



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20108. Cotter Hut Precinct

Block 18 (part)

District of COTTER RIVER

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

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ACT Heritage Council

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

**Cotter Hut Precinct
District of Cotter River**

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

Notification effective: 23 February 2005

Background material about this place and additional copies of the entry are available from:

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Cotter Hut Precinct

LOCATION OF PLACE:

Part Block 18 District of Cotter River

The Cotter Hut is located in the Bimberi Wilderness area of Namadgi National Park on a slight rise above the west side of the Cotter River and associated river flats, approximately one kilometre south east of the junction of the Mt Franklin Road and Cotter Hut Rd. The site of the original Cotter Hut or Cotter House lies approximately 200m to the north on the Cotter Flats and on the east side of the Cotter River across a ford; (Refer Figure 1).

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF COTTER HUT PRECINCT

The features which are intrinsic to the heritage significance of the Cotter Hut Precinct and which require conservation, comprise:

- The form, residential scale and fabric of the existing Cotter Hut
- The corrugated galvanised iron storage shed to the east of the Cotter Hut
- The former location of the second Cotter Hut, a slight depression with potential archaeological deposit located approximately 20m to the east of the existing hut.
- The site of the original (first) Cotter Hut (Cotter House) located on the eastern bank of the Cotter River, approximately 250-300m from the existing Cotter Hut, including the single poplar tree and other European plantings, remains of a granite hearth, post holes, fragments of corrugated galvanised iron and evidence of former yards and decorative iron bed head.
- Fencelines that run north to south along the ridge to the east of the first Cotter Hut site.
- The cultural precinct inclusive of the above features as shown in Figure 2
- The remote and generally inaccessible nature of the place
- The associations between the place and the local and regional community

STATEMENT OF SIGNIFICANCE

The present Cotter Hut, the Ranger's Hut, was built in 1960 as a base for rangers in the then upper Cotter River water catchment, and is now used as ranger's base for the Bimberi Wilderness Area. This use of three different phases of huts or houses, at the site over almost a hundred years, follows some fifty years as a remote pastoral homestead, and serves to highlight the very remoteness of those early settlers. The present Hut is the third or fourth phase of accommodation over that time, and maintains its role as a centre for remote high country activity. In the past it was a social focus for a network of families and places forming a pastoral landscape across the high country, who stopped at Cotter House on the way to their snow leases.

The Cotter Hut precinct is therefore significant for its association with early remote pastoral activity in high country, and for its current continuity of remote high country activity to the protection of pristine naturalness, reflecting the shift in priorities for such areas in Australia. The original Cotter Hut ruin, with its associated exotic plants, fences and cultural material has archaeological research potential to provide information of past early lifestyles in the area.

SPECIFIC REQUIREMENTS FOR THE CONSERVATION OF COTTER HUT PRECINCT

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

The features of the precinct that are intrinsic to its heritage significance shall be retained and managed in such a manner that their significance is conserved.

CONSERVATION OBJECTIVE 1.

Provide adequate conservation management planning

Conservation Objective 1.1

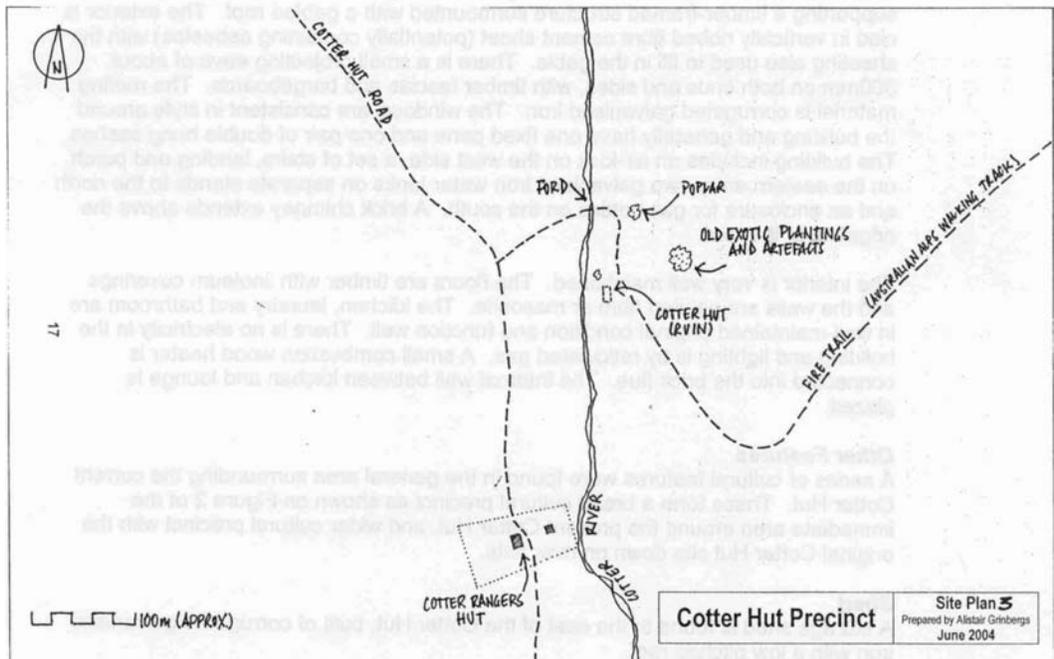
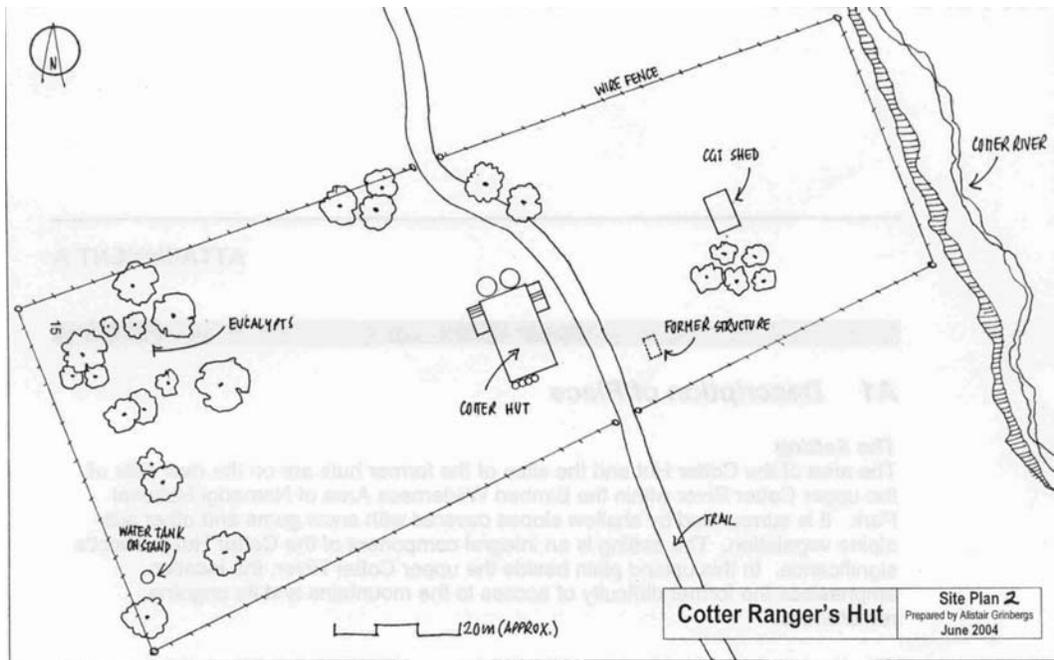
Ensure that any actions impacting on the significance of the Cotter Hut precinct are in accordance with an endorsed Conservation Management Plan.

Specific Requirements for Conservation Objective 1.1

- (a) The place shall be managed in accordance with a Conservation Management Plan prepared for the place and endorsed by the ACT Heritage Council. An endorsed Plan shall remain current for a period of not more than 5 years without review.
 - (b) Maintenance will be as defined in the Australia ICOMOS Burra Charter, and will not involve change to significant fabric.
 - (c) Conservation works identified within the Conservation Management Plan as urgent shall be implemented by the land manager.
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Figure 1
Location plan for the Cotter Hut



Figures 2 & 3
 Location of features intrinsic: Cotter Hut
The Cotter Hut Conservation Plan and Scope of Works, 2004