



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20094. Lanyon

Blocks 128, 1245, 1246, 1481, 1494, 1495, 1528, 1529, 1531, 1532, 1533, 1536 and 1613 and part blocks 1244, 1630 and 1631

District of TUGGERANONG

This document has been prepared by the ACT Heritage Council.

This entry which was previously part of the old heritage places or the old heritage objects registers (as defined in the *Heritage Act 2004*), as the case may be, is taken to be registered under the *Heritage Act 2004*.

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.

Information restricted under *the old heritage places register or old heritage objects register* is restricted under the *Heritage Act 2004*.

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ACT Heritage Council

AUSTRALIAN CAPITAL TERRITORY

Proposed entry to the interim Heritage Places Register

LANYON

District of Tuggeranong

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

Notification effective: 3 September 2004

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

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PROPOSED ENTRY TO AN INTERIM HERITAGE PLACES REGISTER

LANYON, DISTRICT OF TUGGERANONG

LOCATION OF PLACE:

For the purposes of this proposal the place referred to as 'Lanyon' comprises the area including:

Blocks 128, 1245, 1246, 1481, 1494, 1495, 1528, 1529, 1531, 1532, 1533, 1536 and 1613 and part blocks 1244, 1630 and 1631, as defined at the time of interim registration, District of Tuggeranong and the features identified as intrinsic to its significance (see Figures 1 and 2).

CONTEXT:

The Lanyon Leased area lies within the Lanyon Bowl (see Figure 3). The Lanyon Bowl includes the pastoral and natural areas visible from the more significant parts of Lanyon, and the village of Tharwa. The National Capital Plan recognises the Lanyon Bowl Area as a significant cultural landscape. It states, "...It is in the interests of the National Capital that nothing shall adversely affect the historic landscape significance and heritage values of the Lanyon Bowl Area."

The National Capital Plan contains the following special requirements for protection of the values of the Lanyon Bowl Area:

"(i) The Commonwealth, a Commonwealth authority, the Territory or a Territory authority shall not do anything which adversely affects the historic landscape and heritage values of the Lanyon Bowl Area.

(ii) Proposals to subdivide or lease land and carry out Works within the Lanyon Bowl Area shall be referred to the Authority. The Authority will assess proposals to ensure that they are not inconsistent with the provisions of the National Capital Plan."

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE:

In summary, the features intrinsic to the heritage significance of the place include:

- All of the **buildings and structures including fences, gates, posts and water troughs** that were erected on the place from the time of its establishment until Commonwealth acquisition.
- Recreational and produce **gardens** (including their layout, details, walls and steps), where these predate acquisition by the Commonwealth
- **Plantings of trees, tree lines and avenues**, where these predate acquisition by the Commonwealth
- **The layout and plantings of the entrance drive**, where these predate acquisition by the Commonwealth
- **Pastoral landscape elements** that predate acquisition by the Commonwealth including evidence of pastoral history and practice including the 1830s/40s cereal paddock, the large-scale paddock pattern, irrigation ditches, fence locations, ditch and bank boundaries and remnant *Eucalypt* species.
- Ground surfaces potentially containing archaeologically significant cultural materials.

- Lanyon's **setting** within the broader pastoral and natural landscape, known as the 'Lanyon Bowl', particularly views to the distant skyline that are free of modern development.
- The evidence of pastoral, farming and domestic **uses** of the property where these predate acquisition by the Commonwealth
- **Objects, fittings and artefacts** housed within the property that are objectively provenanced to have been associated with the pastoral, farming and domestic use of the property prior to Commonwealth acquisition

The individual features intrinsic to the heritage significance of Lanyon are further detailed but are not limited to the list provided at Appendix A and their locations (where able to be clearly demonstrated) are indicated on Figures 1 and 2.

STATEMENT OF SIGNIFICANCE:

Lanyon is the one of the few remaining fine examples of a 19th Century pastoral homestead and landscape within the ACT. It is an outstanding historic and aesthetic composition of buildings, landscape elements and objects that is highly significant for its ability to provide a rich understanding of the evolution of pastoral land uses and rural life within the region from its initial European settlement in the 1840s through to its acquisition by the Commonwealth in the 1970s.

Lanyon is a place of significant landscape value. It is composed of clearly defined areas of clearance, cultivation and settlement within the Murrumbidgee river valley, in turn flanked by lightly timbered hill-slopes and ridges. The surrounding distant ridgelines delineate the Lanyon Bowl. The Lanyon landscape is considered to be scenically beautiful, even reminiscent of the scenes within early Australian landscape paintings. A view of the landscape also permits the discernment of the various stages of pastoral development of the property, from the initial homestead, to the small and more intensively cultivated and cleared river flats to the larger scale paddock systems with scattered, albeit cleared, woodland. The view of the homestead sited adjacent to the Murrumbidgee River enables the importance of water frontage to the success of the earliest South East Australian pastoral enterprise to be demonstrated.

In combination with other private and publicly owned homesteads of the period, Lanyon reflects the 19th Century subdivision of the region into vast pastoral estates along the Murrumbidgee, Molonglo and Ginninderra Valleys prior to the formation of the Australian Capital Territory in 1911. Lanyon lies just within the boundaries of the 1829 Limits of Location. With its early structures and views over the Murrumbidgee River to the lands beyond the limits of location it has an unusual capacity to illustrate the rural lands policy of New South Wales prior to 1849. The scale of the Lanyon homestead complex and its retention within an ongoing pastoral holding beyond the sight of urban development, enable demonstration and appreciation of its historical and social prominence as an ongoing large pastoral estate operating over 150 years of settlement.

The highly intact accumulation of outbuildings, and additions to buildings, within the homestead complex is valued for its ability to demonstrate a range of vernacular construction methods and significant architectural styles from the 19th and 20th Centuries as well as demonstrating the spatial layout of pastoral and domestic activities. It is complemented by a similar valuable collection of gardens reflecting differing landscaping treatments and species and functions, being those of ornament, recreation and produce (as distinct from gardens and plantings that reflect subsequent museum and interpretative functions but do not demonstrably reflect historical arrangements).

The existing fabric of the homestead complex retains and has the ability to demonstrate a wealth of detail including original construction techniques and interior decorative treatments from c 1850 to the 1960's. The use of Lanyon as a continuing rural enterprise respecting the imprint of previous landuse practices and patterns, and as a museum of pastoral, farming and domestic occupation, contributes to its significance.

Lanyon is also significant for its historical and social associations with individuals and families that have been prominent within the development of the region and local rural community. Some of these people are buried within the Lanyon Cemetery, and many descendants remain within the area.

POLICY

Lanyon is to be conserved in accordance with the ICOMOS Burra Charter and used in a manner that is consistent with its cultural heritage significance. Its management is to be in accordance with any Conservation Management Plan currently endorsed by the ACT Heritage Council and is also to be consistent with the current *Murrumbidgee River Corridor Plan of Management*.

Lanyon lies within the Lanyon Bowl Area and is subject to special requirements as specified in the National Capital Plan. Actions that may affect the historic landscape significance and heritage values of the place are subject to referral to the National Capital Authority and would require approval under s.12 of the *Australian Capital Territory (Planning and Land Management) Act 1988*.

Additionally any action affecting conservation of the heritage significance of the place and its intrinsic features may be considered to be development under Part VI of the *Land (Planning and Environment) Act, 1991* and would also require approval prior to undertaking the activity. To undertake such development without prior approval may constitute an offence.

Definitions:

Rural – characteristic of the country or of country life, including pastoral and agricultural

Pastoral – pertaining to livestock farming where lands are used for grazing

Agricultural – activities involving cultivation and rearing of animals

Specific Requirements:

1. Requirements relating to Management of Conservation of the significance of the place

Objective:

To ensure that appropriate conservation management planning is available to guide the ongoing use and operation of the place.

Specific Requirements

1.1 A Conservation Management Plan shall be prepared for the place (as defined in *Location*, see above) by the Cultural Facilities Corporation, or equivalent management body, within 2 years of the date of entry of the place to the interim heritage places register and shall be used to guide actions that may affect conservation of the heritage significance of the place. The plan should include interpretation of the place and shall be endorsed by the Heritage Council prior to its use. The Conservation Management Plan should be reviewed at intervals of not more than 5 years.

2. Requirements Relating to the Significant Buildings and Structures

Objective:

To conserve the buildings, their individual rooms, fixtures and fittings and other built structures in a manner that retains their associations with Lanyon's significant history.

Specific Requirements

2.1 The significant buildings and structures shall be retained in perpetuity. Removal of original or significant fabric shall not be permitted, other than in the context of sympathetic alterations and additions which are deemed by the ACT Heritage Council to be necessary for the conservation, interpretation and/or ongoing pastoral use of Lanyon

2.2 Minor internal and external alterations may be made to significant buildings and structures where, in the opinion of the ACT Heritage Council, the proposed works will not adversely affect the significance of the place.

2.3 New buildings or structures that are not essential for Lanyon's conservation, interpretation and on-going rural use shall not be permitted. Proposals for new buildings and structures shall demonstrate that their design and siting does not conflict with the heritage values of the place.

2.4 Works relating to existing or new buildings and structures, including colour schemes, shall be consistent with a current *Lanyon Conservation Management Plan* endorsed by the Heritage Council.

3. Requirements relating to the Ornamental, Recreational and Produce Gardens and Significant Plantings

Objective

To conserve and respect all phases of the development of the gardens and plantings that predate Commonwealth acquisition and to identify contributions of previous occupants in a way that respects historical layers.

Specific Requirements

3.1 Tree plantings, garden plantings and any replacement planting programs shall be undertaken in a manner consistent with and reflective of the objectives of the Conservation Management Plan, endorsed by the Heritage Council, prepared for the place.

3.2 Significant planted trees should, in general, be replaced when senescent or dead with new stock of the same species, although consideration may be given to replacement with different species where weed species are involved.

3.3 With respect to significant avenue plantings consideration should be given to the retention of mature dead and dying trees, subject to safety requirements, threat to building and structures, and any applicable Tree Protection Legislation within the Territory, on the basis that their retention may contribute to the significance of avenue plantings by demonstrating the age and history of occupation of the place.

3.4 New plantings for interpretive purposes, screening of developments or other purposes, and regrowth of native and exotic species, shall be limited to circumstances approved by the Conservation Management Plan, and shall not detract from the significance of the place, or confuse its understanding and interpretation.

4. Requirements Relating to the Rural Landscape

Objective

To manage Lanyon as a cultural landscape and preserve its significant historic features, rural and interpretive use, and generally lightly-wooded landscape

Specific Requirements

4.1 Lanyon should continue to be managed as a rural operation. Rural activities shall be undertaken in a manner sensitive to the conservation of the heritage significance of the place.

4.2 The landscape should be managed in accordance with the Conservation Management Plan and should retain a mix of open grassland and lightly wooded country. New or replacement plantings within Lanyon should reflect both exotic and indigenous species planted by previous owners, and would ideally consist of specimens grown from the same seedstock.

4.3 New native woodland plantings should be of species of local provenance. The 'cleared' nature of the woodland areas should be maintained. The woodland planting density in boundary areas of the place may be increased where denser plantings will benefit conservation of the landscape values of the place.

4.4 Exotic species that have invasive potential shall not be used.

4.5 Significant woodland trees (with the exception of any Aboriginal scarred trees) may be replaced when senescent or dead, but may be left standing if identified as 'habitat' trees or if considered to contribute to the natural structure of the woodland.

4.6 Evidence of the large scale paddock pattern shall be retained.

4.7 Proposals for new or replacement fencing and yards should be in accordance with the Conservation Management Plan prepared for the place. In the period preceding preparation of the Conservation Management Plan, the aim shall be to maximise the retention of original fabric whilst allowing for reasonable duplication or repair of fencing to allow for continuing rural operations.

5. Requirements relating to the Lanyon Vistas and Views 3 (refer Fig 2)

Objective

To protect the integrity of the rural, predominantly pastoral landscape within Lanyon and surrounding the Lanyon Homestead Precinct.

Specific Requirements

5.1 There shall be no unsympathetic intrusions on the significant scenic rural landscape views from the Lanyon Homestead precinct.

5.2 Significant landscape views from Lanyon should be maintained.

5.3 New buildings, structures and/or agricultural development in the landscape shall not compromise the heritage significance of Lanyon and may only be permitted where such developments can be sited on land contours at levels that allow their physical concealment in sight lines from Lanyon Homestead. Such developments shall be finished in muted or non-reflective shades and may include additional sympathetic plantings.

6. Requirements Relating to the Use of the Place

Objective

To ensure that Lanyon generally remains publicly accessible, whilst accommodating its continued rural use, and continues to provide interpretation of its culturally significant heritage values.

Specific Requirements

6.1 The place should continue to be used as a museum and as a rural enterprise. On-going rural activity is appropriate and whilst encouraged shall occur in a manner that does not detrimentally affect the heritage significance of pastoral infrastructure or the cultural landscape identified as intrinsic to the significance of the place.

6.2 Public access to and interpretation of the place or part/s of the place is to be encouraged and should be undertaken in a manner consistent with the Conservation Management Plan prepared for the place, endorsed by the Heritage Council. Change/s to the areas subject to public access shall be subject to revision of the Conservation Management Plan unless specifically provided for in the current plan, and may be permitted where it can be demonstrated that there will be no detrimental effect upon the conservation of heritage significance of the place or its intrinsic features. The impact of long term (i.e 30 days or

greater) changes in public access upon the viability of the continued rural operation of the place shall also be considered before changes are approved. Changes in public access that reduce viability of the rural operation shall only be approved where specifically recommended in the current Conservation Management Plan.

6.3 The Nolan Gallery, buildings and grounds, should continue to be managed in conjunction with the Lanyon Homestead precinct in accordance with a current Conservation Management Plan endorsed by the ACT Heritage Council.

7. Requirements Relating to Archaeologically Sensitive Areas

Objective

To ensure that archaeological evidence of previous occupation events and features relating to the settlement of the place is conserved in accordance with its known or potential heritage significance.

7.1 Developments that disturb ground surfaces should not be undertaken without assessment of their potential impact upon significant archaeological deposits. Where impact is identified actions in accordance with the Burra Charter should be undertaken in consultation with the ACT Heritage Council.