM
47	No	Aug 20, 2011 8:03 PM
48	a small amount	Aug 18, 2011 5:24 PM
49	No	Aug 18, 2011 4:43 AM
50	i know a bit, but would like to know more	Aug 17, 2011 10:57 PM
51	No, only that the pony club has occupied the buildings next to it for about 50 years.	Aug 17, 2011 10:51 PM
52	Yes	Aug 17, 2011 5:56 PM
53	My dad use to shear there. He told us stories, although I dont remember all of them.	Aug 17, 2011 4:44 PM
54	Yes, I am aware that it is part of what was a larger rural station (of which the residence is now the Governor General's residence). Has been part of the Campbell's property. Was not used as a woolshed while sewers were installed in Canberra and then reintroduced as a woolshed for nearly 50 years until about the 60's.	Aug 17, 2011 3:43 AM
55	Yes	Aug 17, 2011 1:41 AM
56	no	Aug 15, 2011 2:52 PM
57	I know about its connection to Yarralumla and to the soldier settlers in the Woden Valley.	Aug 14, 2011 10:52 PM
58	Yes. It was built for Fred Campbell as part of Yarralumla in the early twenieth century. It was used until the 1960s.	Aug 14, 2011 4:46 PM

Page 2, Q9. Do you think the Yarralumla Woolshed is well looked after?

1	No - could be much better	Sep 8, 2011 10:37 PM
2	Not really. Could be better maintained	Sep 8, 2011 10:35 PM
3	Yes	Sep 8, 2011 10:32 PM
4	It could be better. The track leading to it needs attention	Sep 8, 2011 10:28 PM
5	Yes, the floor is now fantastic	Sep 8, 2011 10:26 PM



Page 2, Q9. Do you think the Yarralumla Woolshed is well looked after?

6	Moderately as it needs attention to a number of issues like windows	Sep 8, 2011 10:23 PM
7	Yes	Sep 8, 2011 10:20 PM
8	Could be better, cleaner	Sep 8, 2011 10:18 PM
9	Could be improved	Sep 8, 2011 10:14 PM
10	Not especially. The roof leaks.	Sep 8, 2011 10:12 PM
11	No, it does need some more attention and maintenance so as to maintain its safety and integrity WHILE not being too modernised!	Sep 8, 2011 10:07 PM
12	Yes.	Sep 8, 2011 10:02 PM
13	No - the roof needs work	Sep 8, 2011 9:58 PM
14	It should be better cared for so it has a longer history	Sep 8, 2011 9:55 PM
15	Leaks during heavy rain (Dec 2010) Toilets could be improved	Sep 8, 2011 9:53 PM
16	Yes but things still need to be done	Sep 8, 2011 9:50 PM
17	NOT REALLY - but resources are probably limited for spending on it (sometimes vandalism occurs: lights have been stolen:graffiti has happened)	Sep 8, 2011 9:45 PM
18	It is reasonable looked after	Sep 8, 2011 9:38 PM
19	Yes	Sep 8, 2011 9:36 PM
20	Not well enough	Sep 8, 2011 9:33 PM
21	Yes relatively	Sep 8, 2011 9:31 PM
22	Reasonably so	Sep 8, 2011 9:29 PM
23	Toilets need attention otherwise ok	Sep 8, 2011 9:27 PM
24	Relatively	Sep 8, 2011 6:40 PM
25	Patchy - roof leaks, toilets seem poorly maintained Needs a 'zip' heater for tea and coffee floor is well maintained The sharing of the gate with the horses seems strange - if there are no visible horses why are we expected to close the gate after each car?	Sep 8, 2011 6:36 PM
26	No. Toilets need improvement, they drip Roofing needs repair as it leaks after heavy rain Kitchen is useless and gets dirty from general dust. I would not consider using it.	Sep 8, 2011 6:31 PM
27	Yes	Sep 8, 2011 6:23 PM
28	Yes	Aug 25, 2011 10:13 PM
29	No	Aug 25, 2011 12:56 AM
30	Yes	Aug 24, 2011 5:14 AM
31	yess	Aug 24, 2011 5:10 AM
32	no, many of the social events that occur at the woolshed leave it in a bad state with rubbish and litter everywhere. I have kept my horse there and we	Aug 24, 2011 12:22 AM



Page 2, Q9. Do you think the Yarralumla Woolshed is well looked after?

	are always cleaning up after peoples parties	
33	Yes and no.	Aug 23, 2011 11:39 PM
34	yes	Aug 23, 2011 9:06 PM
35	I don't think it and the other buildings have been looked after as well as they could be.	Aug 23, 2011 7:21 PM
36	yes, every function I have hosted there it has been in top condition.	Aug 23, 2011 7:00 PM
37	No. Such old buildings (woolshed and surrounding buildings) are in great need of maintenance.	Aug 23, 2011 6:03 PM
38	Yes	Aug 23, 2011 5:19 PM
39	Yes. However I strongly disagree with it being used as a venue that attracts parties for under aged drinkers which is what it is becoming renowned for now. I have been there many times over the last 18 months whilst parties have been on in the woodshed and I was disgusted to see many young and under aged drinkers staggering around drunk in the dark as late as 3am, and walking out onto the cotter road trying to attract taxis. I have on many occasions had horses staying overnight in the yards in preparation for events the following day and had to stay in the car with them from 10am onwards until everyone has left for fear of what might happen to them if unattended. On one occasion young people from one of the local colleges were in my yard trying to ride my horse when I arrived. This is totally unacceptable and dangerous. If any damage had of occurred to my horse I would have taken legal action against the ACT govt for allowing this type of unsupervised activity in the equestrian park grounds. I have also taken legal advice on this matter. On many occasions I have had to clean up many broken bottles and other rubbish which is tossed into the surrounding yards and riding areas following these events. On one occasion a pony club trailer was pulled out of a surrounding shed and rammed through fences which I had to do emergency repairs to. I have spoken to pony club and will be reporting future to be so who are responsible can pay for such damage. On one occasion tins of paint were strewn all around the pony club grounds. Police were called but did not attend. This was unfortunate as many under aged drinkers were present.	Aug 23, 2011 5:05 PM
40	Yes	Aug 23, 2011 4:49 PM
41	Yes I often see party users cleaning up after a function the next day. I often collect broken bottles and litter so that the area looks clean and inviting to visitors.	Aug 23, 2011 4:39 PM
42	Not as well as it could be	Aug 23, 2011 4:26 PM
43	not really, we where lucky not to loose it in the fires.	Aug 23, 2011 12:42 AM
44	no opinion	Aug 21, 2011 5:16 PM
45	it has had a patchy past with maintenance. Some caretakers have really looked after it while others only see it as another venue for parties.	Aug 21, 2011 3:28 PM
46	yes	Aug 21, 2011 12:50 AM
47	yes, because it is used as a venue so it kind of has to be.	Aug 20, 2011 11:14 PM
48	I don't know	Aug 20, 2011 8:03 PM



Page 2, Q9. Do you think the Yarralumla Woolshed is well looked after?

49	not as well as it could be but not too bad	Aug 18, 2011 5:24 PM
50	No	Aug 18, 2011 4:43 AM
51	stricter regulations on cleaning at and after events is needed	Aug 17, 2011 10:57 PM
52	Seems to be, although there are sometimes numbers of empty bottles and rubbish around it after parties that are not picked up or followed up with the hirers to pick up.	Aug 17, 2011 10:51 PM
53	No, as it is often used by people who have no appreciation of its values - they only appreciate its (apparent) isolation so they can behave in antisocial ways. Its use should be policed so antisocial users are not attracted to it. Equestrian events held in the adjacent areas often have people camping overnight and they shouldn't have to put up with excessive noise (sometimes until daylight) and loutish behaviour.	Aug 17, 2011 5:56 PM
54	Yes	Aug 17, 2011 4:44 PM
55	No, it could be improved and restored or have complimentary facilities provided	Aug 17, 2011 3:43 AM
56	Yes	Aug 17, 2011 1:41 AM
57	yes	Aug 15, 2011 2:52 PM
58	Probably not as well as it could be. Accepting that it has to be used as a social venue to cover the cost of its maintenance, it seems a pity that it isn't treasured a little more and that it has in the past been subject to some unwise usage.	Aug 14, 2011 10:52 PM
59	Yes, in general.	Aug 14, 2011 4:46 PM

Page 2, Q10. Do you have any other suggestions for how the Yarralumla Woolshed should be looked after in the future?

1	Should have priority as a very important example of ACT early history	Sep 8, 2011 10:35 PM
2	It should be protected from being burnt down with fire sprinklers	Sep 8, 2011 10:32 PM
3	Maintain the building and improve ventilation	Sep 8, 2011 10:28 PM
4	Hand rails could be replaced	Sep 8, 2011 10:26 PM
5	Needs to be accessible to community groups - ie: not so expensive so it is used more for community events.	Sep 8, 2011 10:23 PM
6	In keeping with its history	Sep 8, 2011 10:20 PM
7	Better maintained but not modernised - nice having a possum in the loo	Sep 8, 2011 10:18 PM
8	No - make sure it is available to be used	Sep 8, 2011 10:14 PM
9	It is a credit to Canberra and needs to be treasured, but also used as much as possible.	Sep 8, 2011 10:12 PM
10	Start a 'Friends of the Y. Woolshed' with a bi-annual work-bee and party?	Sep 8, 2011 10:07 PM

Page 2, Q10. Do you have any other suggestions for how the Yarralumla Woolshed should be looked after in the future?

	(perhaps sponsored by other historic sites or community organisations) Could even focus each event on a period of the Y.Woolsheds life, eg: in decades, and cover the sorts of dress in that period and perhaps who booked the Y. Woolshed or used it in that period.	
11	We had a storm one year and the water ran through the electrics so we had to hold it elsewhere that year. The roof may need some treatment.	Sep 8, 2011 10:02 PM
12	Perhaps a 'friends of the Woolshed' group. Reduce the hire fee so it gets used more	Sep 8, 2011 9:58 PM
13	Perhaps working bees followed by lunch and bushdance	Sep 8, 2011 9:55 PM
14	Maintain the integrity of the structure and have a person with a knowledge of heritage places inspect it and make recommendations on repairs that are required so that they are sympathetic to the structure. 'Historic Places' has such employees	Sep 8, 2011 9:50 PM
15	If it is to survive it needs to attract much more revenue from usage. Maybe sell it to private enterprise - do it up a bit; food and licensed premises (like the one west of Braidwood) It is already expensive to hire and being part of a band that regularly plays there, I know that many groups are put off as they feel it isn't good value. Also it is freezing cold and unusable at night from April to October; this could be remedied by new owners	Sep 8, 2011 9:45 PM
16	Try to maintain the rural surrounds and character of the place	Sep 8, 2011 9:36 PM
17	Maintain: Lighting, both internal and external, plumbing, toilet cleanliness, leaking roof	Sep 8, 2011 9:33 PM
18	General maintenance etc	Sep 8, 2011 9:29 PM
19	Only changes should be for presentation and public safety issues	Sep 8, 2011 9:27 PM
20	Interpretative material; part of an interpretative trail related to Canberra's rural pastoral history - how many cities in the world can boast such a context?	Sep 8, 2011 6:40 PM
21	Should be maintained by the government as an important community facility and made available for community use at affordable cost - don't want 'gentrification' just reasonable maintenance	Sep 8, 2011 6:36 PM
22	General surrounds need improvement, maybe BBQ's outside Cost too high for community groups Moderation in expenditure because if price goes up many groups could not afford to hire it. Better signage to show where Woolshed, keep access road maintained. Clear instructions re use of gate Collecting keys is difficult if folks are working signage about wWoolshed history	Sep 8, 2011 6:31 PM
23	The access road get pretty dodgy after heavy rain	Aug 25, 2011 10:13 PM
24	Scheduled maintenance	Aug 25, 2011 12:56 AM
25	The answer is simple. Alcohol should be banned if there are events with children younger than 18 years. This should be policed and if the rule is broken the event should be shut down. You would only have to do that few times for the message to get out.	Aug 24, 2011 2:23 PM
26	I think that the current use is satisfactory although given the development of	Aug 24, 2011 5:14 AM



Page 2, Q10. Do you have any other suggestions for how the Yarralumla Woolshed should be looked after in the future?

	the surrounding areas for equestrian sports, there would be significant benefits in developing the woolshed further as a facility in support of those activities as opposed to its current use predominantly as a venue for hire.	
27	keep it the way it is :)	Aug 24, 2011 5:10 AM
28	I think night time events should be banned.	Aug 24, 2011 12:22 AM
29	No.	Aug 23, 2011 11:39 PM
30	Full restoration would certainly improve the appearance and marketability of the venue and also benefit the Pony Club that uses the old shearers quarters.	Aug 23, 2011 7:21 PM
31	the road towards it must be fixed and graveled.	Aug 23, 2011 7:00 PM
32	It will continue to be a wonderful, open space in the middle of a city that many people enjoy all year round if it is not sold off for residential development.	Aug 23, 2011 6:03 PM
33	maintaining the heritage look of the building and replacing any rotting wood	Aug 23, 2011 5:19 PM
34	The woolshed must be preserved and utilized by the community for events that are fit for purpose and which encourage respect for the symbolism and history it represents. Degradation by people who se this as purely a party venue would be intolerable and unacceptable. Correct marketing and management of this asset it vital and nothing less will be tolerated. More educational signage and awareness raising of the history and value of the venue is strongly recommended. This could be part of a fabulous tourist attraction if done with appropriate focus and forethought.	Aug 23, 2011 5:05 PM
35	Make it more available to equestrian users, eg cheaper rates for users of equestrian park. This will increase usage, and enhance community goodwill for the venue.	Aug 23, 2011 4:49 PM
36	Probably to make sure it doesnt degrade over time and keep up maintainance	Aug 23, 2011 4:39 PM
37	no opinion	Aug 21, 2011 5:16 PM
38	Keep the heritage values of the woolshed as well as the surrounds, in keeping with its heritage	Aug 21, 2011 3:28 PM
39	just maintain it as it is	Aug 21, 2011 12:50 AM
40	no	Aug 20, 2011 11:14 PM
41	No	Aug 20, 2011 8:03 PM
42	No	Aug 18, 2011 4:43 AM
43	It shouldn't be hired to groups who only want to use it because they think they can make unlimited noise. Groups who appreciate its heritage (eg bush dances) are more appropriate.	Aug 17, 2011 5:56 PM
44	Keep the open spaces and allow it for community use.	Aug 17, 2011 4:44 PM
45	Restoration and provide facilities so it can still be hired out, but keep the heritage (eg - provision of a proper 'rural' carpark to make it look more persentable rather than a haphazard parking location) , maybe a coolroom, better catering facilities	Aug 17, 2011 3:43 AM

Page 2, Q10. Do you have any other suggestions for how the Yarralumla Woolshed should be looked after in the future?

46	Better cleanup in immediate surrounds after a night event at the Woolshed.	Aug 17, 2011 1:41 AM
47	please keep it as is	Aug 15, 2011 2:52 PM
48	It could do with some clearly defined limitations on its use, given that it is increasingly fragile. It certainly needs better interpretation.	Aug 14, 2011 10:52 PM
49	it needs better maintenance.	Aug 14, 2011 4:46 PM

Page 2, Q11. Finally please tell us a little about yourself.

1	New to Canberra from a rural background	Sep 8, 2011 10:12 PM
2	Bushdancing	Sep 8, 2011 9:38 PM
3	From Queanbeyan	Sep 8, 2011 9:33 PM
4	My organisation uses the outbuildings and surrounds	Aug 25, 2011 10:13 PM
5	equestrian organisation, have hosted parties there	Aug 23, 2011 7:00 PM
6	I am also 8th generation in this area. My memories and family stories about the woolshed go back a long way. I know many people have a very strong connection with the place and would really hate to see it change for the worse.	Aug 23, 2011 6:03 PM
7	canberra Lakes pony club	Aug 23, 2011 5:27 PM
8	Equestrian	Aug 23, 2011 12:42 AM
9	former canberra resident who now resides near canberra	Aug 18, 2011 5:24 PM
10	I belong to the Canberra Lakes pony club	Aug 17, 2011 10:51 PM
11	I belong to the equestrian community which uses the surrounding park.	Aug 14, 2011 10:52 PM

D.4 SURVEY CONTACTS

Table 20. Survey Contacts			
Group	Contact Person	Association	How consulted
ACT Equestrian Association	Christine Lawrence, President	<ul style="list-style-type: none"> Longstanding equestrian use of adjacent paddocks to woolshed ACT Equestrian Association has 20 affiliated clubs, hundreds of members Canberra Lakes Pony Club there from 1970s 	Survey completed by members
Monaro Folk Society	Barbara Court, contact for dances	<ul style="list-style-type: none"> They hold events for members there each year New Year's Eve dance is a highlight 	Interview 17/8/2011 (Barbara and Lance Court) Survey completed by members
Gay & Lesbian Tennis Association	Mitchell Platt, contact	<ul style="list-style-type: none"> They host an event there each November 	Survey completed by members
Belconnen High School	Peter Radford, contact	<ul style="list-style-type: none"> School Cross Country running events held there each year 	Survey completed by users
ANU National Youth Science Forum	Sandra Meek, contact	<ul style="list-style-type: none"> They host two, one-day seminars there for science students every January 	Survey completed by contact person
21 st Birthday	Tina Phillips	<ul style="list-style-type: none"> Held 21st Birthday party there in July 2011 Social interaction with friends and family 	Survey completed by contact person
Yarralumla Residents Association	Email contact	<ul style="list-style-type: none"> Live nearby Part of neighbourhood Vistas of woolshed part of daily activities 	No response to email contact
Artist/activist	Shibu Dutta	<ul style="list-style-type: none"> Pen and watercolour drawings of woolshed Aesthetic qualities of site and setting attracts many artists and photographers 	Interview 18/8/2011
Musician	Jenny Gall	<ul style="list-style-type: none"> Folk musicians have performed there over several decades 	Unable to interview in the timeframe
Bush dances	See above for Monaro Folk Society	<ul style="list-style-type: none"> Regular events and dancing displays there over many years 	Interview 17/8/2011
Handmade Market	No longer held there	<ul style="list-style-type: none"> Popular local markets held there over several years 	
Canberra & District Historical Society		<ul style="list-style-type: none"> Woolshed is important link to Canberra's rural history They hold records, photos, oral histories relating to woolshed 	Research collection
National Trust ACT	Bethany Lance, Research Officer	Classification file for woolshed at National Trust Civic offices	Research file
Robert and Helen Campbell		Descendants of the Campbells of Duntroon and Yarralumla	Unable to interview in timeframe of project
Old Canberra Pioneers	Dawn Waterhouse	Descendants of early Canberra families	Unable to interview in timeframe of project

APPENDIX E: FRAMEWORK FOR ASSESSING HERITAGE SIGNIFICANCE

E.1 DEFINITION OF CULTURAL SIGNIFICANCE

For the purposes of this plan, the following definitions of cultural significance are used.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups. (Australia ICOMOS 2000: Article 1.2)

E.2 ACT HERITAGE REGISTER CRITERIA

Under section 10 of the ACT *Heritage Act 2004*, a place or object has heritage significance if it satisfies one or more of the following criteria (emphasis added).

- (a) It demonstrates a high degree of technical or creative achievement (or both), by showing qualities of innovation, discovery, invention or an exceptionally fine level of application of existing techniques or approaches
- (b) It exhibits outstanding design or aesthetic qualities valued by the community or a cultural group
- (c) It is important as evidence of a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function that is no longer practised, is in danger of being lost or is of exceptional interest
- (d) It is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations
- (e) It is significant to the ACT because of its importance as part of local Aboriginal tradition
- (f) It is a rare or unique example of its kind, or is rare or unique in its comparative intactness
- (g) It is a notable example of a kind of place or object and demonstrates the main characteristics of that kind
- (h) It has strong or special associations with a person, group, event, development or cultural phase in local or national history
- (i) It is significant for understanding the evolution of natural landscapes, including significant geological features, landforms, biota or natural processes

- (j) It has provided, or is likely to provide, information that will contribute significantly to a wider understanding of the natural or cultural history of the ACT because of its use or potential use as a research site or object, teaching site or object, type locality or benchmark site
- (k) The place exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements
- (l) The place is a significant ecological community, habitat or locality for any of the following:
 - (i) the life cycle of native species;
 - (ii) rare, threatened or uncommon species;
 - (iii) species at the limits of their natural range; or
 - (iv) distinct occurrences of species.

E.3 HERCON CRITERIA

In April 2008 the national Environment Protection and Heritage Council decided to adopt a consistent set of criteria to identify and manage heritage across Australia. It was agreed that every opportunity should be taken to move towards greater consistency with the National Heritage Convention (also known as HERCON) model criteria. HERCON Criteria are as follows.

- A. Importance to the course or pattern of our cultural or natural history.
- B. Possession of uncommon rare or endangers aspects of our cultural or natural history.
- C. Potential to yield information that will contribute to an understanding of our cultural or natural history.
- D. Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- E. Importance in exhibiting particular aesthetic characteristics.
- F. Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.
- H. Special association with the life or works of a person, or group of persons, of importance in our history.

APPENDIX F: UNANTICIPATED DISCOVERY PLAN

Protocol to be followed in the event that previously unrecorded or unanticipated Aboriginal or non Aboriginal archaeological material (objects, artefacts, deposits or relics) are encountered

1. All ground surface disturbance in the area of the finds should cease immediately the finds are uncovered.
 - a. The discoverer of the find(s) will notify machinery operators in the immediate vicinity of the find(s) so that work can be halted; and
 - b. The site supervisor and the development proponent will be informed of the find(s).
2. If there is substantial doubt regarding a human or Aboriginal or historical European origin for the finds, then consider if it is possible to gain a qualified opinion (such as from the project archaeologist) within a short period of time. If feasible, gain a qualified opinion (this can circumvent proceeding further along the protocol for remains which turn out not to be archaeological). If a quick opinion cannot be gained, or the identification is positive, then proceed to the next step.
3. Immediately notify the following authorities or personnel of the discovery:
 - a. The ACT Heritage Unit (Canberra Connect 13 22 81);
 - b. Representatives from the Representative Aboriginal Organisations (RAOs) (where appropriate); and
 - c. The project archaeologist (if not already present).
4. Facilitate, in co-operation with the appropriate authorities and stakeholders:
 - a. The recording and assessment of the finds by a suitably qualified heritage professional (either the project archaeologist or a member of the ACT Heritage Unit). This will include determining if the find(s) are from a new or previously recorded site, and lodgement of site information for all new recordings with the Heritage Unit;
 - b. Fulfilling any legal constraints arising from the finds. This will include complying with Heritage Council advice, any Conservation Management Plan (CMP) requirements in the case of a previously recorded site; and
 - c. The development and conduct of appropriate management strategies. Strategies will depend on stakeholder requirements and the assessed significance of the find(s).
5. Where the management of find(s) involves the salvage excavation or collection of artefacts, this material will be curated according to the provisions of any relevant

CMP, or as directed by the Heritage Council.

6. Where the find(s) are determined to have cultural heritage value according to the criteria specified in the *Heritage Act 2004*, any re-commencement of construction related ground surface disturbance may only resume in the area of the find(s) following compliance with any consequential legal requirements and gaining written approval from the ACT Heritage Council.

Protocol to be followed in the event that suspected human remains are encountered

1. All ground surface disturbance in the area of the finds should cease immediately the finds are uncovered.
 - a. The discoverer of the find(s) will notify machinery operators in the immediate vicinity of the find(s) so that work can be temporarily halted; and
 - b. The site supervisor and the development proponent will be informed of the find(s).
2. If there is substantial doubt regarding a human origin for the remains, then consider if it is possible to gain a qualified opinion within a short period of time. If feasible, gain a qualified opinion (this can circumvent proceeding further along the protocol for remains which turn out to be non-human). If conducted, this opinion must be gained without further disturbance to any remaining skeletal material and its context as possible (Be aware that the site may be considered a crime scene containing forensic). If a quick opinion cannot be gained, or the identification is positive, then proceed to the next step.
3. Immediately notify the following people of the discovery:
 - a) The local Police (this is required by law);
 - b) The ACT Heritage Unit (Canberra Connect 13 22 81);
 - c) Representatives from the Representative Aboriginal Organisations (RAOs) (where appropriate); and
 - d) The project archaeologist (if not already present).
4. Facilitate the evaluation of the find(s) by the statutory authorities and comply with any stated requirements. Depending on the evaluation of the find(s), the management of the find(s) and their location may become a matter for the Police and/or Coroner.
5. Construction related works in the area of the find(s) may not resume until the development proponent receives written approval from the relevant statutory authority: from the Police or Coroner in the event of an investigation; and from the ACT Heritage Council in the case of human remains outside of the jurisdiction of the Police or Coroner.
6. In the event that the proponent continues an active role in the evaluation and/or management of the find(s), via a direction or advice from the Police, Coroner and/or Heritage Council, then all or some of the following steps may be conducted:
7. Facilitate, in co-operation with the appropriate authorities, the definitive identification of the skeletal material by a specialist (if not already completed). This must be done with as little further disturbance to any remaining skeletal material and its context as possible.
8. If the specialist identifies the bone as non-human then, where appropriate, the protocol

for the discovery of historical or Aboriginal artefacts (above) should be followed.

9. If the specialist determines that the bone material is human, then the proceeding course of action may be of three types:
 - a. The bone(s) are of an Aboriginal and non-Aboriginal person who died less than 100 years ago and where traumatic death is suspected. Such remains come under the jurisdiction of the *ACT Coroner's Act 1997*. All further decisions and responsibilities regarding the remains and find location rest with the ACT Police, and/or the ACT Coroner.
 - b. The bone(s) are of a non-Aboriginal person who died more than 100 years ago. In this case, and where the Police have indicated that they have no interest in the find(s), the following steps may be followed:
 - i. Ascertain the requirements of the ACT Heritage Council, the development proponent, the project archaeologist, and the views of any relevant community stakeholders;
 - ii. Based on the above, determine and conduct an appropriate course of action. Possible strategies could include one or more of the following:
 1. Avoiding further disturbance to the find and conserving the remains *in situ* (this option may require relocating the development and this may not be possible in some contexts);
 2. Conducting (or continuing) archaeological salvage of the finds following receipt of any required statutory approvals;
 3. Scientific description (including excavation where necessary), and possibly also analysis of the remains prior to reburial;
 4. Recovering samples for dating and other analyses; and/or
 5. Subsequent reburial at another place and in an appropriate manner determined by the Heritage Council and in consultation with other relevant stakeholders.
 - c. The bone(s) are of an Aboriginal person who died more than 100 years ago. In this case the following steps may be followed:
 - i. Ascertain the requirements of the local RAOs, the ACT Heritage Council, the development proponent, and the project archaeologist;
 - ii. Based on the above, determine and conduct an appropriate course of action. Possible strategies could include one or more of the following:
 1. Avoiding further disturbance to the find and conserving the remains *in situ*, (this option may require relocating the development and this may not be possible in some contexts);
 2. Conducting (or continuing) archaeological salvage of the finds

following receipt of any required statutory approvals;

3. Scientific description (including excavation where necessary), and possibly also analysis of the remains prior to reburial;
4. Recovering samples for dating and other analyses; and/or
5. Subsequent reburial at another place and in an appropriate manner determined by the RAOs and the Heritage Council.

APPENDIX G: PRIORITY WORKS

The following list of proposed priority works has arisen from inspections undertaken during the project. The list may change according to circumstances, including new discoveries made in the course of undertaking the works. Policies in Section 8.3 relate to the implementation of the works.

This appendix only addresses a few of the BCA and access issues raised in Appendix K.

Table 21. Priority Works			
Feature	Issue	Proposed Works	Priority
<i>Rural Block</i>			
Weeds and wildlings	<ul style="list-style-type: none"> Weeds and wildlings 	<ul style="list-style-type: none"> Initial weed and wildling removal Weed monitoring and wildling removal program to be undertaken on an annual basis 	Medium Medium
Trees	<ul style="list-style-type: none"> Tree safety 	<ul style="list-style-type: none"> Establish an annual tree safety program, including replanting program (if required) 	High
Creek bank	<ul style="list-style-type: none"> Creek bank erosion 	<ul style="list-style-type: none"> Investigate improved erosion control measures 	Medium
<i>Immediate Surrounds</i>			
--	<ul style="list-style-type: none"> East – concrete pad, picnic table 	<ul style="list-style-type: none"> Remove concrete pad and make good ground Re-paint picnic table 	Low Medium
<i>Woolshed General</i>			
--	<ul style="list-style-type: none"> Deteriorated paintwork Lighting Surface mounted conduits Mesh windows, mesh damaged Sub-floor mesh fencing Lifting/loose iron wall and roof sheeting Rusted roof iron 	<ul style="list-style-type: none"> Re-paint Review/rationalise lighting to achieve more sympathetic outcome Seek to remove/conceal if possible Repair/replace mesh Consider less obtrusive screening Re-fix Re-roof in the medium term 	High Medium Medium Medium Low High High
<i>Woolshed Interior</i>			
General	<ul style="list-style-type: none"> Provide access to the exit at the south end of the board from the pens Ensure fire hose reel access to the pens area Exit signs need to be upgraded 	<ul style="list-style-type: none"> As below – door to be reconstructed and made operable As below – operable doorways should solve this issue Upgrade exit signs 	High High High

Table 21. Priority Works			
Feature	Issue	Proposed Works	Priority
	<ul style="list-style-type: none"> Re-fit panic bars correctly and ensure proper operation Remove barrel bolts from exit doors Fire safety 	<ul style="list-style-type: none"> Re-fit panic bars correctly and ensure proper operation Remove barrel bolts from exit doors Install one 4 kg ABE fire extinguisher in the kitchen/sink area 	High High High
Wool Room	<ul style="list-style-type: none"> Painted modern timber doors Timber framed windows to north and east, several layers of mesh, perspex/corrugated clear sheeting/Alsynite Lighting – emergency, fluorescent and flood lighting Surface mounted conduit/s Distribution board 	<ul style="list-style-type: none"> Replace with more sympathetic doors Reconstruct glazed/mesh finish Review/rationalise lighting to achieve more sympathetic outcome Seek to remove/conceal if possible Seek to relocate to more discreet location 	Medium Medium Medium Medium Low
Board	<ul style="list-style-type: none"> Internal wall of timber posts, boarding, and timber doors to pens – some doors panelled over with plywood – corrugated iron panel/cladding at high level Shutes panelled over with various materials – timber boards and plywood Mesh covered openings/windows – some reinforced, some mesh damaged Fluorescent lights 	<ul style="list-style-type: none"> Remove panelling to doors and corrugated iron panel. Generally fix doors shut discretely/reconstruct missing doors – except for southernmost and northernmost doors which need to be an exit path/operable. Replace CGI with open mesh if needed. Replace panelling with simple timber panels carefully scribed to openings Repair/replace mesh Review/rationalise lighting to achieve more sympathetic outcome 	Medium Medium Medium Medium
Catching Pens	<ul style="list-style-type: none"> Some shutes clad with plywood Modern floodlights Surface mounted conduit/s 	<ul style="list-style-type: none"> Reconstruct in timber to match original shutes Review/rationalise lighting to achieve more sympathetic outcome Seek to remove/conceal if possible 	Medium Medium Medium
North Holding Pens	<ul style="list-style-type: none"> Stainless steel sink unit and bench with painted timber backsplash Lighting – fluorescents and industrial 	<ul style="list-style-type: none"> Remove and make good if possible Review/rationalise lighting to achieve more sympathetic outcome 	Medium Medium
<i>Woolshed Exterior</i>			
General	<ul style="list-style-type: none"> Evidence of patching/replacement sheeting of walls, various types of 	<ul style="list-style-type: none"> Replace non-traditional fixings with traditional 	Low

Table 21. Priority Works			
Feature	Issue	Proposed Works	Priority
	fixings, and re-use of sheeting	type	
South Elevation	<ul style="list-style-type: none"> A few sheets of wall iron are loose Timber post and rail fence to sub-floor with mesh covering Painted timber double doors, paintwork deteriorated High level flywire/mesh window, mesh damaged Lights – fluorescents and a flood light in a cage Non-original timber stairs and ramp, concrete landing with tactiles and drain, handrail loose, rail broken, loose posts Downpipe disconnected 	<ul style="list-style-type: none"> Re-fix iron Consider less obtrusive screening Re-paint Repair/replace mesh Review/rationalise lighting to achieve more sympathetic outcome Repair in the short term. Re-consider long-term option. Re-connect 	<p>High Low</p> <p>High</p> <p>Medium</p> <p>Medium</p> <p>High/ Medium</p> <p>High</p>
East Elevation – Southern Section	<ul style="list-style-type: none"> Date painted on wall High level flywire/mesh window, mesh damaged, corrugated iron sheeting over original mesh windows? Posts to sub-floor, with mesh covering Floodlight in cage fixed to wall 	<ul style="list-style-type: none"> Remove if possible without damaging iron finish Repair/replace mesh Consider less obtrusive screening Review/rationalise lighting to achieve more sympathetic outcome 	<p>Low</p> <p>Medium</p> <p>Low</p> <p>Medium</p>
Southeast Skillion – Outer	<ul style="list-style-type: none"> Flat metal corner wall flashings Unpainted timber gutter board and fascia Quad gutter, downpipe discharges to ground Unpainted timber boarded door, paintwork to architrave deteriorated Loose/lifting sections of skillion roof 	<ul style="list-style-type: none"> Replace with flashing to match original Re-paint Re-grade ground locally to enable water to drain away Re-paint Re-fix roof 	<p>Low</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p>
Southeast Skillion – Inner	<ul style="list-style-type: none"> Ogee gutter, central downpipe angles across wall to corner, need to check drainage Flat metal corner wall flashing Fluorescent light, motion sensor in cage Painted timber board door, paintwork deteriorated, hole in bottom of door – broken board Roof iron very rusted, lifting section, sunken section?, skylight 	<ul style="list-style-type: none"> Check drainage Replace with flashing to match original Repair door and re-paint Short-term – re-fix roof. Medium term – re-roof. 	<p>High</p> <p>Low</p> <p>High</p> <p>High</p>
South Elevation – East Section – Upper	<ul style="list-style-type: none"> Roof very rusted, one damaged/lifting section 	<ul style="list-style-type: none"> Short-term – re-fix roof. Medium term – re-roof. 	<p>High</p>
South Elevation – East Section – Lower	<ul style="list-style-type: none"> Wall sheeting edge loose/damaged 	<ul style="list-style-type: none"> Re-fix/repair 	<p>High</p>
East Elevation	<ul style="list-style-type: none"> Alsynite/clear sheeting over 4 high 	<ul style="list-style-type: none"> Restore/reconstruct 	<p>Medium</p>

Table 21. Priority Works			
Feature	Issue	Proposed Works	Priority
– Central Section	level windows, timber sills	windows	Low
	• Metal box on wall	• Seek to remove/relocate/ make less obtrusive	Medium
	• Floodlight in cage	• Review/rationalise lighting to achieve more sympathetic outcome	Medium
	• Two fluorescents, one surface mounted conduit	• Review/rationalise lighting to achieve more sympathetic outcome	High
	• Painted timber board on wall, paintwork deteriorated	• Re-paint	High
	• Painted timber board door, paintwork deteriorated, timber deteriorated – termite damage?	• Undertake pest inspection and take appropriate action. Repair/re-paint.	High
	• Timber stair and landing, partly painted, mesh panels in balustrade, pipe handrail, concrete slab landing, timber posts a mixture of salt-treated pine and bush poles, paintwork deteriorated, loose rail and post	• Replace STP posts with bush posts to match original. Repair rail and post. Re-paint.	Low
• Sub-floor – posts, line of fencing set back from edge, mesh covering, pipe and mesh gate	• Consider less obtrusive screening and gate		
North Elevation – East Section – Lower	• Wall sheeting lifting	• Re-fix	High
	• Painted timber board at high level, paintwork deteriorated	• Re-paint	High
	• Ogee gutter, two downpipes missing	• Reconstruct downpipes to match original	High
	• Two unpainted timber fixed glass windows – original not glazed but mesh only?	• Re-paint	High
	• Floodlight in cage	• Review/rationalise lighting to achieve more sympathetic outcome	Medium
	• Fluorescent light	• Review/rationalise lighting to achieve more sympathetic outcome	Medium
	• Painted timber board double doors, painted timber architrave – paintwork deteriorated	• Re-paint	High
	• Timber stair and landing, salt treated pine posts, concrete steps and landing, rail and boards loose	• Replace STP posts with bush posts to match original. Repair rail and boards.	High
	• Sub-floor – timber posts, mesh covering set back, timber rails	• Consider less obtrusive screening	Low
	North Elevation – East Section – Upper	• Upper roof very rusted, some lifting	• Short-term – refix roof. Medium term – re-roof.
• Lower roof not fully inspected – as for upper roof?		• Short-term – refix roof. Medium term – re-roof.	High
East Elevation – North Section – Upper	• Wall sheeting lifting	• Re-fix	High
East Elevation – North Section –	• High level chicken wire mesh vent, some sections panelled over with corrugated iron, mesh damaged	• Repair/replace mesh	Medium

Table 21. Priority Works

Feature	Issue	Proposed Works	Priority
Lower	<ul style="list-style-type: none"> Quad gutter, two downpipes, one not connected Fluorescent light, surface mounted conduit Roof very rusted, lifting/damaged Sub-floor – timber posts, one salt treated pine post, mesh covering set one row back 	<ul style="list-style-type: none"> Re-connect downpipe Review/rationalise lighting to achieve more sympathetic outcome Short-term – refix/repair roof. Medium term – re-roof. Replace STP post with bush post to match original. Consider less obtrusive screening. 	<p>High</p> <p>Medium</p> <p>High</p> <p>Medium/ Low</p>
North Elevation – Central Section – Upper	<ul style="list-style-type: none"> Gabled wall, rust stains, some lifting sheeting Roof very rusted 	<ul style="list-style-type: none"> Re-fix sheeting Medium term – re-roof 	<p>High</p> <p>High</p>
North Elevation – Central Section – Lower	<ul style="list-style-type: none"> Gabled elevation, sheeting lifting/damaged in part, some rusting Various ridge cappings – flat metal sheet, corrugated iron rolled over edge Painted timber board door, paintwork deteriorated Fluorescent light Sub-floor – timber posts, mesh set back from edge 	<ul style="list-style-type: none"> Re-fix/repair sheeting Replace flat sheet with corrugated iron rolled over edge Re-paint Review/rationalise lighting to achieve more sympathetic outcome Consider less obtrusive screening 	<p>High</p> <p>Low</p> <p>High</p> <p>Medium</p> <p>Low</p>
West Elevation – North Section	<ul style="list-style-type: none"> Wall sheeting lifting in sections and some surface rust High level chicken wire vents, repaired with mesh over-battened Roof iron lifting Sub-floor – timber posts and mesh covering Small trees growing in sub-floor space 	<ul style="list-style-type: none"> Re-fix sheeting Reconstruct original mesh detailing Re-fix Consider less obtrusive screening Remove trees 	<p>High</p> <p>Low</p> <p>High Low</p> <p>High</p>
South Elevation – West Section	<ul style="list-style-type: none"> Non-original? painted timber board double doors, paintwork deteriorated Sub-floor – timber posts with mesh covering Timber landing and stairs, concrete landing, two broken treads 	<ul style="list-style-type: none"> Re-paint Consider less obtrusive screening Repair 	<p>High</p> <p>Low</p> <p>High</p>
West Elevation – South Section	<ul style="list-style-type: none"> Lifting wall sheeting, one damaged section High level continuous chicken wire vent, one section repaired with mesh over-battened Folded sheet metal gutter, two downpipes, one not connected Sub-floor – timber posts with mesh covering, timber bottom rail deteriorated/loose Roof rusted and lifting 	<ul style="list-style-type: none"> Re-fix/repair Reconstruct original mesh detailing Re-connect downpipe Consider less obtrusive screening. Re-fix/replace rail. Short-term – refix roof. Medium term – re-roof. 	<p>High</p> <p>Low</p> <p>High</p> <p>Low/ Medium</p> <p>High</p>

APPENDIX H: GUIDANCE FOR ASSESSING PROPOSALS FOR CHANGE

Introduction

The Yarralumla Woolshed and its block are a relatively large area with a range of built and landscape features. It has a range of heritage values, some of which are obvious while others are obscure. While there are a large number of small and more substantial maintenance and other conservation works recommended in this plan, there are no major changes currently proposed.

Accordingly, it is difficult to provide comprehensive guidance for assessing proposals.

These guidelines provide general guidance, and deal with:

- key general principles for assessing proposals; and
- a precautionary principle.

The purpose of such guidance should be to:

- avoid damaging actions;
- mitigate unavoidable damaging actions;
- trigger more detailed evaluation in cases of uncertainty; and
- trigger formal mechanisms under the *National Capital Plan* (eg. seek an approval).

It is important to note that the Woolshed is offered a measure of protection through the *National Capital Plan*.

Key General Principles for Assessing Proposals

The key general principles for assessing proposals are as follows.

- The heritage significance of the Woolshed and its block is the focus of protection and conservation. This significance is defined in the Register of the National Estate citation and in this conservation management plan (Chapter 6, refer also to the defined attributes). If a proposed action will have, may have or is likely to affect the heritage significance or attributes of the Woolshed and its block then:
 - every effort should be made to avoid damaging actions;
 - if this is not possible, then every effort should be made to mitigate unavoidable damaging actions; and
 - if the heritage significance or defined attributes will be affected, then a development application under the *National Capital Plan* may be warranted.
- The conservation management plan should be a primary tool in assessing proposals.
- If a proposed action specifically accords with this conservation management plan, and the plan has been approved by the ACT Heritage Council, then further assessment of the proposal seems unnecessary. However, formal obligations under the *National Capital Plan* may still arise if the action affects heritage significance or the defined attributes.

- If the conservation management plan specifically precludes a proposed action then:
 - every effort should be made to avoid damaging actions;
 - if this is not possible, then every effort should be made to mitigate unavoidable damaging actions; and
 - if the heritage significance or defined attributes will be affected, then a development application under the *National Capital Plan* may be warranted.

- In the case of a major proposal not foreseen by the conservation management plan, then the plan should be revised and consider the proposal.

- The decision-making process outlined in the conservation management plan should be followed as part of the process to assess proposals. Strategy 7.1 states,
 - ‘The process should involve:
 - consultation with internal and external stakeholders relevant to the particular decision;
 - an understanding of the original form and subsequent changes to the component involved;
 - documentation of the proposed use or operational requirements justifying the works or action;
 - an assessment of the impact on significance; and
 - identification of relevant statutory obligations and steps undertaken to ensure compliance.’

Precautionary Principle

Above all, if there is any doubt or uncertainty about the impact of a proposed action, then ideally the action should be abandoned. If this is not possible, then it should be subject to further detailed assessment.

APPENDIX I: BURRA CHARTER & AUSTRALIAN NATURAL HERITAGE CHARTER

The Burra Charter

The Australia ICOMOS Charter for Places of Cultural Significance

Australia ICOMOS Incorporated International Council on Monuments and Sites

2013

ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: australia.icomos.org

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

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The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

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acknowledgement.

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The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- Definitions Article 1
- Conservation Principles Articles 2–13
- Conservation Processes Articles 14–25
- Conservation Practices Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: australia.icomos.org.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See australia.icomos.org.

Why conserve?

Places of cultural significance enrich people’s lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles	Explanatory Notes
<p>Article 1. Definitions For the purposes of this Charter:</p> <p>1.1 <i>Place</i> means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.</p> <p>1.2 <i>Cultural significance</i> means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p>Cultural significance is embodied in the <i>place</i> itself, its <i>fabric, setting, use, associations, meanings, records, related places and related objects</i>.</p> <p>Places may have a range of values for different individuals or groups.</p> <p>1.3 <i>Fabric</i> means all the physical material of the <i>place</i> including elements, fixtures, contents and objects.</p> <p>1.4 <i>Conservation</i> means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i>.</p>	<p>Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.</p> <p>The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.</p> <p>Cultural significance may change over time and with use.</p> <p>Understanding of cultural significance may change as a result of new information.</p> <p>Fabric includes building interiors and sub-surface remains, as well as excavated material.</p> <p>Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.</p> <p>Fabric may define spaces and views and these may be part of the significance of the place.</p> <p>See also Article 14.</p>



Articles	Explanatory Notes
<p>1.5 <i>Maintenance</i> means the continuous protective care of a <i>place</i>, and its <i>setting</i>.</p> <p>Maintenance is to be distinguished from repair which involves <i>restoration</i> or <i>reconstruction</i>.</p>	<p>Examples of protective care include:</p> <ul style="list-style-type: none"> • maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden; • repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring; • repair involving reconstruction — replacing decayed fabric with new fabric <p>It is recognised that all places and their elements change over time at varying rates.</p>
<p>1.6 <i>Preservation</i> means maintaining a <i>place</i> in its existing state and retarding deterioration.</p>	
<p>1.7 <i>Restoration</i> means returning a <i>place</i> to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.</p>	
<p>1.8 <i>Reconstruction</i> means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new material.</p>	<p>New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.</p>
<p>1.9 <i>Adaptation</i> means changing a <i>place</i> to suit the existing <i>use</i> or a proposed use.</p>	
<p>1.10 <i>Use</i> means the functions of a <i>place</i>, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.</p>	<p>Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.</p>
<p>1.11 <i>Compatible use</i> means a <i>use</i> which respects the <i>cultural significance</i> of a <i>place</i>. Such a use involves no, or minimal, impact on cultural significance.</p>	
<p>1.12 <i>Setting</i> means the immediate and extended environment of a <i>place</i> that is part of or contributes to its <i>cultural significance</i> and distinctive character.</p>	<p>Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.</p>



Articles	Explanatory Notes
<p>1.13 <i>Related place</i> means a <i>place</i> that contributes to the <i>cultural significance</i> of another place.</p> <p>1.14 <i>Related object</i> means an object that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the place.</p> <p>1.15 <i>Associations</i> mean the connections that exist between people and a <i>place</i>.</p> <p>1.16 <i>Meanings</i> denote what a <i>place</i> signifies, indicates, evokes or expresses to people.</p> <p>1.17 <i>Interpretation</i> means all the ways of presenting the <i>cultural significance</i> of a <i>place</i>.</p>	<p>Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.</p> <p>Associations may include social or spiritual values and cultural responsibilities for a place.</p> <p>Meanings generally relate to intangible dimensions such as symbolic qualities and memories.</p> <p>Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.</p>
<p>Conservation Principles</p>	
<p>Article 2. Conservation and management</p>	
<p>2.1 <i>Places of cultural significance</i> should be conserved.</p> <p>2.2 The aim of <i>conservation</i> is to retain the <i>cultural significance</i> of a <i>place</i>.</p> <p>2.3 <i>Conservation</i> is an integral part of good management of <i>places of cultural significance</i>.</p> <p>2.4 <i>Places of cultural significance</i> should be safeguarded and not put at risk or left in a vulnerable state.</p>	
<p>Article 3. Cautious approach</p>	
<p>3.1 <i>Conservation</i> is based on a respect for the existing <i>fabric, use, associations</i> and <i>meanings</i>. It requires a cautious approach of changing as much as necessary but as little as possible.</p> <p>3.2 Changes to a <i>place</i> should not distort the physical or other evidence it provides, nor be based on conjecture.</p>	<p>The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.</p>
<p>Article 4. Knowledge, skills and techniques</p>	
<p>4.1 <i>Conservation</i> should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the <i>place</i>.</p> <p>4.2 Traditional techniques and materials are preferred for the <i>conservation</i> of significant <i>fabric</i>. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.</p>	<p>The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.</p>

Articles	Explanatory Notes
<p>Article 5. Values</p> <p>5.1 <i>Conservation of a place</i> should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.</p> <p>5.2 Relative degrees of <i>cultural significance</i> may lead to different <i>conservation</i> actions at a place.</p>	<p>Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.</p> <p>In some cultures, natural and cultural values are indivisible.</p> <p>A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.</p>
<p>Article 6. Burra Charter Process</p> <p>6.1 The <i>cultural significance</i> of a <i>place</i> and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.</p> <p>6.2 Policy for managing a <i>place</i> must be based on an understanding of its <i>cultural significance</i>.</p> <p>6.3 Policy development should also include consideration of other factors affecting the future of a <i>place</i> such as the owner’s needs, resources, external constraints and its physical condition.</p> <p>6.4 In developing an effective policy, different ways to retain <i>cultural significance</i> and address other factors may need to be explored.</p> <p>6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.</p>	<p>The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.</p> <div style="text-align: center;"> <p>Understand Significance</p> <p>↓</p> <p>Develop Policy</p> <p>↓</p> <p>Manage in Accordance with Policy</p> </div> <p>Options considered may include a range of uses and changes (e.g. adaptation) to a place.</p>
<p>Article 7. Use</p> <p>7.1 Where the <i>use</i> of a <i>place</i> is of <i>cultural significance</i> it should be retained.</p> <p>7.2 A <i>place</i> should have a <i>compatible use</i>.</p>	<p>The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use;</p>



Articles	Explanatory Notes
<p>Article 8. Setting <i>Conservation</i> requires the retention of an appropriate <i>setting</i>. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the <i>cultural significance</i> of the <i>place</i>.</p> <p>New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.</p> <p>Article 9. Location 9.1 The physical location of a <i>place</i> is part of its <i>cultural significance</i>. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.</p> <p>9.2 Some buildings, works or other elements of <i>places</i> were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.</p> <p>9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate <i>use</i>. Such action should not be to the detriment of any <i>place</i> of <i>cultural significance</i>.</p> <p>Article 10. Contents Contents, fixtures and objects which contribute to the <i>cultural significance</i> of a <i>place</i> should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and <i>preservation</i>; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.</p> <p>Article 11. Related places and objects The contribution which <i>related places</i> and <i>related objects</i> make to the <i>cultural significance</i> of the <i>place</i> should be retained.</p> <p>Article 12. Participation <i>Conservation, interpretation</i> and management of a <i>place</i> should provide for the participation of people for whom the place has significant <i>associations</i> and <i>meanings</i>, or who have social, spiritual or other cultural responsibilities for the place.</p>	<p>should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.</p> <p>Setting is explained in Article 1.12.</p> <p>For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.</p> <p>Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.</p> <p>Article 33 deals with significant fabric that has been removed from a place.</p>



Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes**Article 14. Conservation processes**

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Articles	Explanatory Notes
<p>Article 16. Maintenance <i>Maintenance</i> is fundamental to <i>conservation</i>. Maintenance should be undertaken where <i>fabric</i> is of <i>cultural significance</i> and its maintenance is necessary to retain that <i>cultural significance</i>.</p> <p>Article 17. Preservation <i>Preservation</i> is appropriate where the existing <i>fabric</i> or its condition constitutes evidence of <i>cultural significance</i>, or where insufficient evidence is available to allow other <i>conservation</i> processes to be carried out.</p> <p>Article 18. Restoration and reconstruction <i>Restoration</i> and <i>reconstruction</i> should reveal culturally significant aspects of the <i>place</i>.</p> <p>Article 19. Restoration <i>Restoration</i> is appropriate only if there is sufficient evidence of an earlier state of the <i>fabric</i>.</p> <p>Article 20. Reconstruction 20.1 <i>Reconstruction</i> is appropriate only where a <i>place</i> is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the <i>fabric</i>. In some cases, reconstruction may also be appropriate as part of a <i>use</i> or practice that retains the <i>cultural significance</i> of the place.</p> <p>20.2 <i>Reconstruction</i> should be identifiable on close inspection or through additional <i>interpretation</i>.</p> <p>Article 21. Adaptation 21.1 <i>Adaptation</i> is acceptable only where the adaptation has minimal impact on the <i>cultural significance</i> of the <i>place</i>.</p> <p>21.2 <i>Adaptation</i> should involve minimal change to significant</p>	<p>Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.</p> <p>Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:</p> <ul style="list-style-type: none"> • where the evidence of the fabric is of such significance that it should not be altered; or • where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28. <p>New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.</p> <p>Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.</p> <p>Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as ‘adaptive re-use’ and should be consistent with Article 7.2.</p>

Articles	Explanatory Notes
<p><i>fabric</i>, achieved only after considering alternatives.</p> <p>Article 22. New work 22.1 New work such as additions or other changes to the <i>place</i> may be acceptable where it respects and does not distort or obscure the <i>cultural significance</i> of the place, or detract from its <i>interpretation</i> and appreciation.</p> <p>22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the <i>cultural significance</i> of the <i>place</i>.</p> <p>Article 23. Retaining or reintroducing use Retaining, modifying or reintroducing a significant <i>use</i> may be appropriate and preferred forms of <i>conservation</i>.</p> <p>Article 24. Retaining associations and meanings 24.1 Significant <i>associations</i> between people and a <i>place</i> should be respected, retained and not obscured. Opportunities for the <i>interpretation</i>, commemoration and celebration of these associations should be investigated and implemented.</p> <p>24.2 Significant <i>meanings</i>, including spiritual values, of a <i>place</i> should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.</p> <p>Article 25. Interpretation The <i>cultural significance</i> of many <i>places</i> is not readily apparent, and should be explained by <i>interpretation</i>. Interpretation should enhance understanding and engagement, and be culturally appropriate.</p> <p>Conservation Practice</p> <p>Article 26. Applying the Burra Charter Process 26.1 Work on a <i>place</i> should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.</p> <p>26.2 Written statements of <i>cultural significance</i> and policy for the <i>place</i> should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.</p>	<p>New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.</p> <p>New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.</p> <p>These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.</p> <p>For many places associations will be linked to aspects of use, including activities and practices.</p> <p>Some associations and meanings may not be apparent and will require research.</p> <p>In some circumstances any form of interpretation may be culturally inappropriate.</p>
<p>The results of studies should be kept up to date, regularly reviewed and revised as necessary.</p> <p>Policy should address all relevant issues, e.g. use, interpretation, management and change.</p> <p>A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other</p>	



Articles	Explanatory Notes
<p>26.3 Groups and individuals with <i>associations</i> with the <i>place</i> as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the <i>cultural significance</i> of the place. Where appropriate they should also have opportunities to participate in its <i>conservation</i> and management.</p> <p>26.4 Statements of <i>cultural significance</i> and policy for the <i>place</i> should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.</p> <p>Article 27. Managing change</p> <p>27.1 The impact of proposed changes, including incremental changes, on the <i>cultural significance</i> of a <i>place</i> should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.</p> <p>27.2 Existing <i>fabric, use, associations</i> and <i>meanings</i> should be adequately recorded before and after any changes are made to the <i>place</i>.</p> <p>Article 28. Disturbance of fabric</p> <p>28.1 Disturbance of significant <i>fabric</i> for study, or to obtain evidence, should be minimised. Study of a <i>place</i> by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the <i>conservation</i> of the place, or to obtain important evidence about to be lost or made inaccessible.</p> <p>28.2 Investigation of a <i>place</i> which requires disturbance of the <i>fabric</i>, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.</p> <p>Article 29. Responsibility</p> <p>The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.</p> <p>Article 30. Direction, supervision and implementation</p> <p>Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.</p> <p>Article 31. Keeping a log</p> <p>New evidence may come to light while implementing policy or a plan for a <i>place</i>. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.</p> <p>Article 32. Records</p>	<p>names.</p> <p>The management plan may deal with other matters related to the management of the place.</p> <p>Monitor actions taken in case there are also unintended consequences.</p> <p>New decisions should respect and have minimal impact on the cultural significance of the place.</p>



Articles

Explanatory Notes

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for *conservation*.

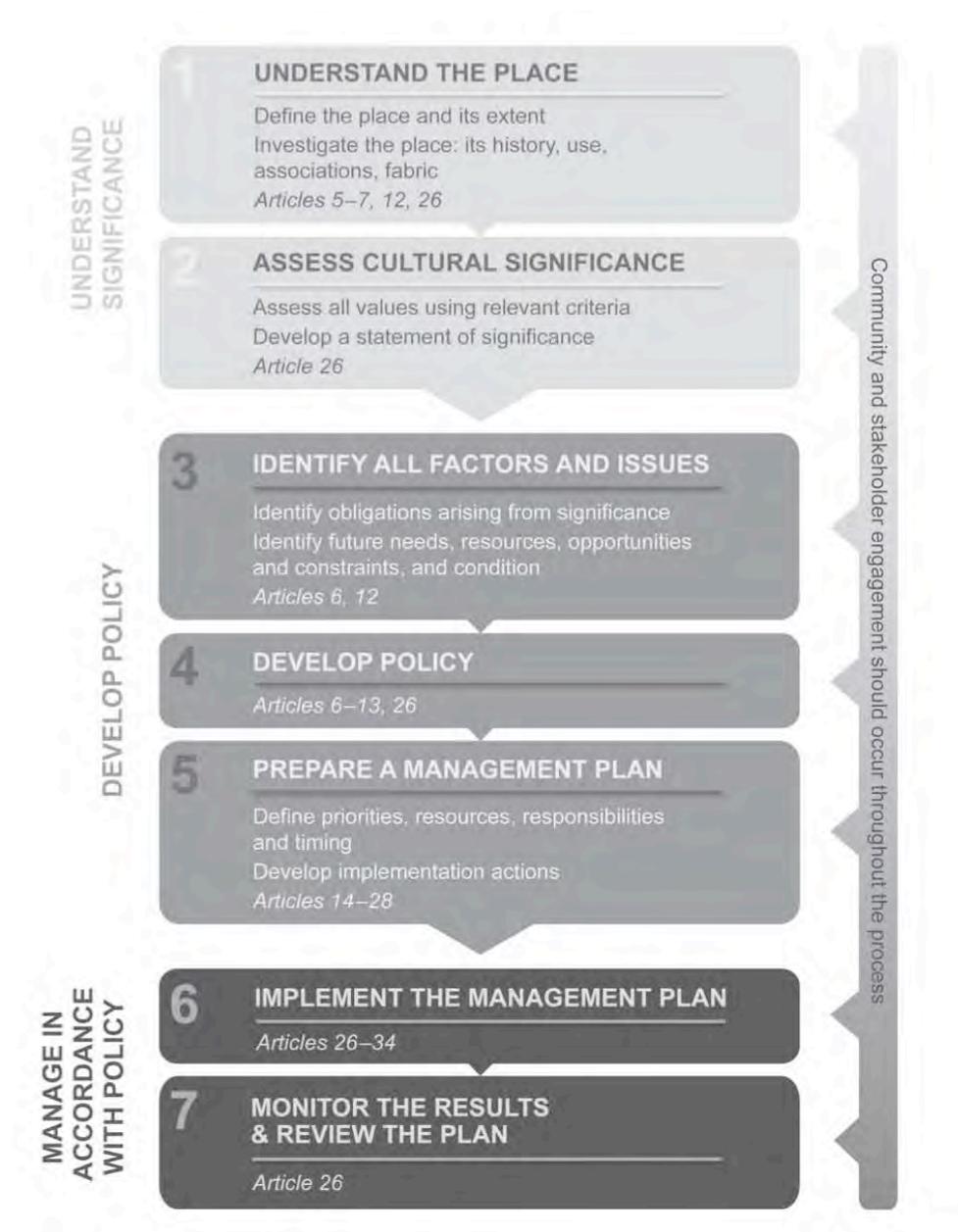
Words in italics are defined in Article 1.

The best conservation often involves the least work and can be inexpensive.



The Burra Charter Process Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole. Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



Australian Natural Heritage Charter Extracts

The following are extracts from Cairnes (2002).



Part A Definitions

Alphabetical listing

Words printed in italics in this document have definitions set out below.

<i>Biodiversity</i>	1.5	<i>Modification</i>	1.28
<i>Community</i>	1.13	<i>Monitoring</i>	1.30
<i>Conservation</i>	1.20	<i>Natural heritage</i>	1.1
<i>Degradation</i>	1.19	<i>Natural integrity</i>	1.8
<i>Earth processes</i>	1.16	<i>Natural significance</i>	1.3
<i>Ecological processes</i>	1.15	<i>Organism</i>	1.11
<i>Ecosystem</i>	1.14	<i>Place</i>	1.2
<i>Enhancement</i>	1.26	<i>Presentation</i>	1.29
<i>Evolutionary processes</i>	1.17	<i>Preservation</i>	1.27
<i>Genetic diversity</i>	1.7	<i>Protection</i>	1.21
<i>Geodiversity</i>	1.4	<i>Regeneration</i>	1.23
<i>Habitat</i>	1.12	<i>Reinstatement</i>	1.25
<i>Indigenous species</i>	1.9	<i>Restoration</i>	1.24
<i>Introduced species</i>	1.10	<i>Species diversity</i>	1.6
<i>Maintenance</i>	1.22	<i>Succession</i>	1.18

Listing by topic

Article 1 For the purpose of the Charter the following definitions apply:

GENERAL

- 1.1** *Natural heritage* means:
- natural features consisting of physical and biological formations or groups of such formations, which demonstrate *natural significance*
 - geological and physiographical formations and precisely delineated areas that constitute the habitat of *indigenous species* of animals and plants, which demonstrate *natural significance*, and/or
 - natural sites or precisely-delineated natural areas which demonstrate *natural significance* from the point of view of science, *conservation* or natural beauty.
- 1.2** *Place* means a geographically defined site or area with associated natural features of *biodiversity*, *geodiversity* and *ecological processes*.

AUSTRALIAN NATURAL HERITAGE CHARTER



VALUES

- 1.3** **Natural significance** means the importance of *ecosystems*, *biodiversity* and *geodiversity* for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.
- 1.4** **Geodiversity** means the natural range (diversity) of geological (bedrock), geomorphological (landform) and soil features, assemblages, systems and processes. *Geodiversity* includes evidence of the past life, *ecosystems* and environments in the history of the earth as well as a range of atmospheric, hydrological and biological processes currently acting on rocks, landforms and soils.
- 1.5** **Biodiversity** means the variability among living *organisms* from all sources (including terrestrial, marine and other aquatic *ecosystems* and the ecological complexes of which they are part) and includes diversity within and between species and the diversity of *ecosystems*.
- 1.6** **Species diversity** means the variety of species in a *place*.
- 1.7** **Genetic diversity** means the variety of genetic information contained in the total genes of individual plants, animals and microorganisms in a *place*.
- 1.8** **Natural integrity** means the degree to which a *place* or *ecosystem* retains its natural *biodiversity* and *geodiversity* and other natural processes and characteristics.
- 1.9** **Indigenous species** means a species that occurs at a *place* within its historically known natural range and that forms part of the natural *biodiversity* of a *place*.

Definitions

Note for Article 1.5

This definition is essentially the same as that used in Australia's National Strategy for the Conservation of Biological Diversity (1996), and in the Commonwealth's Environment Protection and Biodiversity Conservation Act 1999. The term 'biodiversity' is in widespread use and for consistency has been used in this Charter in preference to 'biological diversity'. However, the meanings and concepts of the two terms are the same.

Note for Article 1.9

Special classes of indigenous species, often defined in legislation by terms such as 'threatened species', 'vulnerable species' or 'endangered species', have not been defined in this Charter. However, these concepts might contribute to the natural significance of a *place*.

Some legislation sets a date for the historically-known range of species, but this Charter leaves the interpretation of this aspect to individual users.

Note for Article 1.10

Introduced species include those that have been translocated to a place from elsewhere in Australia, and those that are genetically modified by human intervention.

Note for Article 1.12

Habitat elements are the component parts (living or non-living) of the structural environments that make up an organism's habitat.

Note for Article 1.19

A degraded ecosystem will usually require human assistance to recover.

1.10 **Introduced species** means a translocated or alien species occurring at a place outside its known natural range as a result of intentional or accidental dispersal.

1.11 **Organism** means any living being.

1.12 **Habitat** means the structural environments where an organism lives for all or part of its life, including environments once occupied (continuously, periodically or occasionally) by an organism or group of organisms, and into which organisms of that kind have the potential to be reintroduced.

1.13 **Community** means an assemblage of species that inhabits a particular area in nature.

1.14 **Ecosystem** means a dynamic complex of organisms and their non-living environment, interacting as a functional unit.

1.15 **Ecological processes** means all those processes that occur between organisms, and within and between communities, including interactions with the non-living environment, that result in existing ecosystems and bring about changes in ecosystems over time.

1.16 **Earth processes** means the interactions, changes and development of geodiversity over time.

1.17 **Evolutionary processes** means genetically-based processes by which life forms change and develop over generations.

1.18 **Succession** means the natural changes where species composition changes over time.

DEGRADATION

1.19 **Degradation** means any significant decline in the quality of natural resources or natural integrity of a place or the viability of an ecosystem, caused directly or indirectly by human activities.

CONSERVATION PROCESSES

- 1.20** **Conservation** means all the processes and actions of looking after a *place* so as to retain its *natural significance* and always includes *protection, maintenance* and *monitoring*.
- 1.21** **Protection** means taking care of a *place* by managing impacts to ensure that *natural significance* is retained.
- 1.22** **Maintenance** means the continuous protective care of the *biodiversity* and *geodiversity* of a *place*.
- 1.23** **Regeneration** means the natural recovery of *natural integrity* following disturbance or *degradation*.
- 1.24** **Restoration** means returning existing *habitats* to a known past state or to an approximation of the natural condition by repairing *degradation*, by removing *introduced species* or by *reinstatement*.
- 1.25** **Reinstatement** means to introduce to a *place* one or more species or elements of *habitat* or *geodiversity* that are known to have existed there naturally at a previous time, but that can no longer be found at that *place*.

Note for Article 1.20
Conservation may, according to circumstance, also include regeneration, restoration, enhancement, reinstatement, preservation or modification, or a combination of more than one of these. Conservation includes conserving natural processes of change (as opposed to artificially accelerated changes).

Note for Article 1.22
Maintenance may also need to be done outside the *place*.

Note for Article 1.23
Regeneration applies to both the *geodiversity* and *biodiversity* of a *place*, and includes the process of natural succession.

Note for Articles 1.24 and 1.25
The timeframe that would apply to the past state as reference for restoration and reinstatement is not specified. It should be determined for each situation through the conservation policy.

Note for Article 1.25
Reinstatement has the same meaning as the term 'reintroduction' that is commonly applied for plant and animal species.



Note for Article 1.28
Modification may involve changes to safeguard the natural significance of a place.

Note for Article 1.29
Preservation includes interpretation and education activities.

Note for Article 1.30
Monitoring is used to assist review of decisions by providing knowledge of the effects of conservation processes on the significance of a place.

- 1.26 **Enhancement** means the introduction of additional organisms, genotypes, species or elements of habitat or geodiversity to those that naturally exist in a *place*.
- 1.27 **Preservation** means maintaining *biodiversity* of a *place* at the existing stage of *succession*, or maintaining existing *geodiversity*.
- 1.28 **Modification** means altering a *place* to suit proposed uses that are compatible with the *natural significance* of the *place*.
- 1.29 **Presentation** means creating awareness and understanding of the *natural significance* of a *place*.
- 1.30 **Monitoring** means ongoing review, evaluation and assessment to detect changes in the *natural integrity* of a *place*, with reference to a baseline condition.

Part B

Conservation Principles



BASIS OF CONSERVATION

- Article 2** The basis for *conservation* is the assessment of the *natural significance* of a *place*, usually presented as a statement of significance.
- Article 3** The aim of *conservation* is to retain, *restore* or *reinststate* the *natural significance* of a *place*.
- Article 4** A self-sustaining condition is preferable to an outcome that requires a high level of ongoing management intervention.
- Article 5** *Conservation* is based on respect for *biodiversity* and *geodiversity*. It should involve the least possible human intervention to *ecological processes*, *evolutionary processes* and *earth processes*.
- Article 6** *Conservation* should make use of all the disciplines and experience that can contribute to the study and safeguarding of a *place*. Techniques employed should have a firm scientific basis or be supported by relevant experience.
- Article 7** *Conservation* of a *place* should take into consideration all aspects of its *natural significance*, and respect aspects of cultural significance that occur there.

Note for Article 2

If cultural values exist for the *place* they should also be considered as part of the significance of the *place* and included in the statement of significance.

Note for Article 4

A self-sustaining condition allows continuation of natural processes of change.

Note for Article 5

The best *conservation* often involves the least work. *Conservation* should not be undertaken unless adequate resources are available to ensure that the *place* is not left in a disturbed or vulnerable state.

Note for Article 7

Some *places* with *natural significance* might also have Indigenous or historic cultural heritage values that should be conserved. *Conservation* of places with cultural significance is explained in *The Burra Charter*, which defines cultural significance to mean aesthetic, historic, scientific, social or spiritual value for past, present or future generations. For places with Indigenous heritage values, reference should be made to *Ask First: A guide to respecting Indigenous heritage places and values*.





Note for Article 8

Protecting *Natural Heritage* includes more detail on developing the conservation policy for a *place*.

'Management issues' include factors such as the owner's needs, resources, external constraints and the past history of use of the *place*.

Note for Article 9

There may be relevant legislative or statutory requirements that need to be considered.

Note for Article 10

An example of the use of this Article is the conservation of migratory bird species.

Note for Article 11

Provision for scientific collecting should be incorporated into the conservation plan where appropriate. Accepted protocols for scientific collecting should be observed where they exist.

Note for Article 12

An example is poisoning or draining a water body to eliminate an introduced species of fish and to prevent its wider spread, even though this action may threaten other indigenous species in the same stretch of water.

CONSERVATION POLICY

- Article 8** The *conservation policy* for a *place* should be determined by a clear understanding of *natural significance* and other management issues. These should be used to determine the desired *conservation outcomes* and future condition for the *place*.
- Article 9** The *conservation policy* should determine uses that are compatible with the *natural significance* of a *place*. Uses that will degrade the *natural significance* should not be introduced or continued.
- Article 10** The conservation policy should consider *ecological processes* and other processes that extend beyond the stated boundaries of a *place*, and their level of impact or influence on the *natural significance* of the *place*.

REMOVAL OF ELEMENTS

- Article 11** Elements of the *geodiversity* and *biodiversity* that contribute to the *natural significance* of a *place* should not be removed from the *place* unless this is the sole means of ensuring their survival, security or *preservation* and is consistent with the conservation policy.
- Article 12** The destruction of elements of *habitat* or *geodiversity* that form part of the *natural significance* of a *place* is unacceptable unless it is the sole means of ensuring the security of the wider *ecosystem* or the long-term *conservation* of the *natural significance*.



INTRODUCED ELEMENTS

Article 13 Some introduced elements may need to be considered as part of the *ecosystem*. Some may contribute permanently to the *natural significance* of the *place*. Others may need to be retained until a condition of sustainable *natural integrity* can be achieved. The conservation policy should stipulate requirements for longer-term retention, control or eradication.

Note for Article 13

Examples include:

- where loose rocks have been removed, they might be replaced by other rocks to provide reptile habitat, and
- where a prolific introduced species of plant may be the preferred habitat for a range of birds and immediate removal may have a dramatic adverse affect on the birds.

Many factors will influence decisions related to conservation practices involving introduced elements.

DEGRADED NATURAL ECOSYSTEMS

Article 14 Some remnants of natural *ecosystems* that have suffered *degradation* may never recover their *natural integrity* but nevertheless may have *natural significance* that should be conserved.

Note for Article 14

This does not provide an excuse for allowing the *natural integrity* of a *place* to be degraded as long as other aspects are protected.

Article 15 Extreme natural 'catastrophic' events may cause disturbance. This is a natural phenomenon, but is not *degradation* unless human *modification* of the natural environment has contributed to the event or the effects. If conservation decisions are needed after such events, this difference should guide the decisions.





Part C

Conservation Processes

Note for Article 16

Protection may include direct protective action (such as erection of a fence) and indirect measures such as binding legal agreements, planning instruments, land acquisition, placing a protective covenant on a land title or reserving the place as a protected area.

Note for Article 18

The main distinction between regeneration and restoration is the extent of direct or indirect intervention. The activity known as bush regeneration consists of restoration and other conservation processes defined here.

Note for Articles 19 and 20

In considering restoration and reinstatement, the length of time that has passed since the existence of the 'earlier state' will influence decisions on conservation policy and will be a matter of judgment by the practitioner for each place.

Note for Article 20

For example, returning an element of goodiversity that has been seriously depleted, eg. adding gravel to expand the shallows and riffles of a stream that has been deepened by mining.

PROTECTION

Article 16 *Protection* may include conservation management measures that are either direct or indirect. The aim of *protection* is to prevent or minimise impacts that may degrade the *natural significance* of the place and to facilitate *regeneration*.

MAINTENANCE

Article 17 *Maintenance* techniques and action should be consistent with the conservation processes adopted for a place and should not detract from its *natural significance*.

REGENERATION

Article 18 *Regeneration* is essentially dependent on natural processes facilitating recovery from disturbance or *degradation*. It does not include physical intervention, but should be accompanied by *monitoring* and *protection* measures that do not create *degradation*.

RESTORATION

Article 19 *Restoration* is appropriate only if there is sufficient evidence of an earlier state to guide the conservation process and if returning the *biodiversity*, *goodiversity* or *habitat* of the place to that state is consistent with the *natural significance* of that place.

REINSTATEMENT

Article 20 *Reinstatement* is appropriate only if:

- there is evidence that the species or *habitat* elements or features of *goodiversity* that are to be reintroduced have existed there naturally at a previous time, and
- returning them to the place contributes to retaining the *natural significance* of that place, and
- processes that may threaten their existence at that place have been discontinued.



ENHANCEMENT

Article 21 *Enhancement* is appropriate only if there is evidence that the introduction of additional *habitat* elements, elements of *geodiversity* or individuals of an *organism* which exist at that place are necessary for, or contribute to, the retention of the *natural significance* of the *place*.

Article 22 Where *organisms* or elements of *geodiversity* are introduced to a *place* for the purpose of *enhancement*, the individuals introduced to the *place* should not alter the natural *species diversity*, *genetic diversity* or *geodiversity* of the *place* if that would reduce its *natural significance*.

Article 23 *Enhancement* in existing natural systems should be limited to a minor part of *biodiversity* or *geodiversity* of a *place* and should not change *ecosystem processes* nor constitute a majority of the *habitats* or features of *geodiversity* of the *place*.

PRESERVATION

Article 24 *Preservation* is appropriate where the *natural significance* of a *place* is fully manifested in its existing stage of natural *succession* or the existing state of its *geodiversity*, and where the *natural significance* is dependent on retaining existing conditions which may otherwise be lost by progression in natural processes.

Article 25 *Preservation* should be limited to the minimum intervention, or the change of *maintenance* actions, needed to suspend the natural *earth processes* or processes of *succession*. The intervention or change should not adversely affect surrounding *ecosystems*.

Note for Article 21

An example of *enhancement* is planting large numbers of a specific tree species to provide a *habitat* for a bird species identified as a particular part of the *natural significance*.

Note for Article 22

This means that genotypes different to the local genotype of a species at a *place* should not be introduced to it unless it is necessary for restoration or preservation of the *natural significance*.

Note for Article 23

This Article refers to existing natural systems and is not an argument against the creation of a new *habitat*.

Note for Article 24

Preservation is an exception to the general conservation principle of allowing natural *ecological processes*, *evolutionary processes*, *earth processes* and *succession* to continue. There may be situations where the conservation policy is to maintain the *ecosystem* of a *place* at a particular point in its *succession*, eg. *preservation* may be an appropriate conservation process for the locality of the *Wollemi pine* in New South Wales, thought to be a rare surviving relic of a previous *climatic environment*.



Note for Article 28
Presentation does not need to be limited to on-site activity and can include off-site programs.

Note for Article 30
Monitoring should be designed and conducted so as to identify changes relevant to the conservation program and unforeseen effects of conservation actions.

MODIFICATION

Article 26 *Modification of a place to accommodate other non-conservation uses is acceptable where natural significance is retained and where the modification will not adversely affect the natural significance of other places.*

Article 27 *Modification should be limited to that which is essential to a use for the place, such use being determined in accordance with the conservation policy.*

PRESENTATION

Article 28 *Presentation should interpret to visitors and others the natural significance of the place and should encourage appreciation and respect. It should also encourage an appropriate level of awareness, understanding and support for the heritage values and conservation objectives of a conservation program or activity.*

Article 29 *Presentation may not be appropriate for all places for reasons of security and privacy or cultural significance. It should only commence after a place has been given adequate protection.*

MONITORING

Article 30 *Monitoring, which allows review of the effectiveness of conservation programs and re-examination of the appropriateness of decisions, is fundamental to improving conservation practice. It requires keeping adequate records.*

Part D

Conservation Practice

OBTAINING INFORMATION ABOUT A PLACE

- Article 31** Work on a *place* should be preceded by research and by review of the available physical, oral, documentary and other information about the existing *biodiversity* and *geodiversity*, including information from Indigenous people.
- Article 32** Studies should be of as high a quality as possible. They should be prepared or reviewed by other people with appropriate experience, knowledge or professional qualifications. Information should be checked on site before any decisions about intervention activities are made.
- Article 33** Evidence of the existing *biodiversity*, *geodiversity* and any other significant features of the *place* (such as cultural heritage) should be recorded before any disturbance of the *place*.
- Article 34** Study of a *place* may require some disturbance to provide the data needed for deciding its *natural significance* and the conservation policy. In these cases the disturbance should have minimal impact on the *biodiversity* and *geodiversity* of the *place* and the actions should be recorded.
- Article 35** Physical intervention is justified where it is needed to secure evidence about to be lost or made inaccessible through necessary conservation work or other unavoidable action.
- Article 36** Investigation that requires physical disturbance of a *place* may be permitted if it will create, or add substantially to, a body of knowledge and provided that it is consistent with the conservation policy of a *place*.

Note for Article 31

The minimum information required before work or other conservation actions or processes start at a *place* is the identification of its *natural significance*.

Note for Article 33

If the *place* is known to, or likely to have cultural heritage values, reference can be made to *Ask First: A guide to respecting Indigenous heritage places and values* or *The Burns Charter* to assist in understanding, documenting and respecting these values.

Note for Article 34

A permit or licence is likely to be required for such studies.



Note for Article 37

The conservation policy should be of as high a quality as possible. It should be prepared or reviewed by a person with appropriate experience, knowledge or professional qualifications.

See Articles 8, 9, 10.

If management objectives are used instead of a conservation policy, key elements of Article 37 should be taken into account.

Note for Article 38

The process to develop a conservation plan is shown as a diagram on page 7.

The conservation plan may also acknowledge or reflect the local, state and territory, national and international policies, agreements, strategies and plans that may be statutory or guiding documents.

The conservation plan may be a component of a broader management plan for a range of land uses for the place, eg a farm plan, a plan of management for a reserve or a land or vegetation rehabilitation program.

Note that 'conservation management plan' is a commonly used alternative term.

CONSERVATION POLICY

Article 37 A conservation policy outlines the desired goals for conserving the *natural significance* of a *place* in both the short and long term. It should be a succinctly written statement which considers:

- the statement of significance and its supporting evidence
- a description of other management issues
- the implications of these issues for future management of the *place*, and
- the desired conservation outcomes and desired future condition.

This policy should be incorporated into a conservation plan for the *place*.

CONSERVATION PLAN

Article 38 A conservation plan should be prepared which outlines how the conservation policy will be implemented. The plan should include:

- a statement of significance
- a description of the management issues
- the conservation policy
- the conservation processes to be used
- organisations and/or individuals responsible for implementing the conservation plan
- a monitoring program to log changes in the *place*, and
- an evaluation process for assessing the success of the conservation plan in achieving the desired conservation outcomes.



- Article 39** The conservation processes to be used should be determined with reference to the conservation policy and to the conservation principles.
- Article 40** There should be a process to ensure that the conservation plan is regularly reviewed and updated.
- Article 41** The requirements of the conservation plan should be made known as part of the *presentation of the place*.
- Article 42** Appropriate expert direction and supervision should be maintained at all stages of implementing the plan, a log kept of new evidence, and additional decisions recorded as amendments to the conservation plan.

CONSULTATION

- Article 43** Consultation with individuals and organisations with an interest in the *national significance* or future use of a *place* is highly desirable, especially at the time of developing the conservation policy and the conservation plan.

RECORDS

- Article 44** The records associated with all stages of the *conservation of a place* should be kept in a permanent archive and made publicly available, subject to requirements of security and privacy.

Note for Article 39

Conservation processes may be used in combination or sequentially to achieve the desired conservation outcomes.

Note for Article 43

The benefits of consultation include the benefit of additional knowledge or experience concerning a *place* and assistance in resolving any conflict prior to commitment to a management regime. It is recognised that some landholders may wish not to consult where there is no statutory obligation to do so. If a *place* appears to have heritage values for Indigenous people, steps for effective consultation can be found in *Ask First: A guide to respecting Indigenous heritage places and values*.



APPENDIX J: ARBORICULTURAL AND ECOLOGICAL ASSETS REPORT

Note: The following report was a component of the overall research undertaken to prepare the conservation management plan, and some of its findings have been modified when integrated with the main text. Accordingly, the main body of the plan should be regarded as the primary reference supported by this component report, with some qualifications.

ARBORICULTURAL & ECOLOGICAL ASSETS REPORT

a contribution to the
Yarralumla Woolshed Conservation Management Plan

August 2011



Yellow Box copse near Yarralumla Woolshed

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CONTENTS

1) INTRODUCTION.....	p3
1.1 Conduct of Project	
1.2 Methodology	
1.3 Limitations and Non-conforming Aspects	
1.4 Acknowledgements	
2) DESCRIPTION, HISTORY & OTHER EVIDENCE.....	p5
2.1 Description and Condition of the Tree Asset	
Area Maps.....	p8
Tree Data sheets.....	p15
2.2 Evidence of Aesthetics and Creative Achievement.....	p22
2.3 Evidence of Scientific Value.....	p22
2.4 Ecological Values.....	p22
3) ANALYSIS OF EVIDENCE.....	p27
4) STATEMENT OF SIGNIFICANCE.....	p30
5) DEVELOPMENT OF POLICY.....	p31
5.1 General	
5.2 Opportunities and Constraints Arising for Yarralumla Woolshed Vegetation	
6) CONSERVATION POLICY & IMPLEMENTATION STRATEGIES.....	p32
6.1 Conservation Policies	
6.2 Conservation Principles and Implementation Strategies	
7) RECOMMENDATIONS.....	p34
8) BIBLIOGRAPHY & REFERENCE MATERIALS.....	p35
APPENDIX 1: GB&A Tree Assessment Checklist.....	p38
APPENDIX 2: Dictionary for Tree Assessment Sheets.....	p39
APPENDIX 3: Tree Species Code.....	p40
APPENDIX 4: Planting Guidance for Yarralumla Creek (Starr 2002).....	p41

1) INTRODUCTION

1.1 Conduct of Project

Geoff Butler & Associates involvement in this project required an arboricultural and ecological contribution towards the preparation of a draft Conservation Management Plan (CMP) for the Yarralumla Woolshed precinct.

The first stage of the project was to examine available information to gain a broad perspective of the study area and to focus contributions on particular sections of the CMP related to GB&A's roles and tasks. These tasks were:

- site visits for investigation and recording data;
- a statement of scientific value in regard to natural heritage;
- a statement of significance (botanical & ecological).
- a general vegetation assessment (condition/longevity etc);
- compilation of a draft report covering specific criteria;
- completion and editing of report text after feedback;

Archival materials relevant to the precinct were examined at the ACT Heritage Unit.

The site visits provided a broader visual assessment of the landscape and vegetation of the overall study area. The objectives of the site visits were to

- assess the condition of individual and groups of trees;
- provide management and maintenance actions and information to inform the CMP.
- examine the vegetation in relation to its natural heritage values.

The history of the plantings of the precinct is not well documented. This report therefore has a focus on the condition and conservation of the tree assets of the precinct, and provides the principles and strategies that are essential if they are to be conserved.

1.2 Methodology

Due to the size of the precinct and the number of trees involved, the precinct was divided up into seven areas for ease of identifying individual and groups of trees for this report.

The trees in each of these segments were examined and assessed using the visual tree assessment (VTA) method (Harris et.al. 2004; Lonsdale 2009; Mattheck & Breloer 1994). The VTA method involves ground level visual inspection for external signs of decay, physical damage, structural issues, site conditions and planting locations. High powered binoculars are used as required for higher crown inspection. This is the most cost effective form of assessment when based on any particular species characteristics, especially if conducted on a regular basis (annually to biennially). If parts of the tree are obscured or suspect, further closer detailed inspection is usually warranted and recommended. The various criteria that are considered for each tree or group of trees are listed on the tree data sheet attached as Appendix 1.

Each tree or group of trees was given an individual identification number, and data was collected covering species, height, width, diameter breast height (DBH), amenity value, condition & structure, actions and comments. For tree groups, the data is averaged over the trees present. Each of these criteria were provided in code form and entered into a

spreadsheet format. The legend explaining these criteria is attached as Appendix 2. Tree species codes are at Appendix 3.

There was no surveyed plan immediately available for the tree asset. Google Earth images were therefore used to illustrate the location of trees within the precinct. Tree identification numbers and locations were translated to these images and are provided in this report (see Maps 1-7).

This report has been put together in such a way that the relevant tree data for trees and the relevant area map can be printed separately for field work purposes.

The data collected was used to prepare implementation action for the tree asset (see section 6.2) below.

1.3 Limitations

Limitations to the preparation of this report were:

- assessing when the majority of the cultivated trees were planted;
- the absence of a surveyed plan locating trees/copses;
- the timing (season) of the ecological survey.

1.4 Acknowledgements

The author wishes to acknowledge the assistance of:

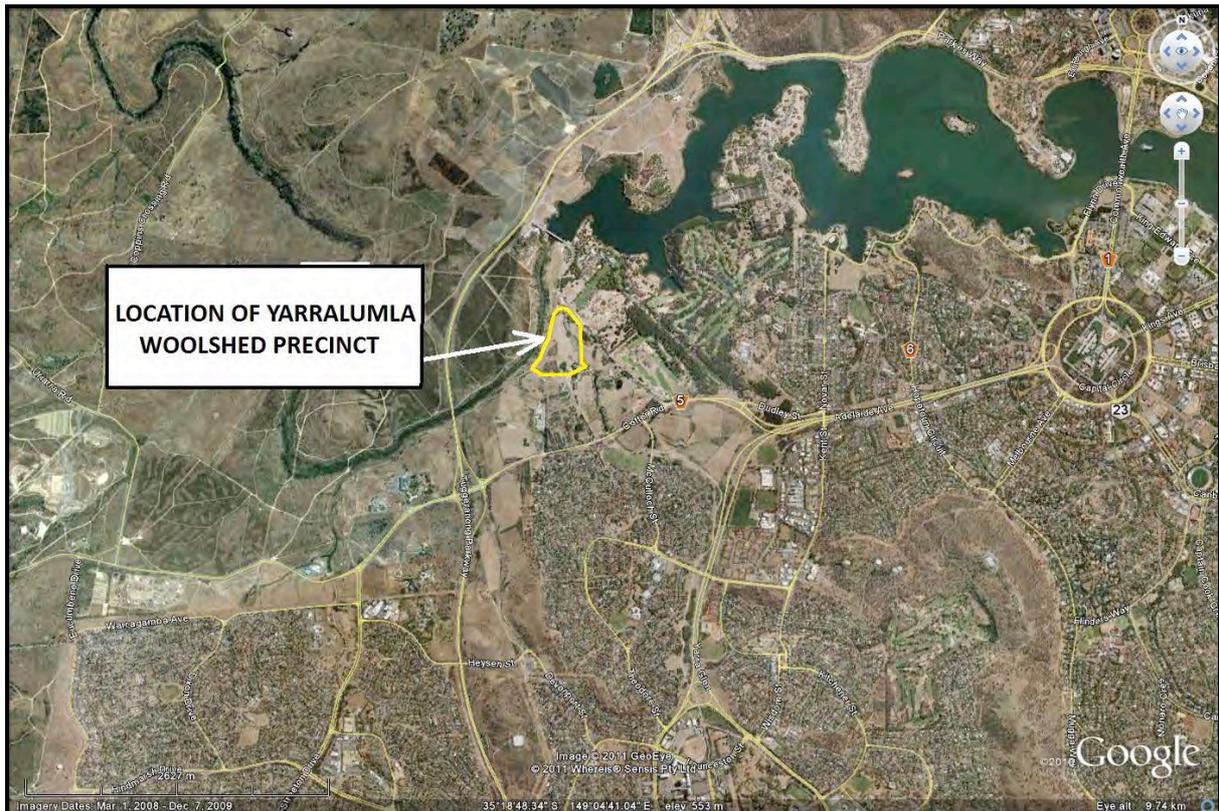
- Jennifer Dunn, ACT Heritage Unit.
- Steve Welch, Coordinator, Southern ACT Catchment Group Inc.
- Jenny Conolly, Parkcare/Landcare Coordinator, ACT Parks and Conservation Service.
- Lynton Bond, Chair – Molonglo Catchment Group.
- John Feint, Manager – Natural Resource Management, Environment & Sustainable Development, ACT Government.

2). DESCRIPTION, HISTORY AND OTHER EVIDENCE

2.1 Description and Condition of the Tree Asset

The original flora community found on the subject site was primarily box woodland with the dominant species being Yellow Box, Blakely’s Red Gum and Apple Box. The vegetation on the former river course may have had other eucalypts (e.g. Manna Gum - *E. viminalis*) and a shrubby understorey. There are no original trees remaining, but there are plantings across the precinct.

MAP 1 – LOCATION OF YARRALUMLA WOOLSHED PRECINCT



MAP 2 – DETAIL OF THE WOOLSHED PRECINCT



Yarralumla Woolshed precinct is very close to the Molonglo River and is adjacent to the lower Molonglo River Corridor open space. It is close to Scrivener Dam of Lake Burley Griffin and, as a continuum of the extensive areas of open space along the lake foreshore; it is part of a very significant wildlife movement corridor through the city and urban areas. The value of this corridor becomes increasingly important with the urbanisation being undertaken in the new urban area of Molonglo. It is therefore important to maintain as much ecological function as feasible within the precinct. Many of the current plantings and areas of open grassland already contribute to this function, though it would be feasible to increase the wildlife values of the precinct within the heritage values recognised and listed for the precinct and especially so along Yarralumla Creek. Planted native tree species are a significant aspect of the landscape, and will maintain and gradually improve the low natural values left on the site.

The history of the tree plantings on the subject site is not well documented. There are no naturally occurring trees, though evidence of former stumps was found. Most of the trees are either adventitious (small numbers of willows, boxthorn, some pines) or were believed to have been planted in the late 1960s and/or early 1970s, probably associated with the woolshed being made available for community uses. The latter constitute the majority of the trees. There was a “replanting” undertaken in 1983, probably a replacement for losses of the earlier plantings (Heritage Unit 2011).

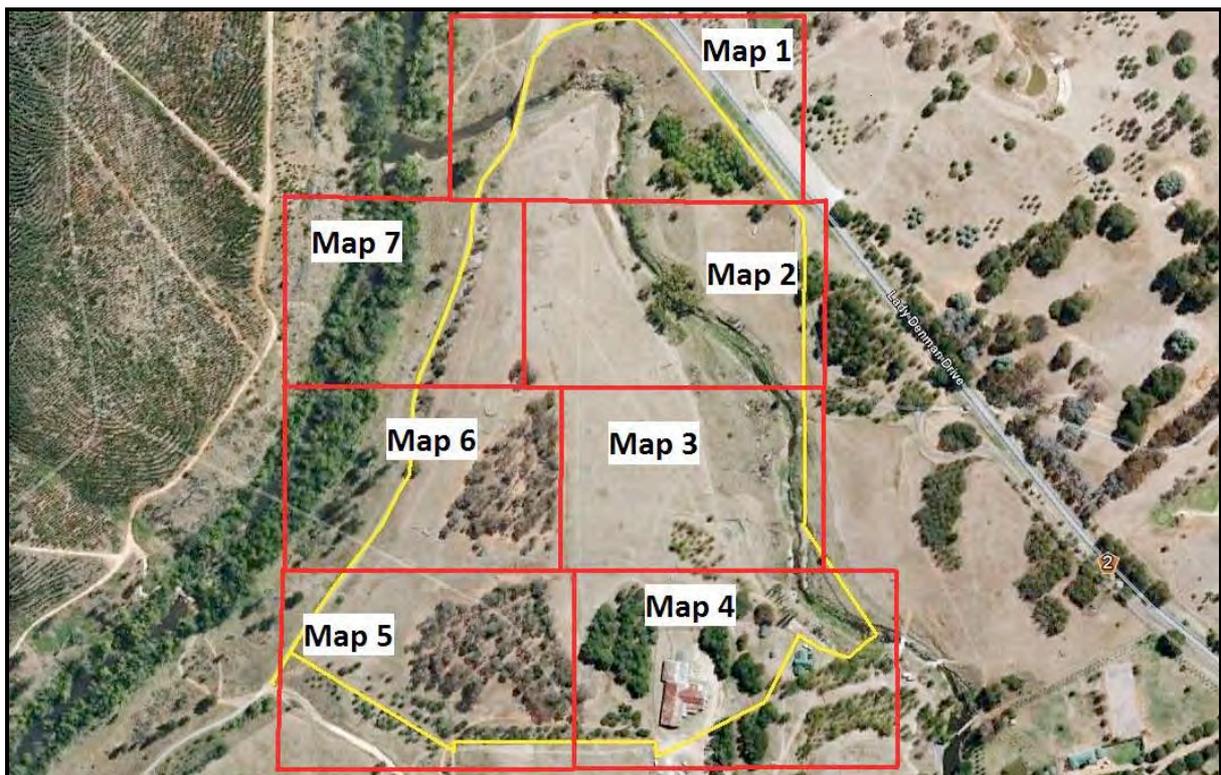
There have been subsequent small plantings undertaken (e.g. small island plantings along Yarralumla Creek and nearby the bike paths), probably within the last decade. Yarralumla Creek plantings are known in more detail. Willows were removed from the creek and some small island plantings of eucalypts were undertaken by the Yarralumla Creek Restoration

Project in 2004-5 (Bond pers. comm. 2011), responding to a report (Starr 2002) on the stabilisation of Yarralumla Creek. On 17 January 2006 a major flooding event gouged out areas of creek bank. In October/November 2006 a significant planting of over 1300 aquatic plant species (*Schoenoplectus validus*, *Baumea articulata*, *Phragmites australis*) and 20 *Acacia dealbata* were planted in selected positions along the bank. The report by Barry Starr (2002) should guide future plantings on the creek (see Appendix 4). There is also a proposal for a wetland to be established near McCulloch St, Curtin (Feint pers. comm. 28 July 2011), but this will have no impact on the precinct.

As part of the assessment a visual structural and health assessment of each tree or group of trees was undertaken. The condition of the plantings varies. In general, the tree asset is still in fair condition though there are trees (as indicated in tree data tables) where removal or undertaking safety maintenance is a consideration. Declared weed species in the ACT are present in the precinct, some associated with the creek.

The map below indicates the areas into which the precinct was divided for ease of assessment and producing maps locating individual and groups of trees. Each map has an individual map number for which tree data sheets are provided.

MAP 3 – INDIVIDUAL PRECINCT AREAS



Map 1



Map 2



Map 3



Map 4



Map 5



Map 6



Map 7



MAP 1

Tree ID No.	Species	Height (m)	Width (m)	Stem DBH (mm)	Structure	Management Action
1	Acacia	2	2		F	R&M
2	Lfe	2	2		F	R. Declared weed species in ACT.
3	Qpa	3	1	50	F	R&M. 3 newly planted trees in small group.
4	Upr	10	8	330	H	R&M
5	Pra	7	4	300	F	R&M
6	Est	5	4	-	F	R&M. 2 multi-stemmed trees.
7	Salix sp.	6	4	250	P	R. Tree appears to be dying. Declared weed species in ACT.
8	Pra	10	10	400	F	R&M. Growing on bank.
9	Ccu	13	10	400	H	R&M. Growing in creek bed.
10	Salix sp.	12	13	500	P	R. In poor condition and leaning. Declared weed species in ACT.
11	Salix sp.	12	12	1000	P	R. In poor condition and declared weed in the ACT.
12	Euc sp.	4	3		F	R&M. 8 multi-stemmed trees.
13	Cmo	5	4		F	R. Declared weed species in ACT.
14	Upr	10	7	300	F	R&M
15	Euc sp.	7	3	300	F	R&M
16	Upr	to 15	to 10	to 1100	F-G	R&M. Approx. 75 trees. Numerous suckers. Remove large dead branches and 2 small Pra seedlings.

MAP 2

Tree ID No.	Species	Height (m)	Width (m)	Stem DBH (mm)	Structure	Management Action
17	Pca	16	9	450	G	R&M. 4 trees.
18	Prunus sp.	10	8		F	R&M.
19	Malus sp	5	3		P	R.
20	Fraxinus	14	5	400	F	R&M. Growing on eroding bank.
21	Ebi	7	2	175	F	R&M. Some minor insect damage.
22	Epa	8	7	400	G	R&M.
23	Evi	8	7	400	G	R&M.
24	Ame	6	3	200	F	R&M.
25	Sba	16	16	900	P	R. This tree is structurally failing.
26	Epa	-	-	-	P	R. 2 small trees. Both nearly dead.
27	Epa/Eam	7	5	200	H	R&M. 14 trees (3 Epa; 11 Eam.)
28	Evi	5	3	-	M	R&M. 11 multi-stemmed trees.
29	Evi/Eam	5	3	-	M	R&M. 8 trees (7 Evi; 1 Eam.)

MAP 3

Tree ID No.	Species	Height (m)	Width (m)	Stem DBH (mm)	Structure	Management Action
30	Epa/Evi/Eam	7	5	-	H	R&M. 17 trees (5 Epa; 1 Evi; 11 Eam.)
31	Fan	15	8	350	M	R&M.
32	Evi/Epa/Est	8	5	-	H	R&M. 16 Trees (14 Evi; 1 Epa; 1 Est.)
33	Epa/Eam/Ebi	8	5	-	H	R&M. 11 trees (9 Epa; 1 Eam; 1 Ebi.)
34	Cau	9	5	300	F	R. Declared weed species in ACT.
35	Gtr	to 12	to 8	100-300	F	R&M. 34 trees. Remove suckers off root stock.
50	Cen	10	5	-	H	R&M. 5 trunks.
51	Cen	to 8	4	250	M	R&M. 6 trees.

MAP 4

Tree ID No.	Species	Height (m)	Width (m)	Stem DBH (mm)	Structure	Management Action
62	Pinus sp.	16		250	-	R. 7 trees. Dead, dying, fallen or dangerous.
63	Pca/Pha/Pinus sp.	20	to 12	300-450	H	R&M. 97 trees (92 Pca; 2 Pha; 3 Pinus sp.)
64	Pinus sp.	10	-	300		R. 6 Pinus sp. Dead or dying.
65	Pca/Pha	20	7	200	G	R&M. 36 trees (35 Pca; 1 Pha.)
66	Pca/Pha	to 20	7	200-350	G	R&M. 26 trees (18 Pca; 8 Pha.)
67	Gtr	9	8	275	G	R&M. 3 trees.
68	Eni	17	20	1200	F	R&M. LDW. 2 trunks with potential for splitting at ground level.
69	Upr	17	15	400	G	R&M.
70	Fan	12	8	300	F	R&M.
71	Gtr	16	12	350	G	R&M. 3 trees.
72	Upr	20	12	450	G	R&M. Close to power line.
73	Gtr	5	5	250	F	R&M. 2 trees.
74	Eni/Ccu	4	3	200	G	R&M. 7 trees (5 Eni; 2 Ccu.)
75	PniI	11	2	300	P	R. 10 trees. Appear to be dying. Close to creek. Declared weed species in ACT.
76	PniI	20	4	500	G	R&M. 2 trees. Close to creek. Declared weed species in the ACT.
77	Euc sp/Ccu	to 9	to 5	150-250	G	R&M. 14 trees (10 eucs; 4 Ccu.)

MAP 5

Tree ID No.	Species	Height (m)	Width (m)	Stem DBH (mm)	Structure	Management Action
53	Salix sp	5	5	350	P	R. Shoots off original stump. Declared weed species in ACT.
54	Maz	5	5	300	F	R&M. MDW, broken branches, suckers.
55	Maz	5	5	-		R. Dead.
56	Cen	9	7	400	M	R&M. 2 Trees.
57	Maz					R. 12 trees. Dead and fallen.
58	Cen	10	8	400	G	R&M.
59	Lfe	4	5	-	P	R. Declared weed species in ACT.
60	Cen	9	5	350	G	R&M.
61	Eme	to 15	to 12	200-550	F-H	R&M. 184 trees (143 trees good form; 41 trees poor form).

MAP 6

Tree ID No.	Species	Height (m)	Width (m)	Stem DBH (mm)	Structure	Management Action
47	Ebr	to 10	to 6	150-300	G	R&M. 12 trees.
48	Pra	15	10	500	F	R. Poor form and needle dieback.
49	Eme	to 14	to 11	250-1000	F-G	R&M. 7 trees. The 4 poorest trees could be removed to provide better spacing for remaining trees.
52	Eme	to 13	to 10	200-500	G	R&M. 171 trees (139 good form; 32 stunted trees.)

MAP 7

Tree ID No.	Species	Height (m)	Width (m)	Stem DBH (mm)	Structure	Management Action
36	Ebr	9	7	250	G	R&M. Leaning.
37	Ebr	10	7	350	G	R&M.
38	Ebr	9	5	300	F	R&M.
39	Ebr	5	3	-	F	R&M. 3 trees. Multi-stemmed.
40	Ebr	7	7	350	G	R&M.
41	Ebr	10	8	450	G	R&M.
42	Ebr	8	5	300	G	R&M. 5 trees.
43	Ebr	13	9	400	G	R&M.
44	Ebr	6	3	-	F	R&M. 2 small multi-stemmed trees.
45	Ebr	10	6	350	G	R&M. 10 trees.
46	Pra	14	9	400	F	R. Suppressing nearby eucalypts.

2.2 Evidence of Aesthetics and Creative Achievement

Aesthetic achievement

Yarralumla Woolshed precinct does not reveal any outstanding aesthetic landscaping. The area is generally informal with mainly large blocks of trees. The majority of the trees used are species often left or planted in rural areas, so are consistent with maintaining a rural character. The Yellow Box plantations add to an Australian rural character. Previous attempts of restoration of the creek using regional species is evident, but could be improved.

Creative achievement

There is no planting within the precinct which could legitimately be called a creative achievement.

2.3 Evidence of Scientific Value

None of the plantings are of any scientific interest or value.

Yarralumla Woolshed precinct is a part of the open space system on the Lower Molonglo River Corridor, leading into the open space surrounding Lake Burley Griffin. This corridor becomes more important as urbanisation in the lower corridor increases (e.g. Molonglo). It may not be immediately obvious but these open spaces provide a wildlife movement corridor through the city, linking the Lower Molonglo River Corridor through to Majura and Kowen and beyond. This contributes to the well-being of many wildlife species, especially birds.

2.4 Ecological Values

2.4.1 Fauna

The threatened fauna species listed under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* and the Action Plans under the *Nature Conservation Act 1980* that potentially could inhabit grassland/woodland such as would have been present within this precinct are:

Swift Parrot (*Lathamus discolor*). Endangered.

This is a migratory species which breeds in Tasmania and overwinters in box-ironbark woodlands inland of the Great Dividing Range in NSW and Victoria (Brereton 1996). It specifically utilises Red Gum/Yellow Box woodlands. It is associated with lerp and psyllid irruptions on Blakely's Red Gum, and Yellow Box blossoms are also listed as food sources (ACT Government 1999, 2004; Higgins 1999; DEWHA 2010). In autumn 2005 there was a major irruption with at least 60 birds settling on the lower slopes of Mt Majura; a similar but smaller irruption (perhaps 30 birds) occurred in April 2008. These birds scattered across the suburbs to feed, seeking flowering box trees.

As this species is migratory and has been seen in urban areas the Yellow Box plantations might be an attraction to this species, especially if moving along the river corridor.

Painted Honeyeater (*Grantiella picta*). Vulnerable

Painted Honeyeater is a nomadic species. It does occasionally appear in Canberra from its more common habitat of the inland slopes. It mainly inhabits woodland and dry forests where it is a specialist feeder on mistletoe fruits and insects (ACT Government 2004).

The native trees in the precinct have the potential as a food source for this species.

Regent Honeyeater (*Anthochaera phrygia*). Endangered.

Among the recognised key food trees of this nomadic and alarmingly declining woodland species are Yellow Box and Blakely's Red Gum (Garnett and Crowley 2000; ACT Government 1999, 2004; Higgins et al 2001; DEWHA). There are 12 records of the species for suburban Canberra (Canberra Ornithologists Group 2009).

The native trees in the precinct have the potential as a food source for this species.

Superb Parrot (*Polytelis swainsonii*). Vulnerable.

This is a migratory species which breeds in the local region, utilising deep hollows in mature eucalypts (notably including Blakely's Red Gum and Yellow Box locally) and feeds in surrounding grasslands as well as in tree foliage and blossoms (Webster and Ahern 1992; ACT Government 1999, 2004; Webster 1988; Dept of Environment and Climate Change; DEWHA 2010). In recent summers large numbers of birds have come into Canberra to feed both on ground herbs and in woodland trees, penetrating more deeply to the south each year.

The native trees in the precinct have the potential as a food source for this species.

Striped Legless Lizard (*Delma impar*). Vulnerable.

A lizard essentially of unploughed primary grasslands, dominated by tussocks of *Themeda australis*, *Austrostipa* spp. and *Austrodanthonia* spp. with good cover. It can however exist in secondary grasslands where these are within 2 km of primary grasslands. In the ACT there are four known populations, including one nearby at Yarramundi Reach. (ACT Government, 1997b, 2005; Coulson 1990; Kukolic 1993; Kukolic et al 1994; DEWHA). There are no other primary grassland patches close to this site. It is highly improbable that this species could have survived in this small disturbed remnant. If further checks for this species are required, they would need to be undertaken in November.

Golden Sun Moth (*Synemon plana*). Critically Endangered.

This grassland moth relies on natural temperate grassland and grassy woodland. It has declined dramatically in numbers since 1950, though recent intensive surveying has increased the number of known sites. It is now known from about 60 sites, most of them in the ACT area, many of them tiny and urban. It requires native grasslands dominated by *Austrodanthonia* (especially *A. carphoides*) at altitudes below 700 m. In addition the grassland structure is low-growing with open space between tussocks. (ACT Government 1998; ACT Government 2005; Dept of Environment and Climate Change; DEWHA). Nearby populations on similar small sites are known in Yarralumla (Dudley and Black Streets). The woolshed precinct has no obvious areas of Short Wallaby Grass (*Austrodanthonia carphoides*). Other remnant native grasses were located in sparse separated colonies or individuals. There is no obvious habitat for this species, but it is being located in far more sites of a modified nature. If further assessment of this species is required it would need to be undertaken in November-December.

Grassland Earless Dragon (*Tympanocryptis pinguicolla*). Endangered.

This species has declined dramatically, and is apparently now restricted to the immediate area of the ACT. It is found in essentially undisturbed primary native tussock grasslands of *Themeda australis*, *Austrostipa* spp. and *Austrodanthonia* spp., characterised by both more open and denser areas. (Osborne et al 1993; ACT Government 1997a, 2005; DEWHA). No suitable habitat is present, in that the grassland on the site does not meet this description, and there are no nearby populations.

Pink-tailed Worm-lizard (*Aprasia parapulchella*). Vulnerable.

A species essentially restricted to the ACT region, where it is associated with treeless or near treeless native grassland, particularly in river valleys, and especially but not exclusively that dominated by *Themeda australis*, and a scattering of partially-buried rocks under which it shelters (Osborne et al 1991; Osborne & McKergow 1993; DEWHA). There are nearby populations in the Lower Molonglo River Corridor, but no suitable habitat is present, especially with regard to the scattered partially buried rock.

Grey-headed Flying-fox (*Pteropus poliocephalus*). Vulnerable.

This species may feed anywhere on fruiting or flowering trees. While there is a relatively nearby population (colony) at Commonwealth Park, they forage very widely and no one feeding site is crucial to them; there is also no particular aspect of the woolshed precinct which would be of value to them.

Other fauna species relevant to the ACT Action Plans include:

- Hooded Robin (*Melanodryas cucullata*) - Vulnerable
- Brown Treecreeper (*Climacteris picumnus*) - Vulnerable
- White winged triller (*Laiage sueurii*) - Vulnerable
- Varied Sitella (*Daphoenositta Chrysoptera*) - Vulnerable
- Perunga Grasshopper (*Perunga ochracea*) - Vulnerable

It is highly unlikely that any of the above bird species would find suitable habitat within the woolshed precinct, with 3 species also rarely if ever seen in urban zones. If any do inhabit the area, even temporarily, there are no known proposals which will dramatically alter or damage that habitat anyway. If proposals arise that would intrinsically change the precinct or current function of the precinct, further more detailed examination of some of these species is warranted.

The Perunga Grasshopper is a cryptic species. It appears to need grass tussocks as an important habitat feature, and these are not available within the woolshed precinct due to maintenance and recreational activity. While habitat availability is poor, any required searches for this grasshopper would need to be undertaken in November to February.

It is my opinion that the woolshed precinct is extremely marginal potential habitat for all the above species. However, if the current recreational functions and landuse continue, the habitat will improve for some species as plantings mature. There is potential to further improve habitat within the precinct, especially along Yarralumla Creek. The Golden Sun Moth is now being located well outside of the original published habitat requirements. It is being located even in highly modified habitats, and for this reason it is the only species listed that would require more survey should any substantial development be contemplated in the future.

2.4.2 Flora

The following nationally listed flora species potentially in grasslands/woodlands were considered for the site:

Canberra Spider Orchid (*Arachnorchis actensis*). Critically Endangered

This species is endemic to the Australian Capital Territory known from two populations on

the western lower slopes of Mount Ainslie and Mount Majura in the Canberra Nature Park. It grows on shallow gravelly brown clay loam soils of volcanic origin. Plants occur amongst a ground cover of grasses, forbs and low shrubs, often among rocks in transitional vegetation zones between open grassy woodland and dry open forest (DEWHA species profile 2010). It is extremely improbable that this species ever did occur here.

Ginninderra Peppergrass (*Lepidium ginninderrense*). Vulnerable

The Ginninderra Peppergrass grows in natural temperate grassland on the flood plain of Ginninderra Creek, especially in locations where grass tussocks and other plant growth are short and open, thus there is little competition for space and light. The soil type over most of the site is a shallow red earth, with patches of colluviums on the footslopes and the population occurs at an altitude of c. 580 metres. (DEWHA species profile 2010). This species is only known from one site and it is highly improbable that it occurred in the woolshed precinct, especially with the degree of modification of the creekline vegetation.

Hoary Sunray (*Leucochrysum albicans* var. *tricolor*). Endangered.

Hoary Sunray is common in the local region and is a very obvious species at any time of the year. No plants were located.

Tarengo Leek Orchid (*Prasophyllum petilum*). Endangered

This species is known from only three locations - near Boorowa in NSW; a 0.5 ha site in the cemetery at Hall; Captains Flat Cemetery. (DEWHA species profile 2010). Habitat in the ACT is grassland dominated by Kangaroo Grass (*Themeda australis*) in remnant *Eucalyptus melliodora* /*E. blakelyi* woodland. Soils are moist and relatively fertile (DEWHA species profile 2010). It is extremely improbable that this species would inhabit this site.

Button Wrinklewort (*Rutidosis leptorrhynchoides*). Endangered.

Button Wrinklewort occurs on the margins of open stands of Yellow Box/Red Gum Grassy Woodland with a ground layer of various native grasses and other forbs, or in Natural Temperate Grassland. Soils are usually shallow and stony red-brown clay loams. It prefers an open habitat and is a poor competitor amongst tall, dense sward-forming grasses (DEWHA species profile 2010). The nearest occurrences are on Stirling Ridge. This species is readily located if present and no plants were observed.

Small Purple-pea (*Swainsona recta*). Endangered.

The Small Purple Pea occurs in open woodland with a grassy understorey. The soils are grey sandy or stony loams on undulating terrain. It emerges in autumn and flowers in spring. The nearest (and largest) ACT occurrence is on Mount Taylor and in Kambah. This species is deciduous and is very difficult to locate unless in flower. The degree of disturbance and weed invasion plus the density of the grass sward would make it extremely unlikely that this species would survive on this site.

Austral Toadflax (*Thesium australe*). Vulnerable.

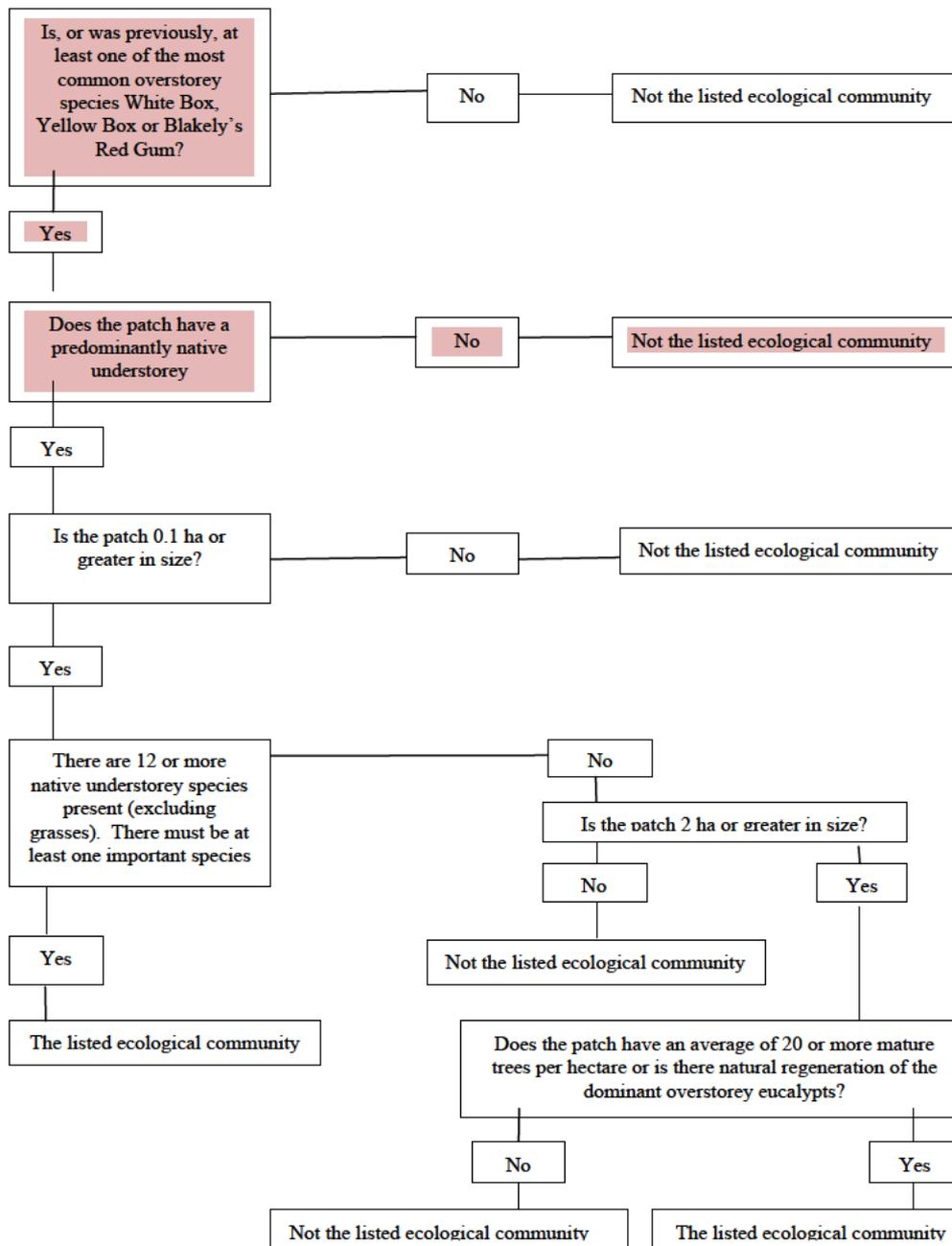
This species occurs in both grasslands and grassy woodlands, often in damp areas in association with Kangaroo Grass (*Themeda australis*), on which it is a parasitic species.

There is little if any Kangaroo Grass in the precinct. This species may also be difficult to locate. The best time for observation is in spring/summer when fruiting. It is unlikely to occur on the site due to the level of past disturbance of the grassy vegetation.

The significance of the remaining ground storey vegetation is low. As some of the species concerned can be difficult to locate, a further check could be made in spring/summer when the deciduous species and less observable species would be present or more conducive to being observed. However it is highly improbable that any will occur within the precinct.

2.4.2 Vegetation Community

Following is the Commonwealth’s flowchart to determine whether the Box Woodland EEC is present:



The area does not meet the Commonwealth definition of Box/Gum woodland.

ACT actions plans 27 (ACT Govt 2004) and 28 (ACT Govt 2005) do not indicate presence of natural temperate grassland or lowland woodland within the precinct.

3) ANALYSIS OF EVIDENCE

This analysis is related to the trees within the woolshed precinct and is based on the evidence in Section 2 of the report. It is assessed against the ACT heritage criteria, with relevant HERCON criteria in the 1st column.

HERCON model criteria	<i>ACT Heritage Criteria 2004</i>	<i>Comments</i>
(a) Importance to the course or pattern of our cultural or natural history.	<p>(c) it is important as evidence of a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function that is no longer practised, is in danger of being lost, or is of exceptional interest;</p> <p>(i) it is significant for understanding the evolution of natural landscapes, including significant geological features, landforms, biota or natural processes;</p> <p>(k) for a place—it exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements;</p> <p>(l) for a place—it is a Significant ecological community, habitat or locality for any of the following:</p> <p>(i) the life cycle of native species;</p> <p>(ii) rare, threatened or</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>The woolshed precinct’s important role is as part of a wildlife movement corridor through the city from the lower Molonglo River corridor through to the Majura/Kowen district.</p> <p>Little remains of the original flora which would have been heavily modified prior to the establishment of the precinct. Occasional patches of native grasses remain.</p> <p>The eucalypt plantations provide some protective and browsing habitat for resident wildlife species, and protection during seasonal bird migrations.</p> <p>The significant ecological communities in the ACT are Natural Temperate Grasslands and Yellow Box/Blakely’s Red Gum Woodland. Neither of these communities exists within the woolshed precinct. The dominant plantings are primarily evergreen native and exotic coniferous plantings.</p> <p>There is minimal browsing habitat for local wildlife, even if only more common species, but it could not be classed as significant. The more significant aspect is the role of the precinct is as part of an almost contiguous</p>

	<p>uncommon species;</p> <p>(iii) species at the limits of their natural range;</p> <p>(iv) district occurrences of species.</p>	<p>open space corridor through the city. This is important for some migratory species in particular.</p> <p>There are no threatened or vulnerable species used within the precinct.</p> <p>Not applicable.</p> <p>Not applicable.</p>
(b) Possession of uncommon rare or endangered aspects of our cultural or natural history.	(f) it is a rare or unique example of its kind, or is rare or unique in its comparative intactness.	Not applicable.
(c) Potential to yield information that will contribute to an understanding of our cultural or natural history.	(j) it has provided, or is likely to provide, information that will contribute significantly to a wider understanding of the natural or cultural history of the ACT because of its use or potential use as a research site or object, teaching site or object, type locality or benchmark site.	None of the plantings in the precinct are significant in any way, though the continued use of native species will add to the “natural” values of the corridor values over time.
(d) Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.	(g) it is a notable example of a kind of place or object and demonstrates the main characteristics of that kind.	Not applicable.
(e) Importance in exhibiting particular aesthetic characteristics.	(b) it exhibits outstanding design or aesthetic qualities valued by the community or a cultural group.	Not applicable.
(f) Importance in demonstrating a high degree of creative or technical achievement at a particular period.	(a) it demonstrates a high degree of technical or creative achievement (or both), by showing qualities of innovation, discovery, invention or an exceptionally fine level of application of existing techniques or approaches.	Not applicable.
(g) Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.	<p>(d) it is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations;</p> <p>(e) it is significant to the ACT because of its importance as part of</p>	<p>The precinct is valued by the community for its woolshed and the history contained within the general area and its current recreational value. The plantings probably contribute somewhat to the latter.</p> <p>Not applicable.</p>

	local Aboriginal tradition.	
(h) Special association with the life or works of a person, or group of persons, of importance in our history.	(h) it has strong or special associations with a person, group, event, development or cultural phase in local or national history.	Not applicable.

4) STATEMENT OF SIGNIFICANCE

The Yarralumla Woolshed was nominated to the Register of the National Estate on 1 November 1983

http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=13291 There is no reference to other than built structures in the citation for the RNE.

It was entered to the Interim ACT Heritage Register about August 1998 (ACT Heritage Unit 2011). No further work toward registration has been undertaken.

The ACT Heritage citation is for a very limited area but does state that “*The existing rural landscape and character of the place shall be conserved.*” The actual vegetation of the precinct is not mentioned, but tree plantings are part of the “rural landscape and character of the place.”

There is little evidence for any great significance to be attached to the plantings. They are perhaps somewhat symbolic of the end of one phase in the woolshed’s history, and the commencement of another. In my opinion the significance of the precinct and its plantings is its location close to the open space of the Lower Molonglo River Corridor. This is a significant migratory wildlife corridor. The plantings associated with the woolshed precinct do contribute to the protective and foraging areas within the corridor, and this becomes more important with on-going development near the river corridor in Molonglo.

The native tree plantings have more significance as habitat for wildlife than do the pines. With this in mind, future replantings or planned new plantings would best be local native woodland species. If this was done, it would not impact on the requirement that the existing rural landscape and character of the place shall be conserved.

5) DEVELOPMENT OF POLICY – OPPORTUNITIES AND CONSTRAINTS

5.1 General

The Burra Charter requires that opportunities and constraints be taken into account when preparing conservation management plans. Opportunities usually are already (or become) evident after a focused examination of the place/object. Similarly, the significance of the place/object will highlight any real or potential constraints. Besides the Burra Charter, there may be opportunities and/or constraints imposed by other statutory or non-statutory controls (e.g. various Commonwealth or Territory government regulations or NGO policies).

Consideration of the following opportunities and constraints has informed a conservation policy for the place.

5.2 Opportunities & Constraints related to Yarralumla Woolshed Precinct Trees

The precinct has the following general opportunities and constraints related to the tree flora:

Opportunities

- There is no specific mention of the tree species on the site, and little guidance from the ACT Interim Register citation other than to say “*existing rural landscape and character of the place shall be conserved.*”
- There is an opportunity for some of the current and any future plantings to conserve the rural landscape and character (including erosion control within the creek), and at the same time ensuring new plantings increase the natural values of the precinct.
- There is an opportunity to enhance (within heritage guidance and current recreational function) the connectivity and quality of habitats for wildlife movement, particularly from the Lower Molonglo River Corridor through to the Kowen/Majura area.
- There is an opportunity to remove some of the lower significance plantings and naturalised weeds, especially on the creek.

Constraints

- Any new development, management or maintenance works need to consider the impact on the vegetation and landscape significance of the woolshed precinct.

6) CONSERVATION POLICIES

6.1 Conservation Principles

The conservation management as related to the cultivated trees of the woolshed precinct is given little guidance from the ACT Interim Register nomination (a nomination made under the former ACT heritage legislation) or the Register of the National Estate. This is mainly due to the actual size of the curtilage indicated on the Interim Register (see Map 4) – noting this has no status and may not reflect any eventual registration.

MAP 4 - APPROX. CURTILAGE AS ILLUSTRATED IN ACT INTERIM REGISTER NOMINATION

Source: Base image Google Maps



The precinct area actually assessed for this report is indicated in Map 1.

The following are the broad conservation principles for vegetation that are applicable to the Yarralumla Woolshed precinct:

- All new plantings should conserve the rural landscape and character of the precinct;
- As tree replacement or new plantings are undertaken, they should be of indigenous native woodland species and local riverine species.
- Dead, dying, declining or dangerous trees should be removed and replaced or otherwise treated as part of an annual tree maintenance program to retain the landscape character and enhance public safety.

6.2 Conservation Principles and Implementation Strategies

Principle	Strategy	Action
<p>All new plantings should conserve the rural landscape and character of the Yarralumla Woolshed precinct.</p>	<p>Retain, refurbish and maintain the vegetation of the Yarralumla Woolshed precinct with a focus on reconstructing a woodland landscape in any areas not immediately associated with its use as a recreational riding centre (i.e. where planned plantings are to be undertaken).</p> <p>Use Starr 2002 (see Appendix 4) as a guide for future creek plantings.</p>	<p>Replace pines with indigenous native species as they die or are otherwise removed, to enhance the ecological corridor of the river valley.</p> <p>Prepare a basic landscape master plan to guide future plantings and replacement plantings.</p>
<p>As tree replacement or new plantings are undertaken, they should be of indigenous native woodland/riverine species.</p>	<p>Replacement of trees that perform poorly, succumb to pathogens or present hazards with more appropriate trees which reflect the rural landscape and character.</p> <p>New plantings should sustain and enhance the natural and aesthetic character of the precinct.</p> <p>Weed monitoring and wildling removal program to be undertaken on an annual basis.</p>	<p>Undertake tree planting and replacement programs within the broader precinct, and within the heritage limitations of the place.</p> <p>New plantings of indigenous native woodland/riverine species.</p> <p>Use ecological/heritage advisory services where uncertainties exist.</p> <p>A listing of the most commonly used woodland species is prepared from which future selections should be made.</p> <p>Declared weeds are removed as noticed.</p>
<p>Dead, dying, declining or dangerous trees should be removed and replaced or otherwise treated as part of an annual tree maintenance program to retain the landscape character and enhance public safety.</p>	<p>Establish an annual tree safety program, including replanting program (if required).</p>	<p>Replace trees where required.</p> <p>Retain dead native trees with other habitat values provided they are examined and deemed as safe.</p> <p>As trees succumb within the Yellow Box plantations they need not be replaced until a more open woodland formation has been achieved.</p>

7) RECOMMENDATIONS

It is recommended that:

- **Yarralumla Woolshed precinct be entered onto the ACT Heritage Register.**
If and when the citation is reviewed, the current statement within the citation (i.e. “*existing rural landscape and character of the place shall be conserved*”) should be elaborated upon by including the principles of vegetation management in the precinct.
- **the actions listed in 6.2) *Conservation Principles and Implementation Strategies* above, being consistent with the current reference to conservation of the rural landscape and character in the Interim Register, be adopted for inclusion in the Conservation Management Plan for YWP.**

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Appendix 1 – GB&A Tree Assessment Checklist

Location of Tree

Date

Union at ground level	
Structure of tree	
Structure as per species	
Branches (health, new growth, epicormics, hollows)	
Stubs, hanging branches	
Cavities	
Branch shears	
Height	
DBH	
Fungal evidence (ground and tree)	
Bird damage	
Insect presence	
Bark defects (fissures, cracks, splits, bleeding)	
Galls	
Canker	
Fasciation	
Foreign objects in tree (pickets, wire, nails)	
ULE	
General health assessment	
Location (traffic, pedestrians)	
Wildlife habitat issues	

Appendix 2 – Dictionary for Data Sheets

Code	Definition
MDB	Moderate-sized dead branches (>50-75 mm) in crown. This code is normally used where there is some traffic or pedestrian use where falling branches may injure or damage. It would not usually be used for implementing work in parkland trees unless there is a need to prune for tree structural or aesthetic reasons.
LDW	Large dead wood (>75 mm) in crown. Branches of this size are potentially unsafe and are best removed during tree maintenance programs. If no regular program is undertaken, removal of LDW should be programmed for areas where personal and property safety issues are a factor.
Treatment	<i>R</i> Remove. <i>R&M</i> Retain and maintain. .
Comments	All comments should be self explanatory, usually referring to any feature of the tree that needs attention or monitoring.

Appendix 3 – Tree Species Code

CODE	SCIENTIFIC NAME	COMMON NAME
Ame	<i>Acacia mearnsii</i>	Black Wattle
Cau	<i>Celtis australis</i>	Nettle Tree
Ccu	<i>Casuarina cunninghamiana</i>	River Sheoak
Cen	<i>Callitris endlicheri</i>	Black Cypress Pine
Cmo	<i>Crataegus monogyna</i>	Hawthorn
Eam	<i>Eucalyptus amplifolia</i>	Cabbage Gum
Ebi	<i>Eucalyptus bicostata</i>	Eurabbie
Ebr	<i>Eucalyptus bridgesiana</i>	Apple Box
Eme	<i>Eucalyptus melliodora</i>	Yellow Box
Eni	<i>Eucalyptus nicholii</i>	Narrow-leaf Peppermint
Epa	<i>Eucalyptus pauciflora</i>	Snow Gum
Est	<i>Eucalyptus stellulata</i>	Black Sally
Evi	<i>Eucalyptus viminalis</i>	Manna Gum
Fan	<i>Fraxinus angustifolia</i>	Desert Ash
Fraxinus sp.		Ash
Gtr	<i>Gleditsia triacanthos</i>	Honey locust
Lfe	<i>Lycium ferocissimum</i>	African Boxthorn
Maz	<i>Melia azederach</i>	White Cedar
Pca	<i>Pinus canariensis</i>	Canary Island Pine
Pha	<i>Pinus halepensis</i>	Aleppo Pine
Pinus sp.		Pine
PniI	<i>Populus nigra 'Italica'</i>	Lombardy Poplar
Qpa	<i>Quercus palustris</i>	Pin Oak
Salix sp.		Willow
Sba	<i>Salix babylonica</i>	Weeping Willow
Upr	<i>Ulmus procera</i>	English Elm

Appendix 4 – Planting Guidance for Yarralumla Creek

Following are relevant extracts from *Lower Yarralumla Creek – from urban drain to community asset* (Starr 2002) which should guide any future planting aimed at restoring Yarralumla Creek. Some of the following tasks have already been undertaken:

PRIORITIES

In order to develop lower Yarralumla Creek as a stable watercourse with natural features, the following is a prioritisation of appropriate works, all of which may be carried out concurrently if resources are available.

- 1) Creation of a stream corridor through the stand of poplars. This is the area where most damage is likely to be initiated during a flood event.*
- 2) Rock armouring of the main area of bank erosion. This is currently the most active site of erosion, with loss of land and increases in downstream turbidity resulting. Revegetation of banks that have been partly reshaped should be carried out concurrently. Dependent on resources, it may be economical to extend the armouring at the outlet of the formed drain at the same time.*
- 3) Removal of large stem material, principally willows, from the channel of the creek.*
- 4) Armouring of the backwater erosion at the confluence with the Molonglo River. This will be relatively expensive due to water depth and may not achieve a major reduction in soil loss. The backwater erosion may not expand significantly.*

VEGETATION

Willows

Of high priority is the removal of all willows from within the channel and on the banks of the creek by the usual process of poisoning. Trees may be physically removed after senescence or may be left to be washed away in future floods. The latter option has the risk of further damage to Yarralumla Creek and the formation of rafts in the river downstream of the confluence. The risk will depend on how soon a flood event occurs after poisoning. Willows decay at a relatively rapid rate and break down quickly in turbulent flows. However, a flood soon after poisoning can be a particular problem as the fibrous roots system of the trees will not provide an effective anchor.

The removal of willows that are well-spaced and at least ten metres from the channel is less a priority.

Poplars

There are more options with management of the stand of Poplars. It will be necessary, however, to provide space for future floods. As the cover shows, the channel through the first section of the poplar stand is small and overbank flows will occur even with relatively small discharges from the catchment. As noted previously, there is a probability of the formation of a new channel through or outflanking the poplar stand.

It is recommended that, as a minimum, the trunks of large trees be removed for a distance of 10 metres from either side of the current channel where it is confined. Stumps should be left in place as the risk of erosion from soil disturbance during removal is considered greater than that which may be caused by turbulence. Suckering should be controlled within this corridor

The corridor may be replanted to native shrub species that have pliant stems and so will not alter flow patterns. The remainder of the stand may be regularly thinned or removed. It should be noted that poplars have an essentially surface root system, making the species unstable if the roots are undercut.

Eucalypts Plantings

While it may be desirable for aesthetic or other purposes, planting of Eucalypts must be avoided in the following locations:

- 1) Within a distance of three times the height of any vertical bank or near vertical bank that is stable and further from banks threatened by active erosion. As the majority of roots of Eucalypts are within the top 30 cm of soil, they are similarly unstable to poplars once undercutting occurs.*
- 2) As clumps on any low area adjacent to the creek, so as to avoid flow concentration or diversion. Well-spaced single trees will not be a problem.*

3)As linear plantings parallel to the creek in low areas. Linear plantings can act similar to clumps in that flows are directed and concentrated resulting in initiation of erosion.

Native Shrub & Groundcover Species

Where chains-of-ponds and grassy swamps have incised across the Southern Tablelands, colonisation by shrub species has followed as a response to changes in soil saturation regimes. Shrub species are also ideal for planting in eroded or eroding areas as erosive energy in flows is reduced, turbulence is not increased - shrubs flatten and do not impede flows - and the roots systems are well-suited to binding bank material. Shrubs also have the advantage of increasing biodiversity. A list of suitable species endemic to the area is attached at Appendix 2. Also included in the list are groundcover plants that will perform similarly.

Exotic Groundcover

A cover crop may be required for temporary protection of areas bared during erosion control. There is various matting material available for disturbed soil protection. These should not be used along banks, however, as floodwaters are liable to lift the material and any attached vegetation.

APPENDIX K: BCA COMPLIANCE REPORT



BCA COMPLIANCE REPORT

FOR

Duncan Marshall
Heritage Architect

PREMISES

Yarralumla Woolshed

Prepared by: Craig Sharwood
Certified Building Solutions Pty Ltd

Date: 23 August 2011

Table of Contents

CONTENTS	Page No
1.0 EXECUTIVE SUMMARY	3
2.0 REPORT SUMMARY	4
2.1 Location	4
2.2 Building use	4
2.3 Purpose of report	4
2.4 Basis of report	4
2.5 Building Description	4
2.6 Limitations.....	6
3.0 BUILDING CODE OF AUSTRALIA ASSESSMENT	7
3.1 Fire resistance (Section C)	7
3.2 Access & Egress (Section D)	7
3.3 Services & Equipment (Section E)	8
3.4 Health & Amenity (Section F).....	9
3.5 Energy Efficiency (Section J)	9
4.0 CONCLUSION	11
4.1 Conclusion	11

1.0 Executive Summary

This report has been prepared based on the brief received from Duncan Marshall to provide a BCA Compliance Audit for the building for the preparation of a Conservation Management Plan (CMP).

The woolshed's current use is to be hired out as a popular events facility. The classification of a building is determined by the purpose for which it is designed, constructed or adapted to be used. Therefore, with its current use the woolshed would be classified as a Class 9b building.

The building is currently managed by ACT Property Group, and is hired out as a popular event facility.

The report has been developed to identify the extent of compliance achieved by the building against existing design standards of the Building Code of Australia (BCA) 2011 Volume 1 and adopted standards, Disability (Access to Premises – Buildings) Standard 2010, for the building in its current use.

This report does not reference any changes that may occur to the BCA when it is updated 1 May each year.

2.0 Report Summary

2.1 Location

The building is located at Weston Creek Rural Block Pt 1201.

2.2 Building use

This building is currently used as an event facility.

2.3 Purpose of Report

This report has been prepared for Duncan Marshall to provide BCA compliance advice for the development of the CMP for the building

2.4 Basis of Report

This BCA report has been prepared on the basis of the following -

- (i) Documentation

Drawing No	Rev	Date	Title
		May 2011	Functional Brief
		Nov 1982	Conservation Management Plan
		Current	ACT Government – Conditions of Hire
		July 2011	ACT Government – Fire Services Condition Assessment Report

- (ii) Building Code of Australia (BCA) 2011 including ACT Variations & Relevant Australian Standards;

- (iii) Disability (Access to Premises – Buildings) Standard 2010

- (iv) Site inspection carried out on 1 August 2011 and 9 August 2011

2.5 Building Description

The Yarralumla Woolshed was built in 1904 and was used as a shearing shed until the late 1960s. Since the late 1960s the woolshed has been used as an event facility.

The building construction is on round timber posts with sawn timber bearers and joists, tongue and grooved floor boards in the wool room and spaced boards (grating) in the pens area. The walls and roof structure are also sawn timber. The buildings walls and roof are

clad with galvanised custom orb sheeting.

There are no plans available for the woolshed, and it appears to have been extended to or modified over the years.

<p>Building Classification</p> <p>Definitions</p>	<p>Class 9b</p> <p>Class 9: a building of a public nature—</p> <p>(b) Class 9b — an <i>assembly building</i>, including a trade workshop, laboratory or the like in a primary or secondary <i>school</i>, but excluding any other parts of the building that are of another Class;</p> <p>Assembly building means a building where people may assemble for—</p> <p>(a) civic, theatrical, social, political or religious purposes including a library, theatre, public hall or place of worship; or</p> <p>(c) entertainment, recreational or sporting purposes including—</p> <p>(i) a discotheque, nightclub or a bar area of a hotel or motel providing live entertainment or containing a dance floor;</p>
<p>Climate Zone</p>	<p>7</p>
<p>Floor area Approximate</p>	<p>Total 1238 m². Wool room 360 m². Board 111 m². Pens Grating 767 m²</p>

<p>Building Population</p>	<p>D1.13 The number of persons accommodated in a <i>storey</i>, room or <i>mezzanine</i> must be determined with consideration to the purpose for which it is used and the layout of the <i>floor area</i> by-</p> <p>(a) calculating the sum of the numbers obtained by dividing the <i>floor area</i> of each part of the <i>storey</i> by the number of square metres per person listed in Table D1.13 according to the use of that part, excluding spaces set aside for—</p> <p>(i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and</p> <p>(ii) service ducts and the like, <i>sanitary compartments</i> or other ancillary uses; or</p> <p>(c) any other suitable means of assessing its capacity</p>
<p>Table D1.13</p>	<p>Theatre & Public Halls 1 m² per person</p>
<p>Determination of building population</p>	<p>ACT Government – Territory and Municipal Services Conditions of Hire</p> <p>Occupancy limits:</p>



	<p>The Yarralumla Woolshed has an occupancy limit of 200 persons at any one time.</p> <p>Building access: The pens area is excluded from public access</p>
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2.6 Limitations

This report does not comment on the structural stability of the building BCA Section B Structural Provisions. This report does not provide comment on any structural defects mentioned in the report. A Structural engineer would need to be engaged to provide structural comment.

The report does not provide comment on BCA Part F1 Damp & Weatherproofing.

BCA Section; G Ancillary Provision, H Special use provisions & I Maintenance, are not applicable to this report.

3.0 Building Code of Australia Assessment

3.1 Fire resistance (Section C)

Table: Description of Fire resistant levels required for Class 9b building.

Rise in Storey	1
Type of Construction	C
Distance to fire source features	The building is more than 3.0 m from any fire source feature
FRL of building elements	Nil.

3.2 Access and Egress (Section D)

Part D1 Provision for escape

The travel distance from the pens area exceeds 20 m to a point of choice of travel to two exits, if the board area is closed off from the pens at the south east end of the building. If access to the exit at the south east end of the board from the pens is provided, compliance with travel distances is achieved.

- Travel distances must comply with BCA Part D1.4

D2 Construction of exits

The external and internal stairs constructed of timber have uneven risers and going dimensions, open risers, no contrasting strip and going less than 250 mm for stairs to female toilets. Balustrades and handrails are non compliant. All stairs would need to be upgraded to comply with the following.

- The stairs are to be in accordance with BCA Part D2.13
- Balustrades are required to comply with BCA Part D2.16
- Handrails to be provided to BCA Part D2.17
- Every stair must be constructed in accordance with D3.3(a) and Clause 11 of AS 1428.1

The existing exits doors have panic bars installed; however, these bars have been fitted poorly and do not operate correctly. Some of the doors have also barrel bolts fitted that do not comply with requirements.

- Latches to exits must comply with BCA Part D2.21.

Part D3. Access for people with a disability

Only the board and wool room area of the building has access for people with a disability. The door to the pens area is non complaint, and the floor surface is non compliant. ACT Property Group has advised that public access to the pens area is restricted.

- The building and parts of the building must be accessible as required by BCA

Part D3.1.

Access is provided to the building via a single ramp. The current ramp does not have compliant handrails or non slip surface. Tactile indicators are damaged and needs repair, and do not meet the 30% contrast with surrounding surface, circulation space at doors is non compliant, door furniture is non compliant.

The external and internal stairs constructed of timber have uneven risers and going dimensions, open risers, no contrasting strip and going less than 250 mm for stairs to female toilets. Balustrades and handrails are non compliant.

- An accessway must be provided to a building in accordance with BCA Part D3.2.
- All parts of the building required to be accessible must comply with BCA Part D3.3.

There are currently no accessible carparks provided for the building. There is also no accessible path to the building from the road.

- Accessible carparking is to be provided to comply with BCA Part D3.5, BCA Table D3.5 and AS1428.1.
- Access to the building from the accessible carparking spaces is to comply with AS1428.1.

The accessible toilet does not have compliant circulation space for access. Door furniture, fixtures and fittings are non compliant.

- The accessible toilet, circulation space at doorways, doors and door furniture, fixtures and fittings must comply with BCA part F2.4 and AS1428.1.

3.3 Services & Equipment (Section E)

Part E1. Fire fighting equipment

The inspection did not locate any fire hydrants.

- Fire hydrant coverage must be provided to serve a building as required by BCA Part E1.3.

Two 30 m fire hose reels have been installed. The access to the pens area from the hose reels is required to provide adequate coverage for the entire building.

- Fire hose reels are to be provided to comply with BCA Part E1.4

There are currently six 4.5 kg ABE portable fire extinguishers installed in the building. The extinguishers provided are adequate for the building.

- Portable fire extinguishers are to be provided as listed in Table BCA Part E1.6.

Part E2 Smoke hazard management. N/A

Part E3 Lift installations. N/A

Part E4. Emergency lighting, exit signs and warning systems

Emergency lights have been installed over each exit and two directional signs have been installed. Any new exits would need to be provided with exit signs and some existing signs will need to be upgraded.

Some emergency lights have been installed; however, the inspection was unable to determine if adequate lights have been installed or if the lights installed are working correctly.

- Emergency Lighting is required in accordance with BCA Part E4.2.
- Exit signs are required in accordance with BCA Part E4.5.

3.4 Health & Amenity (Section F)

Part F2. Sanitary and other facilities

The number of sanitary facilities required is determined by the number of occupants of the building.

Number of toilets provided

	Closet Pans	Urinals	Washbasins
Males	3	4	2
Females	5		4
Accessible	1		1

The facilities provided are adequate for a population of 200 persons.

- Any new sanitary facilities would be required to comply with BCA Part F2.4.

There is currently one accessible sanitary facility provided. This facility does not currently comply with current requirements. There are currently no ambulant facilities in the male and female toilets.

- Accessible sanitary facilities and ambulant facilities are to be provided to comply with BCA Part F2.4 and AS 1428.1.

Part F3 Room Heights and Part F4 Light and Ventilation

The building complies with the requirements of these parts

Part F5. Sound transmission and insulation N/A

3.5 Energy Efficiency (Section J)

Compliance with Section J parts J1, J2 & J3 for a Class 9b building that does not have

a conditioned space is not required.

Part J5 Air-conditioning and Ventilation

- The building is not fitted with any Air conditioning or ventilation. If any area is to be fitted with a air conditioning or ventilation system, it would need to comply with BCA Part J5 and also the requirements of BCA Parts J1, J2 & J3

Part J6 Artificial Lighting and Power

Lighting has been provided within the building.

- Upgrade work on the lighting would need to comply with Part J6.

Part J7 Hot Water Supply

- Any new Hot water system would need to be designed and installed in accordance with Section 8 of AS/NZS 3500.4

4.0 Conclusion

4.1 Conclusion

Since the Yarralumla woolshed changed from being used as a woolshed in the late 1960s to being used as an event facility, some upgrade work has been carried out to provide facilities for its current use including toilets, accessible ramp and exits.

The conditions of use has set a maximum of two hundred persons for any event, there are adequate exits provided for this number of occupants. However, the exits doors have been poorly installed and do not comply with current requirements and all the stairs from the building are non compliant.

The buildings access for people with a disability is non-existent. Although there is a ramp, it is non compliant.

The ACT Property Group has advised that the pens area is excluded from public access. To comply with the Disability (Access to Premises – Buildings) Standard 2010, all areas of the building are required to be accessible.

There is no disabled carpark or compliant accessible path from the road to and within the building. The pens area appears to be usable as part of the facility; however, this area is not accessible.

Toilets have been provided within the building including an accessible facility. The accessible facility, is non compliant with current standard for its fittings and circulation space. The male and female toilets are on a lower level are accessed via stairs that are non compliant. The male and female toilets are not fitted with ambulant toilet facilities.

Author,

Craig Sharwood
Certified Building Solutions

APPENDIX L: MAINTENANCE AND MANAGEMENT COST REPORT

Introduction

The following cost report addresses cyclical and certain initial works for the Yarralumla Woolshed. It has been prepared with reference to:

- *Preparing a Maintenance Plan* (NSW Heritage Office 2004); and
- *Maintenance Plans* (English Heritage 2004).

The cost report does not address all of the priority works identified in Appendix G, nor most of the issues raised in the BCA report at Appendix K. In general this is because some of the works require further design to develop a specific solution, and such work cannot be costed without details of the solution.

All work undertaken should be consistent with the conservation management plan for the Woolshed.

While the frequency of cyclical maintenance tasks is indicated in the following report, on some occasions it may become necessary to undertake tasks more frequently than planned in response to particular circumstances.

This report notes a number of exclusions, and does not address inspections, normal cleaning activities, or any specialist equipment.



YARRALUMLA WOOLSHED
CONSERVATION MANAGEMENT PLAN

Maintenance and Management Cost Report | 22 December 2011

DRAFT

Project Contacts	
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Path information: F:\9371-Yarralumba Woolshed\Cost Report - Yarralumba Woolshed.doc

CONTENTS

1.	SUMMARY OF MAINTENANCE PLAN – CYCLICAL WORKS	2
2.	SUMMARY OF MAINTENANCE PLAN – INITIAL WORKS	3
3.	SCHEDULE OF INCLUSIONS AND EXCLUSIONS	9
2.1	Inclusions	9
2.2	Exclusions	9

1. SUMMARY OF MAINTENANCE PLAN – CYCLICAL WORKS

No	Building Element	Maintenance Task	Frequency	\$ (EXCL GST)
1. Rural Block				
1.1	Weeds and wildlings	Weed monitoring and wildling removal program to be undertaken on an annual basis	Annually	\$3,000
1.2	Trees	Establish an annual tree safety program	Annually	\$1,500
2. Woolshed – External Walls				
2.1	Doors and windows (timber)	Re-paint previously painted elements	Every 10 years	\$3,200
2.2	Timber trims	Re-paint previously painted elements	Every 10 years	\$7,000
3. Woolshed - Interiors				
3.1	Internal paint finishes	Patch and touch up paint	Annually	\$500
3.2	Internal paint finishes	Re-paint	Every 6 years	\$1,500

2. SUMMARY OF MAINTENANCE PLAN – INITIAL WORKS

Feature	Issue	Proposed Works	\$ (EXCL GST)
Priority Works			
Immediate Surrounds			
	<ul style="list-style-type: none"> East – concrete pad, picnic table 	<ul style="list-style-type: none"> Remove concrete pad and make good ground 	\$450
		<ul style="list-style-type: none"> Re-paint picnic table 	\$300
Woolshed General			
	<ul style="list-style-type: none"> Deteriorated paintwork 	<ul style="list-style-type: none"> Re-paint 	Included in Woolshed Interior & Exterior
	<ul style="list-style-type: none"> Mesh windows, mesh damaged 	<ul style="list-style-type: none"> Repair/replace mesh 	Included in Woolshed Interior & Exterior
	<ul style="list-style-type: none"> Lifting/loose iron wall and roof sheeting 	<ul style="list-style-type: none"> Re-fix loose/lifting roof & wall sheeting 	\$19,000
	<ul style="list-style-type: none"> Rusted roof iron 	<ul style="list-style-type: none"> Re-roof in the medium term 	Refer table below
Woolshed Interior			
General	<ul style="list-style-type: none"> Provide access to the exit at the south end of the board from the pens 	<ul style="list-style-type: none"> As below – door to be reconstructed and made operable 	\$100
	<ul style="list-style-type: none"> Ensure fire hose reel access to the pens area 	<ul style="list-style-type: none"> As below – operable doorways should solve this issue 	
	<ul style="list-style-type: none"> Exit signs need to be upgraded 	<ul style="list-style-type: none"> Upgrade exit signs 	\$800
	<ul style="list-style-type: none"> Re-fit panic bars correctly and ensure proper operation 	<ul style="list-style-type: none"> Re-fit panic bars correctly and ensure proper operation 	\$2,800
	<ul style="list-style-type: none"> Remove barrel bolts from exit doors 	<ul style="list-style-type: none"> Remove barrel bolts from exit doors 	\$100
	<ul style="list-style-type: none"> Fire safety 	<ul style="list-style-type: none"> Install one 4 kg ABE fire extinguisher in the kitchen/sink area 	\$150
	<ul style="list-style-type: none"> Repaint existing timber surface at female/male/disabled toilets 	<ul style="list-style-type: none"> Repaint 	\$1,400
Wool Room	<ul style="list-style-type: none"> Painted modern timber doors 	<ul style="list-style-type: none"> Replace with more sympathetic doors 	\$6,300
	<ul style="list-style-type: none"> Timber framed windows to north and east, several layers of mesh, Perspex/corrugated clear sheeting/Alysnite 	<ul style="list-style-type: none"> Reconstruct glazed/mesh finish 	\$3,600

Feature	Issue	Proposed Works	\$ (EXCL GST)
Board	<ul style="list-style-type: none"> Internal wall of timber posts, boarding and timber doors to pens – some doors panelled over with plywood – corrugated iron panel/cladding at high level 	<ul style="list-style-type: none"> Remove panelling to doors and corrugated iron panel. Generally fix door shut discretely/construct missing doors – except for southernmost and northernmost doors which need to be an exit path/operable. Replace CGI with open mesh if needed 	\$2,750
	<ul style="list-style-type: none"> Shutes panelled over with various materials – timber boards and plywood 	<ul style="list-style-type: none"> Replace panelling with simple timber panels carefully scribed to openings 	\$900
	<ul style="list-style-type: none"> Mesh covered openings/windows – some reinforced, some mesh damaged Fluorescent lights 	<ul style="list-style-type: none"> Repair/replace mesh 	Included in Exterior Work
		<ul style="list-style-type: none"> Review/rationalise lighting to achieve more sympathetic outcome 	\$1,000
Catching Pens	<ul style="list-style-type: none"> Some shutes clad with plywood 	<ul style="list-style-type: none"> Reconstruct in timber to match original shutes 	Included in Board Item
North holding Pens	<ul style="list-style-type: none"> Stainless steel sink unit and bench with painted timber backsplash 	<ul style="list-style-type: none"> Remove and make good if possible 	\$1,900
Woolshed Exterior			
General	<ul style="list-style-type: none"> Evidence of patching/replacement sheeting of walls, various types of fixings and re-use of sheeting 	<ul style="list-style-type: none"> Replace non-traditional fixings with traditional type 	\$2,000
		<ul style="list-style-type: none"> Remove rust stain 	\$850
South Elevation	<ul style="list-style-type: none"> A few sheets of wall iron are loose Painted timber double doors, paintwork deteriorated High level flywire/mesh window, mesh damaged Non-original timber stairs and ramp, concrete landing with tactiles and drain, handrail loose, rail broken, loose posts Downpipe disconnected 	<ul style="list-style-type: none"> Re-fix iron 	Included in Woolshed General
		<ul style="list-style-type: none"> Re-paint 	\$300
		<ul style="list-style-type: none"> Repair/replace mesh 	\$600
		<ul style="list-style-type: none"> Repair in the short term 	\$3,750
		<ul style="list-style-type: none"> Re-connect 	\$300

Feature	Issue	Proposed Works	\$ (EXCL GST)
East Elevation – Southern Section	<ul style="list-style-type: none"> Date painted on wall 	<ul style="list-style-type: none"> Remove if possible without damaging iron finish 	\$100
	<ul style="list-style-type: none"> High level flywire/mesh window, mesh damaged, corrugated iron sheeting over original mesh windows? 	<ul style="list-style-type: none"> Repair/replace mesh 	\$1,300
Southeast Skillion - Outer	<ul style="list-style-type: none"> Flat metal corner wall flashings 	<ul style="list-style-type: none"> Replace with flashing to match original 	\$350
	<ul style="list-style-type: none"> Unpainted timber gutter board and fascia 	<ul style="list-style-type: none"> Re-paint 	\$600
	<ul style="list-style-type: none"> Quad gutter, downpipe discharges to ground 	<ul style="list-style-type: none"> Re-grade ground locally to enable water to drain away 	\$300
	<ul style="list-style-type: none"> Unpainted timber boarded door, paintwork to architrave deteriorated 	<ul style="list-style-type: none"> Re-paint 	\$200
	<ul style="list-style-type: none"> Loose/lifting sections of skillion roof 	<ul style="list-style-type: none"> Re-fix roof 	Included in Woolshed General
Southeast Skillion - Inner	<ul style="list-style-type: none"> Ogee gutter, central downpipe angles across wall to corner, need to check drainage 	<ul style="list-style-type: none"> Check drainage 	\$500
	<ul style="list-style-type: none"> Flat metal corner wall flashing 	<ul style="list-style-type: none"> Replace with flashing to match original 	\$250
	<ul style="list-style-type: none"> Fluorescent light, motion sensor in cage 		
	<ul style="list-style-type: none"> Painted timber board door, paintwork deteriorated, hole in bottom of door – broken board 	<ul style="list-style-type: none"> Repair door and re-paint 	\$500
	<ul style="list-style-type: none"> Roof iron very rusted, lifting section, sunken section? skylight 	<ul style="list-style-type: none"> Short term – re-fix roof. Medium term - re-roof 	Re-fix included in Woolshed General Re-roof refer table below
South Elevation – East Section - Upper	<ul style="list-style-type: none"> Roof very rusted, one damaged/lifting section 	<ul style="list-style-type: none"> Short term – re-fix roof. Medium term – re-roof 	Re-fix included in Woolshed General Re-roof refer table below
South Elevation – Central Section	<ul style="list-style-type: none"> Alysnite/clear sheeting over 4 high level windows, timber sills 	<ul style="list-style-type: none"> Restore/reconstruct windows 	Included in Woolshed Interior
	<ul style="list-style-type: none"> Painted timber board on wall, paintwork deteriorated 	<ul style="list-style-type: none"> Re-paint 	\$400
	<ul style="list-style-type: none"> Painted timber board door, paintwork deteriorated, timber deteriorated – termite damage? 	<ul style="list-style-type: none"> Undertake pest inspection and take appropriate action. Repair/re-paint. 	\$500

Feature	Issue	Proposed Works	\$ (EXCL GST)
South Elevation – Central Section	<ul style="list-style-type: none"> Timber stair and landing, partly painted, mesh panels in balustrade, pipe handrail, concrete slab landing, timber posts a mixture of salt-treated pine and bush poles, paintwork deteriorated, loose rail and post 	<ul style="list-style-type: none"> Replace STP posts with bush posts to match original. Repair rail and post. Re-paint. 	\$2,000
North Elevation – East Section - Lower	<ul style="list-style-type: none"> Wall sheeting lifting Painted timber board at high level, paintwork deteriorated Ogee gutter, two downpipes missing Two unpainted timber fixed glass windows – original not glazed but mesh only? Painted timber board double doors, painted timber architrave – paintwork deteriorated Timber stair and landing, salt treated pine posts, concrete steps and landing, rail and boards loose 	<ul style="list-style-type: none"> Re-fix Re-paint Reconstruct downpipes to match original Re-paint Re-paint Replace STP posts with bush posts to match original. Repair rail and boards. 	Included in Woolshed General \$1,400 \$600 \$450 Included in Woolroom Interior \$1,000
North Elevation – East Section - Upper	<ul style="list-style-type: none"> Upper roof very rusted, some lifting Lower roof not full inspected – as for upper roof? 	<ul style="list-style-type: none"> Short term – re-fix roof. Medium term – re-roof. Short term – re-fix roof. Medium term – re-roof. 	Re-fix included in Woolshed General Re-roof refer table below
East Elevation – North Section - Upper	<ul style="list-style-type: none"> Wall sheeting lifting 	<ul style="list-style-type: none"> Re- fix 	Included in Woolshed General
East Elevation – North Section - Lower	<ul style="list-style-type: none"> High level chicken wire mesh vent, some sections panelled over with corrugated iron, mesh damaged Quad gutter, two downpipes, one not connected Roof very rusted, lifting/damaged Sub-floor – timber posts, one salt treated pine post, mesh covering set one row back 	<ul style="list-style-type: none"> Repair/replace mesh Re-connect downpipe Short term –re-fix/repair roof. Medium term –re-roof. Replace STP post with bush post to match original. 	\$400 \$300 Re-fix included in Woolshed General Re-roof refer table below \$500

Feature	Issue	Proposed Works	\$ (EXCL GST)
North Elevation – Central Section - Upper	<ul style="list-style-type: none"> Gabled wall, rust stains, some lifting sheeting Roof very rusted 	<ul style="list-style-type: none"> Re-fix sheeting Medium term – re-roof Repair lifting timber board at timber stair 	<ul style="list-style-type: none"> Re-fix included in Woolshed General Re-fix included in Woolshed General Re-roof refer table below \$500
North Elevation – Central Section - Lower	<ul style="list-style-type: none"> Gabled elevation, sheeting lifting/damaged in part, some rusting Various ridge cappings – flat metal sheet, corrugated iron rolled over edge Painted timber board door, paintwork deteriorated 	<ul style="list-style-type: none"> Re-fix/repair sheeting Replace flat sheet with corrugated iron rolled over edge Re-paint 	<ul style="list-style-type: none"> Included in Woolshed General \$600 \$250
West Elevation – North Section	<ul style="list-style-type: none"> Wall sheeting lifting in sections and some surface rust High level chicken wire vents, repaired with mesh over battened Roof iron lifting Small trees growing in sub-floor space 	<ul style="list-style-type: none"> Re-fix sheeting Reconstruct original mesh detailing Re-fix Remove trees 	<ul style="list-style-type: none"> Included in Woolshed General \$400 Included in Woolshed General \$200
South Elevation – West Section	<ul style="list-style-type: none"> Non original? Painted timber board double doors, paintwork deteriorated Timber landing and stairs, concrete landing, two broken treads 	<ul style="list-style-type: none"> Re-paint Repair 	<ul style="list-style-type: none"> Included in Woolshed Interior \$500
West Elevation – South Section	<ul style="list-style-type: none"> Lifting wall sheeting, one damaged section High level continuous chicken wire vent, one section repaired with mesh over-battened Folded sheet metal gutter, two downpipes, one not connected 	<ul style="list-style-type: none"> Re-fix/repair Reconstruct original mesh detailing Re-connect downpipe 	<ul style="list-style-type: none"> Included in Woolshed General \$700 Included in South Elevation

Feature	Issue	Proposed Works	\$ (EXCL GST)
West Elevation – South Section	<ul style="list-style-type: none"> Sub-floor – timber posts with mesh covering, timber bottom rail deteriorated/loose Roof rusted and lifting 	<ul style="list-style-type: none"> Re-fix/replace rail Short term – re-fix roof. Medium term – re-roof. 	\$3,200 Re-fix included in Woolshed General Re-roof refer table below
TOTAL AMOUNT (EXCL GST)			\$67,350

As per our estimate above, the cost of re-fixing existing lifting/loose roof sheeting is \$12,000 which is nominated as the short term solution. The cost of the medium term solution ie. re-roofing is as follows:

ROOF SECTION	\$ (EXCL GST)
Demolish existing rusted roof sheeting and replace with Galvanised Z600 Corry 0.42 roof sheeting including scaffolding to comply with ACT Workcover Safety Requirement.	
Southeast Skillion - Outer	\$2,500
Southeast Skillion - Inner	\$20,000
South elevation – East Section - Upper	\$48,000
North Elevation – East Section - Upper	\$32,000
North Elevation – Central Section - Upper	\$51,000
West Elevation – South Section	\$52,000
TOTAL AMOUNT (EXCL GST)	\$205,500

3. SCHEDULE OF INCLUSIONS AND EXCLUSIONS

2.1 Inclusions

Items listed below are indicative of the quality of Inclusions used to construct the Cost Report.

- Site visit and photos taken on 8th December 2011
- Documentation as follows:
 - Drawings received from Duncan Marshall
 - Maintenance and Management Cost Report Appendix L
 - Email and verbal advice received

2.2 Exclusions

- Goods and Services Tax
- Modifications to address BCA compliance issues
- Demolition of any parts of building
- Shifting existing furniture, fittings and equipment (assumed relocation by others)
- Upgrading existing electrical & mechanical services
- Statutory fees & charges
- Escalation costs after December 2011
- Abnormal ground conditions
- Professional fees
- Construction contingency