

## INTERIM HERITAGE PLACES REGISTER

### CITATION

#### CUPPACUMBALONG HOMESTEAD PRECINCT

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##### NOMINATED BY:

National Trust of Australia (ACT)

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##### LOCATION OF PLACE:

Block 6 & 8, Section 10, Tharwa

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##### FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE:

The features intrinsic to the heritage significance of the place are:

Blocks 6 & 8 including:

- The current Homestead
  - The remnants of the first two homesteads
  - The gardens and north (original) driveway
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##### STATEMENT OF SIGNIFICANCE:

Cuppacumbalong Homestead Precinct has a long association with the early settler families of the district. The first to settle at Cuppacumbalong were James and Mary Wright who established Lanyon prior to moving to Cuppacumbalong, followed by the de Salis family who held a prominent position within the rural community and local politics.

The various elements of the place show the attempts by the consecutive owners of Cuppacumbalong to recreate an English style setting that was familiar to them and contrasted with the surrounding Australian landscape.

Cuppacumbalong Homestead Precinct now includes a restaurant and gallery and is valued for its social and cultural associations by local Canberrans and tourists. The front rooms of the homestead are open to the public enabling visitors to experience a style of country living in a rural homestead surrounded by established formal gardens.

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##### SPECIFIC REQUIREMENTS:

In accordance with s.54(1) of the *Land (Planning and Environment) Act 1991*, the following requirements are identified as essential to the conservation of the heritage significance of the place. These requirements are prepared to implement the following conservation policy for the place:

**Cuppacumbalong precinct is to be conserved and appropriately maintained in a manner consistent with its heritage significance.**

Any action relating to these requirements is development for the purposes of the Act and will require approval prior to undertaking the activity. To undertake development without such approval may be an offence.

**1. Requirements relating to the Building**

- 1.1 Alterations to the existing Homestead must be in keeping with the heritage significance of the place.
- 1.2 Demolition shall not be permitted, other than in exceptional circumstances.

**2. Requirements relating to the Setting**

- 2.1 The historic elements of the cultural landscape, including the 1920s gardens, remnants of the de Salis garden, the footings of the original homestead, the meathouse and the original entrance driveway and pines are to be preserved in a manner consistent with their heritage significance. Trees and shrubs should only be removed where they are moribund, where it can be demonstrated that there are significant human health and safety reasons to warrant their removal, or where they are considered to be invasive of the surrounding landscape. Where possible, replacement trees should be propagated from the same stock before removal.
- 2.2 No further development of the site which is likely to detract from the heritage significance of the place, ie development which significantly alters the landscape, shall be undertaken
- 2.3 No additional buildings or structures shall be erected within the precinct unless the proposed works will not adversely affect the significance of the place.

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**MANAGEMENT RECOMMENDATIONS**

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

1. A conservation and management plan should be developed for Cuppacumbalong Homestead Precinct to provide a strategy for the long term retention of the heritage values of all the elements of the place, and include a landscape survey. The plan should address the principles laid down in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (the *Burra Charter*).
2. The Homestead and precinct should remain open to the public and continue to be used in a manner suitable to its heritage significance.
3. As a matter of priority, maintenance of the lower garden at the Homestead should be carried out by the responsible area of the ACT Government, including removal of the periwinkle (*Vinca minor 'Variegata'*), ivy (*Hedera helix*), blackberry and pistachio (*Pistacia sp.*), which are overgrowing the garden.
3. An interpretation plan should be developed to outline the historic elements of the precinct. It should include signage indicating the location and description of the first two homesteads and the remnant plantings.

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**DOCUMENT HISTORY:**

1. (date) Draft citation considered by ACT Heritage Council Meeting (number)
  2. (date) Draft citation released for public comment.
  3. (date) Revised citation for ACT Heritage Council Meeting (number)
  4. (date) Gazetted in an interim Heritage Places Register
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**Attachment A**

**BACKGROUND INFORMATION**

**1. DESCRIPTION OF PLACE:**

The existing Cuppacumbalong Homestead is a double Bowral brick building, with elements of the California Bungalow style, including a visually prominent low-pitched roofline and wide eaves. It was built in 1923 by James Lyford of Queanbeyan for N.A. Thompson, the owner of Cuppacumbalong Station. The architect was John Reid of Sydney. John Reid and Son practiced from George Street and designed some notable buildings such as: the NSW banks in Hunter Street, Edgecliff and North Sydney; St Stephens Church in Macquarie Street, the Department of Education Building in Bridge Street and numerous office buildings and wool stores in central Sydney and Pymont.

The building faces east towards the Murrumbidgee River and overlooks the formal garden layout of lawn divided by a retaining wall and bordered by shrub beds.

The eastern face of the building is dominated by concrete stairs leading up to the covered front verandah. Exposed pine timber flooring begins at this point and is continued throughout the building apart from a small concreted floor area within a central rear porch. High ceilings with exposed stained pine timber beams are a feature of the central foyer and peripheral front rooms. A double sliding recessed door in similar timber extends the stained pine features of the front rooms. Hanging lights, a feature of the original building, have been retained in the front rooms and other rooms towards the rear of the building.

The present kitchen was originally the servants' quarters and the sitting room behind it was used by the servants. These rooms now form part of the 'flat' occupied by the lessees, which includes two bedrooms, a storeroom, bathroom and laundry on the south west side of the house. The current restaurant area, new kitchen, new gallery and exhibition space were the original bedrooms. The current stock room at the centre rear of the house was originally the station office.

Around 1932 the owner, F.N. Snow, extended the house to include a Billiard room on the south-eastern side, in front of the kitchen. The billiard table was so heavy it had to be supported by brick piers, capped with terrazzo squares, which are still evident in the room today. The room included a bay window at the front of the house, with wooden benches and a fireplace built into it. This area is now a part of the craft shop. The gardens in front of the house were also redesigned around this time.

In 1987 a program of internal and external renovations was commenced on the northern and central sections of the homestead by the lessee, Ms Karen O'Cleary. Designed by architect Malcolm Munro, the changes included removal of some internal walls to provide a more spacious area leading from the front foyer for an exhibition space, gallery, craft shop and restaurant. The major change to the external facade of the building was the addition of a large bay window to the north-eastern end, forming part of the current restaurant. The window provides a picturesque view overlooking the gardens to the Gigerline Range in the distance. An outdoor pavilion for the restaurant was added behind the northern verandah, using bricks which matched the original verandah pylons. The rear porch was enclosed with glass doors and is used as a small sitting room by the lessees.

The Cuppacumbalong precinct includes traces of the original (Wright) homestead and the second (de Salis) homestead. The two homesteads were located near each other to the south east of the current homestead. Both were demolished and only traces of the footings remain. The Wright homestead is presumed to date from about 1848 when Wright moved from Lanyon. It stood adjacent to and immediately south of the de Salis homestead where trees now grow as a windbreak for the modern tennis court.<sup>1</sup> The remnants are presumed to be visible footings 500 mm wide, stone bonded with a cementitious mortar. The footings supported a brick wall. The area of the structure has been estimated at 7.5 metres by 12 (possibly 18) metres.<sup>2</sup>

The second (de Salis) homestead most likely dates from 1886, some 30 years after the de Salis family moved to Cuppacumbalong. The site of the front verandah of the homestead is marked by a grove of wisteria. Freeman and Partners<sup>3</sup> identified other material remains of this homestead as an earth mound along the verandah site and the stone footing of a wall return (550-600 mm wide), part of the stone front wall footing and segments of the stone dwarf wall of the verandah. The building was approximately 21 metres long by 10.4 metres wide, including a 2.5 metre deep verandah on three sides. A smaller structure of different design, possibly the kitchen of the Wright homestead adjoined the northwest corner of the building. A concrete water trough marks the location of the visible footings. A twentieth century meathouse/dairy constructed of concrete blocks is nearby. There are also the remains of a 20th century milking bail near the meathouse.

The tennis court, located to the south of the wisteria in the vicinity of the second homestead, were constructed when the current homestead was built. A rendered concrete block garage, painted cream, with a corrugated iron roof, is located on the south side of the current homestead near the entrance from the carpark. It is now used as a plant nursery and garden accessories shop, and is separate to the main shop.

### The gardens

There appears to be nothing remaining of any garden associated with the first homestead. The only remains of the gardens from the de Salis era are the wisteria on the pergola forming a covered walk at the southern end of the gardens, marking the second homestead, the large hawthorn (*Crateagus sp.*) in the lawn, the hybrid Strawberry tree (*Arbutus x andrachnoides*) below the garden, the Tamarisk (*Tamarix sp.*) near the meathouse and several Lombardy poplars (*Populus nigra 'Italica'*), part of an avenue of poplars planted along the river. The Strawberry Tree is a cross between the Irish Strawberry (*Arbutus unedo*) and the Greek Strawberry (*A. andrachne*)<sup>4</sup>.

The current garden layout is still basically that of the 1920s. A retaining wall divides the garden into upper and lower sections, with steps to allow access between them, and provides a fine setting for the house. The upper garden surrounds the current homestead and features lawn areas and garden beds which include a variety of exotic shrubs as well as bulbs and perennial flowering plants. It also includes a vegetable garden and clothes drying area, which are screened from view. The lower garden comprises two linked lawn areas surrounded by garden beds. There is a circular rose bed in the northern lawn and a large hawthorn in the southern lawn. The garden beds feature coniferous and deciduous trees and shrubs, perennials, bulbs, climbers and other plants. The physical changes which have occurred in the upper garden since the gardens were planted in the 1920s are minor changes to the shape of the garden beds around the lawn, relocation of paths, removal of flower beds and removal of mature shrubs in the vicinity of the new bay window, steps and path at the northern end of the current homestead. The lower garden remains relatively unchanged, except that it is now overgrown with periwinkle (*Vinca minor 'Variegata'*) and ivy (*Hedera helix*), and contains blackberry and Pistachio (*Pistacia sp.*) seedlings.

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<sup>1</sup> Freeman & Partners, 1987, pp 16.

<sup>2</sup> *ibid* p 16.

<sup>3</sup> *ibid*, p. 17

<sup>4</sup> Boden, R, 1997, 6

The entrance road to the original and second Cuppacumbalong homesteads was originally from the north and is marked by several mature stone pines which can be viewed from the small gate on the north side of the current homestead. The approach to the current homestead is from the opposite (south) side. This change has had little effect on the garden atmosphere but has reduced the quality of the approach experience before the garden is reached.

The upper garden is maintained by the present lessees. The lower portion is under the control of the ACT Government.

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## 2. STATUS OF PLACE AT NOMINATION DATE:

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

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## 3. BACKGROUND:

In the latter part of 1833 James Wright and John Lanyon, recent arrivals in the colony of New South Wales, established themselves as squatters on land fronting onto the western bank of the Murrumbidgee River. The land was officially purchased in April 1834. Lanyon returned to England shortly after the purchase leaving Wright to manage the property. Wright named the property 'Lanyon' after his friend.<sup>5</sup> Five years later Wright married Mary Davis and the first of five children were born at Lanyon.

In 1839 Commissioner Bingham visited the properties on the Limestone Plains and ventured into the area beyond the limits of location on the western side of the Murrumbidgee. He noted several stations already in existence, one of which was James Wright's property of Port Hole (later Cuppacumbalong), which Wright registered as a pasturage licence. Wright then had 400 head of cattle and 8,170 sheep. He and his family lived at Lanyon until 1847 when, due to financial problems, they sold the property and moved to Cuppacumbalong. Wright had apparently treated the property as an outstation of Lanyon and it is quite possible that there were buildings at Cuppacumbalong for a decade previous to James, Mary and their family taking up residence there. James and Mary built the first of three homesteads at Cuppacumbalong<sup>6</sup>. Under the guidance of Mary Wright Cuppacumbalong became noted for its extensive gardens and a large orchard.<sup>7</sup>

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

In 1862 de Salis was able to convert the land holdings of Cuppacumbalong to freehold under the 1861 Crown Land Acts. He converted six portions of the station, amounting to a total of 1,543 acres. Two years later he purchased a further two acres of what had originally been Wright's dairy. At this time, 1864, Leopold de Salis commenced his political career as a member for Queanbeyan in the New South Wales Legislative Assembly and his son George took on most of the responsibility for the station. The de Salis family had now established themselves at Cuppacumbalong. George de Salis married Mary

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<sup>5</sup> Moore, 1982, pp. 13-15.

<sup>6</sup> *ibid*, pp. 43-46

<sup>7</sup> *ibid*, p.46

Smith, the daughter of the Reverend Pierce Galliard Smith, rector of Saint John's, Canberra, in 1878 and made a home at Cuppacumbalong for his family which grew to seven children. In the same year Charlotte de Salis died. In 1882 Nina de Salis, daughter of Leopold and Charlotte, married William Farrer and they established Lambrigg station on part of the Cuppacumbalong holding. The Lambrigg land was given to Nina and William Farrer but the title remained in Nina's name. This was a fortunate decision for the de Salis family who were soon to suffer financial problems.

In the meantime the de Salis family finances were strong and Cuppacumbalong became a prominent sheep station in the district mainly run by George de Salis. From 1886-88, a new single storey homestead of pise and brick was built for the large family, abutting the old Wright home. Both sites were within the Tharwa Village Reserve which was proclaimed a township in 1862<sup>8</sup>. Next to the new homestead were yards, an orchard, a cultivated paddock and several outbuildings which were constructed during the mid to late nineteenth century. However, the last decade of the century was marked by a severe economic depression in Australia which saw a fall in the cost of exported wool. This was exacerbated with an extended drought and a rabbit plague. Like many rural property owners the de Salis finances suffered considerably and on 12 September 1890 the control of Cuppacumbalong was transferred to the Union Bank of Australia.

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

The next owner of Cuppacumbalong was a joint partnership between Colonel Selwyn Campbell and Mr George Circuit. They purchased the property from the Union Bank in 1898 and held it for 12 years. They sold the property in 1910 to A.G McKeahnie, together with 14,000 sheep and 200 cattle. McKeahnie then sold to N. A. Thompson in 1921. Thompson built the present homestead in 1923, but this time on higher ground to avoid the floods. As well as building the house, Thompson began the design of the present gardens. In 1924 Thompson sold the property to Frank (F.N.) Snow and moved to Sydney to take over as chairman of the family company following his father's death<sup>9</sup>.

Around the early 1930s, the Snow's added the Billiard room to the south east side of the house, and the gardens in front of the house underwent further design. During the Snow's tenure at Cuppacumbalong, the late King George and Queen Elizabeth (now the Queen Mother) visited the Homestead. On 14 February 1974, Queen Elizabeth II and Prince Phillip, after having the official number plates from their car removed, visited the Homestead for an informal Sunday afternoon tea. Mr Snow was known to Prince Phillip as he played in polo matches with him<sup>10</sup>.

Snow was the last private owner of Cuppacumbalong. The property was compulsorily resumed by the Commonwealth Government in 1970 and for a period was uninhabited. In 1975 the homestead and surrounding gardens and grounds were put out to tender. The homestead was leased and established as the Cuppacumbalong Arts & Craft Centre in December 1975. Today the homestead and its grounds are run as a tourist attraction, arts and craft centre and a restaurant.

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<sup>8</sup> Gillespie, 1991, p.128

<sup>9</sup> Information provided by Mr & Mrs Akhurst, lessees of Cuppacumbalong, 1998

<sup>10</sup> *ibid*

#### **4. RELEVANT PRINCIPAL NATIONAL HISTORIC THEMES:**

### **3. Developing local, regional and national economies**

#### **3.4 Developing Primary Production**

Soon after the establishment of the first European settlement at Sydney, sheep grazing became the dominant economic activity of the new colony. Following quickly after the first exploratory expeditions, the first sheep and cattle came to the Limestone Plains with stockmen possibly in 1823. Land holdings were eagerly sought in this new area that promised excellent sheep and cattle grazing. By 1831 wool exports from the colony had passed 2.5 million lb and the area from Lake Bathurst to the Monaro grazed one-third of the total sheep and cattle<sup>11</sup>. The gently sloping terrains of the Tuggeranong Valley, crossed by the Murrumbidgee and a number of its tributaries were seen as prime sheep grazing lands and became the economic impetus for a number of settlements in the surrounding region.

Although settlement west of the Murrumbidgee was at first discouraged by the Colonial Government as being beyond the limits of location, this did not prevent squatters from taking up land there. In 1839 Commissioner Bingham visited the properties on the Limestone Plains and ventured into the area west of the Murrumbidgee and noted several stations already in existence, one of which was James Wright's property of Port Hole (later Cuppacumbalong). The property was given de facto recognition and Bingham recorded 400 head of cattle and 8,170 sheep.

Later owners of Cuppacumbalong, including the de Salis', Campbell and Circuit, A.G. McKeahnie, the Thompsons and the Snows continued to run sheep and cattle on the property. This was in spite of poorer volcanic soils on the western side of the Murrumbidgee which meant there was a poorer stocking rate.

### **3. 3.15 Struggling with remoteness, hardship and failure.**

### **8. Developing Cultural Institutions and Ways of Life**

#### **8.12 Living In and Around Australian Homes**

During the nineteenth and early twentieth centuries, large landholders in Australia attempted to re-create their living and social standards in an eloquent style they were familiar with in their former country. These included large homesteads built to capture a view of the Australian landscapes but surrounded by European park-like gardens planted with exotic trees and shrubs. The overall intent was to bring a little of their homelands to their adopted country of Australia. Cuppacumbalong homestead precinct displays the evidence of the intentions of several of its owners in recreating such an environment.

Cuppacumbalong also displays the hardships of living in the rural lands of Australia which were subjected to unpredictable floods, droughts, rabbit plagues and world economic recessions. Cuppacumbalong first became the home of the Wrights when they were forced to move there after encountering financial difficulties while living at Lanyon. They experienced further difficulties with the flooding of the homestead and sold the property to the de Salis'. The de Salis family, despite their early wealth, were to become victims of Australia's unpredictability when a world recession, coupled with drought and a rabbit plague plunged them into bankruptcy and forced them to leave Cuppacumbalong.

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<sup>11</sup> Lea-Scarlett, 1968, p.24.

## **5. ANALYSIS AGAINST THE CRITERIA SPECIFIED IN SCHEDULE 2 OF THE LAND (PLANNING AND ENVIRONMENT) ACT 1991**

**Criterion (iv):**                    **A place which is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations.**

Cuppacumbalong homestead precinct is a popular destination for local Canberrans and tourists and is valued for its cultural and social associations. The front rooms of the homestead are open to the public enabling visitors to experience a style of country living in a rural homestead surrounded by established formal gardens. The homestead's aesthetic appeal is enhanced by the picturesque view from the front windows overlooking the gardens to the Gigerline Range in the distance, and the view of Mount Tennent from the grounds. The homestead is situated on the edge of the rural village of Tharwa and presents a contrast to the visitor in the styles of living in a rural community during the early decades of the twentieth century.

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

The various elements of the site contribute to the cultural landscape which surrounds the homestead. These include the formal gardens designed by the Thompsons and the Snows, the remnant plantings from the de Salis era, the footings from the first homestead, and the original entrance driveway and pines. These elements show the attempts by the various owners of Cuppacumbalong to recreate an English style setting that was familiar to them and contrasted with the surrounding Australian landscape.

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

The setting of Cuppacumbalong has a long association with the early settler families of the district. The first to settle at Cuppacumbalong were James and Mary Wright who established Lanyon prior to moving to Cuppacumbalong, followed by the de Salis family who held a prominent position within the rural community and local politics.

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## REFERENCES

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### Oral Sources

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

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Prepared for the National Trust of Australia (ACT)

by

Ms Carol Cosgrove &

Dr Peter Dowling

12/3/99

\*Note: The date for the new (third) Cuppacumbalong homestead is recorded inaccurately in this reference.

## Appendix A

### Cuppacumbalong History - A timeline

- c. 1834** James Wright & John Lanyon purchased four adjoining blocks of land on the Murrumbidgee. Lanyon returned to England shortly after. James Wright continued to manage the property and married Mary Davis in 1838. The first five children were born at Lanyon.
- 1839** Commissioner Bingham visits properties beyond the limits of location and identifies a number of stations already established beyond the Murrumbidgee. One of these was James Wright's property of Port Hole (Cuppacumbalong) on which he had 400 head of cattle and 8,170 sheep.
- 1848** Due to financial problems J.J. Wright & family sold Lanyon and moved to Cuppacumbalong. It is quite possible that there were buildings at Cuppacumbalong for a decade previously. Wright had apparently treated the area as an outstation of Lanyon. Wright built the first homestead.
- 1852** Waters from a severe flooding of the Murrumbidgee River reached a depth of 4 feet in the homestead. The Wright family and employees, 24 people in all, took refuge in one of the barns.
- 1856** Leopold Fane de Salis purchased Cuppacumbalong from the Wrights and with his wife, Charlotte, moved on to the property. It was one of many holdings owned by de Salis and his family from NSW through to Queensland. The Wrights moved to the Illawarra district. The Cuppacumbalong station became known for an especially fine breed of wool and for its draught horses.
- 1862** Leopold de Salis used his pre-emptive right under the Crown Land Acts of 1861 to convert to freehold title six portions of the station amounting to 1543 acres.
- 1864** The de Salis family purchased portion 10, consisting of two acres, close to the river and approximately 1.5 km by road from the homestead. This had originally been Wright's dairy.
- Leopold de Salis commenced his political career as member for Queanbeyan in the NSW Legislative Assembly and his son George took on most of the responsibility for the station.
- 1878** George married Mary Smith, daughter of Rev. Pierce Galliard Smith, rector of St. Johns, Canberra, and established a home for his family which grew to seven children. Charlotte de Salis dies.
- 1882** Nina de Salis married William Farrer and established Lambrigg station on part of Cuppacumbalong station. The ownership of Lambrigg was in Nina's name.

- 1886-8** A second homestead was built by the de Salis family near the old Wright home. Both sites were within the Tharwa Village Reserve gazetted in 1885. Next to the homestead complex were yards, an orchard and cultivation paddock and several outbuildings constructed during the mid to late nineteenth century.
- 1890** L.F. de Salis facing financial difficulties. On 12 September control of the station was transferred to the union bank of Australia.
- 1894** L.F. de Salis was declared bankrupt. The family was forced to leave Cuppacumbalong homestead and station and move to Lambrigg. Union Bank became mortgagee in possession of Cuppacumbalong station.
- 1898** Leopold de Salis died at Lambrigg. The second homestead was demolished after becoming structurally unsound due to flooding.
- 1898-1910** Colonel Selwyn Campbell in partnership with Mr George Circuit held the station for 12 years.
- 1911** A.G. McKeahnie bought Cuppacumbalong as well as Coolamon Plains together with 14,000 sheep and 200 cattle.
- 1921** Property purchased by N.A. Thompson.
- 1923** Present homestead built by N.A. Thompson on higher site to avoid flooding. Top garden designed. Rest of gardens designed from this period.
- 1924** Thompson sells property to F.N. Snow.
- 1970** Property resumed by the Commonwealth Government.
- 1975** Homestead leased for development as a Centre for Australian Art and Crafts.
- Present** Homestead and grounds run as a tourist attraction, Art and Crafts Centre and restaurant.

## INTERIM HERITAGE PLACES REGISTER

### CITATION

#### CUPPACUMBALONG HOMESTEAD PRECINCT

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##### NOMINATED BY:

National Trust of Australia (ACT)

**NB: This is an amendment to the earlier nomination submitted to the ACT Heritage Council by the National Trust of Australia (ACT). The amended nomination is based on work carried out by the National Trust Cuppacumbalong team in October/November 2002.**

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##### LOCATION OF PLACE:

Blocks 6, 7 & 8, Section 10, Tharwa

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##### FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE:

The features intrinsic to the heritage significance of the place are:

- The current Homestead
  - Garden
  - Tree groups
  - General landscape of the Precinct
  - Cottage Gallery
  - Tennis court
  - Remains of two former homesteads
  - Meat shed 1
  - Machinery shed
  - Stables
  - Driveway and carpark
  - Section of driveway used about 1920s-1970s which runs between the upper and lower garden
  - Access routes to the river and cemetery (through the precinct)
  - *Arbutus x arachoides*
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##### STATEMENT OF SIGNIFICANCE:

The Cuppacumbalong Homestead Precinct has a range of heritage values related to its aesthetics, history and social associations.

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

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

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

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

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

- the generous eastern verandah with its timber floor;
- the extended series of rooms along the east of the homestead;
- the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
- fireplaces;
- the sliding timber doors with leadlight panes in Room 1;
- window seats;
- the decorative plaster ceiling in Room 14;
- the original/early bathroom fittings and tiling in Room 21; and
- the original/early light fittings.

The garden has aesthetic qualities as a charming place and setting for the homestead, set in an enclosed landscape. The precinct also has aesthetic qualities related to the picturesque view from the front of the house and the upper garden.

(ACT Heritage Places Register criteria (ii), (iii), (v) and (vi))

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

- enjoy the historic and aesthetic qualities of the precinct;
- browse and shop for craft;
- enjoy a lunch or tea in the homestead; and
- enjoy a picnic either in the grounds of Cuppacumbalong or down by the river. (Criterion (iv))

The *Arbutus x andrachoides* is significant as a rare form of this tree. (Criteria (v) and (ix))

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

Cuppacumbalong has a number of significant relationships with associated places in the surrounding landscape. Of special note are:

- Cuppacumbalong Cemetery and Avenue of Elms;
- Cuppacumbalong Woolshed and Shearers' Quarters;
- remnant elements of the former north driveway on Block 9;
- the land to the east between the precinct and the Murrumbidgee River, including the Poplars; and
- the pedestrian track south along the riverbank to the Cuppacumbalong Cemetery.

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## SPECIFIC REQUIREMENTS:

In accordance with s.54(1) of the *Land (Planning and Environment) Act 1991*, the following requirements are identified as essential to the conservation of the heritage significance of the place. These requirements are prepared to implement the following conservation policy for the place:

The Cuppacumbalong Homestead Precinct is to be conserved and appropriately maintained in a manner consistent with its heritage significance.

Any action relating to these requirements is development for the purposes of the Act and will require approval prior to undertaking the activity. To undertake development without such approval may be an offence.

1. The conservation policy defined in Chapter 6 of the Cuppacumbalong Homestead Precinct Conservation Management Plan 2002 (National Trust of Australia (ACT)) is a specific requirement.
- 

## MANAGEMENT RECOMMENDATIONS

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

1. The implementation strategies defined in Chapter 6 of the Cuppacumbalong Homestead Precinct Conservation Management Plan 2002 (National Trust of Australia (ACT)).
  2. The ACT Heritage Unit and owner(s) of Cuppacumbalong should encourage further primary research into the history and development of the precinct, with a view to producing a consolidated history of the property. Such research should be used to review and revise, if necessary, the understanding of the significance of the place.
- 

## DOCUMENT HISTORY:

1. (date)
  2. (date)
  3. (date)
  4. (date)
- 

**Attachment A**

## BACKGROUND INFORMATION

### 1. DESCRIPTION OF PLACE:

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

The homestead is a substantial single storey building with 29 rooms (refer to Figure XXX regarding room numbers). The building faces east towards the Murrumbidgee River and overlooks the formal garden layout of lawn divided by a retaining wall and bordered by shrub beds. Aspects of its aesthetic qualities are described in Section 2.3 below.

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

#### *Exterior*

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

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

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

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

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

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

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

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

There are stained and painted timber doors and windows, with the doors being panelled and the windows being double hung sashes. There is some variation in stain finishes, such as the bay window in Room 26, and some windows appear not to have been stained yet. The timber skirtings and picture rails throughout the homestead are also a mixture of painted and stained finish. Some rooms have timber cornices and exposed ceiling beams, both stain finished.

There are a number of decorative fireplaces featuring face brickwork, stained timber mantles and tiled hearths. The fireplaces in Rooms 1 and 14 have a modern wood stove installed in the original brick fireplace. Either side of Room 1 are pairs of concealed sliding panelled stained timber doors with decorative leadlight panes. Stained timber window seats have been built in the half bay in Room 2 and around the fireplace in the bay of Room 3.

Also in Room 3 are the stone foot pads set in the timber floor for the former billiard table. The ceiling in Room 3 has textured plaster(?) panels between the exposed ceiling beams. The timber skirtings in this room have a simple profile and may not be original.

A modern stained timber bar has been installed in Room 2. The floor of the bar is a modern linoleum. Room 14 has a decorative plaster ceiling. Room 28 appears to have a relatively modern plasterboard ceiling with decorative cover battens. Some of the ceilings in other rooms are plaster with cover battens, such as Room 15. The paint finish on the ceiling in Room 15 is peeling. Extensive shelving has been

installed in Room 15, and part of the door architrave is missing. This room and some other non-public rooms have worn carpet/carpet tiles.

The timber architraves to the southern openings in Room 25 have not been finished, and the skirtings in this room are also unfinished.

There are also some unfinished works in Rooms 17, 18 and 19, related to walls and a door.

The bathrooms display a variety of periods of fittings. Room 21 appears relatively original with original fittings and tiling. The fittings in Room 20 are relatively modern.

Room 22, the current restaurant kitchen, has a tiled timber floor, painted render walls partly tiled, and a painted plaster ceiling. There is a large metal exhaust hood over the cooking appliances, and many shelves and benches. The finishes appear somewhat tired. The adjacent pantry, Room 23, has a concrete floor with linoleum finish, face brickwork and painted plaster or fibro-cement walls, and a painted plasterboard ceiling. This room has extensive shelving.

The original homestead kitchen, Room 4 features the original decorative wood stove, stained timber floors and areas of floor tiling, some of which are cracked. The wood stove is in poor operating condition. Room 11 has a slate floor and modern plasterboard ceiling.

The walls in Room 6 display signs of dampness/mould growth.

The bathroom in Room 10 has been largely modernised, though it still has an original/early terrazzo floor.

The homestead has a variety of original/early light fittings as well as modern fittings. Modern security detectors, cameras, speakers and fire detectors have been installed in the homestead. Related to one of the security detectors is a surface mounted conduit in Room 28. Modern ceiling fans have been installed in Rooms 26 and 28. A split system airconditioner has been installed with the fan coil unit located externally at the northeast corner, and the console unit wall mounted in Room 26.

### **Laundry**

At the southwest corner of the homestead is a separate small laundry building. It has a concrete floor, externally unpainted stucco rendered masonry walls, unpainted rendered walls internally, a painted timber framed door and window, and a timber framed unpainted corrugated iron gabled roof. There are fibro cement gables, and an unpainted raking boarded ceiling. The paintwork is deteriorated.

**Figure 6. Plan of Garden**

XXX [To be added]

## Garden

The garden lying in front of the house on two levels has been maintained as a decorative feature of the function and art centre and recently has been put into active use for receptions etc. Now the garden is a commercial garden, as a part of the facilities of Cuppacumbalong open to the public. The garden to the southern side and to the back (west) of the house is private and not open to the public. See Figure 6 for the layout and extent of the garden.

The garden is on two levels. Garden beds and lawns lie in front of the house above a retaining wall that divides the upper garden from the lower garden. The upper part of the garden consists of garden beds cut into the lawn, foundation plantings and climbers which scramble up the foundation walls of the house to the verandah above. Some creepers overhang the retaining wall. A path runs from the current drive along the front of the house and curves at the north around to the back of the house. Steps lead down to the old drive opposite the steps up to the house verandah.

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

This lower part of the garden is being extended to the southwest, past the tennis court by the current lessee, Bruce Gibbs. To the east of the paths a new bed of architectural plants such as Acanthus is being established and camellias that did not prosper elsewhere have recently been moved to a new bed under the tree at the southern end of the garden. The verandah, the path running along the house and the old drive all form view points to the hills to the east.

The style of the garden is Inter-War Domestic which is in effect an eclectic mix of earlier styles, (Federation and Edwardian). It has been modified since, chiefly the garden beds around the house. Later fashions have influenced its plantings. It owes its layout more to the topography and the desire to lift the house above the flood level than to any strict style.

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

Formerly topiary was used in the garden. Neglect and over growth of plants has removed this element. However there are plans to introduce new topiaried shrubs.

The upper garden is on the block leased by the Gibbs Trust. The Trust has permissive occupancy of Block 6 and currently maintains the lower garden.

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

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

The climate is of cool temperatures (Frost to 7 degrees) to hot (43 degrees and more) affecting the range of plants that can be grown. The region is semi arid with high evaporation; this means that heavy watering is required to maintain the cool climate exotic plants. The precinct is on the Murrumbidgee River and has both pumped and bore water supplies. The bore water is highly alkaline and cannot be used on acid loving plants such as Camellias. Use of it in the garden by a past leasee (perhaps when the river was low) caused significant damage.

The garden is protected from the prevailing West wind by the slopes behind it and by the house but the lower garden is a frost pocket.

The soil is granite and there is sharp drainage. The lower garden may experience occasional flooding

The garden is open to the public and is part of the Open Garden Scheme.

### **Tree groups**

Trees make a significant contribution to the landscape The house and garden overlooks a significant stand of Poplars (*Populus nigra 'Italica'*) along what is now the River Reserve. Trees planted possibly as windbreaks to the west of the original houses and decorative trees in the original and current house gardens are now mature. They include a mixture of native and exotic trees in the homestead blocks and surrounding paddocks. An avenue of elm trees (*Ulmus procera*) was planted from the homestead to the cemetery. Remnants of this avenue can be seen at the house and cemetery ends. One tree, *Arbutus x andrachnoides* is a rare form of the species Arbutus. Exotic tree groups vary in age from the 1870s. One rare tree, *Arbutus x andrachnoides* lies in the lower paddock The garden owes much of its beauty and peacefulness to the surrounding great trees. See Tree Survey

**Figure 7. *Landscape surrounding the Precinct***

XXX [To be added]

### **General Landscape surrounding the Precinct**

The hills opposite the house to the east that rise close to the River give a sense of enclosure to the view at the front of the house. (See Figure XXX) In summer the landscape closes in when the deciduous trees are in heavy leaf. A small slope behind the house gives the drive a sense of enclosure to the north but the view opens out as one moves up the drive to the open paddocks beyond and Mount Tennant to the west. The aspect is more open here and the drive, sparsely bordered with trees, merges into this open area.

The land surrounding Cuppacumbalong is lightly treed to the east and the north but more heavily treed to the south. To the east Poplars are planted along the higher river bank. In winter the space opens out to the hills opposite that nevertheless still give a sense of enclosure to the landscape. And, in winter a glimpse of the Tharwa Bridge can be seen between the trees. From the drive and the back of the house there is a more open view of the paddocks on the other side of Johnson Street and in the middle distance of the heavily treed Mount Tennant. The precinct is cradled in this ring of hills and mountains giving an intimate scale to the landscape.

The natural vegetation of the landscape is highly modified. Exotic trees, planted in some cases in lines, particularly Poplars and elms, make a significant impact in the landscape.

The house and upper garden are a viewpoint to the trees along the Murrumbidgee River and the hills beyond to the east.

There is no marked contrast between the garden and the surrounding landscape because of the dominance of trees which merge the closer areas with the surrounding land. To the south the view is obscured by trees on the property.

Boundaries of the Blocks consist of fences and hedges. Fences, hidden in many places by the vegetation, form the boundaries of the garden and the Homestead block. They are of timber post and wire construction. The entrance has a white, painted, timber gate and supporting fence. These low key elements, other than the entrance gate, enhance the illusion that the precinct is part of the general landscape.

### **Toilet Block**

The Toilet Block is located immediately northwest of the homestead. It has a tiled concrete floor, externally face brick walls, a painted fibro-cement frieze, and glass block and painted sliding metal windows. Stone capitals adorn some brick piers. The building has a low pitched metal roof. Internally the walls are either painted bagged brickwork or painted fibro-cement, and it has a painted plasterboard ceiling. Doors are stained plywood finish.

Some sections of the frieze have not been painted.

### **Cottage Gallery**

The Cottage Gallery is located just south of the homestead. It has a series of internal spaces, as well as a covered entry area to the east and an attached timber pergola to the south.

The gallery has painted concrete floors. Externally there are painted stucco masonry or fibro-cement sheeted walls. The roof is timber framed and hipped with painted corrugated iron. The roof has several skylights. There is a skillion roofed section to the south. On the east is the covered entry area which has a concrete apron and timber framed corrugated iron skillion roof. Doors and windows are generally timber framed and painted, and there is also some painted timber boarded wall sections to the east.

Internally the walls are painted and bagged masonry. There are two fireplaces, one also having a laundry copper adjacent. Some of the internal timberwork features interesting decorative detailing. There are

raked plasterboard ceilings with exposed rafters. Internally the timberwork is painted, except for the exposed rafters.

Some elements of the southern skillion extension are unfinished including the window timberwork and one door which are unpainted, the internal wall linings, and one external unfinished wall panel.

### **Tennis Court**

The tennis court is located east of the homestead. It is a clay court with lines formed from white tape nailed in position. The net is suspended from timber posts. There is a painted pine pole and chicken wire boundary fence, with a metal and chicken wire gate on the western side. The paintwork is deteriorated.

### **Meat Shed 1**

The two roomed shed is located east of the homestead, and on the eastern side of the tennis court.

It has a concrete slab floor and cement block walls. Externally the north wall is bagged, and it is painted internally. There are timber door frames, though no doors, and timber window frames. One of the windows is timber boarded, while the other is partly boarded and has a sash without any glass. The ceilings are painted timber boards. The shed has a painted corrugated iron gabled roof with timber weatherboard gable ends. There is a timber framed and clad sunhood over the northern window though this is very deteriorated.

The northern room has a timber post set in the floor. The southern room has two metal bars running across the room about door head height.

There is evidence of termite damage, and rising damp in the eastern wall. The paintwork is generally deteriorated. The roofing is lifting in some areas.

### **Garden Shed**

This one room shed is located immediately southeast of the Meat Shed 1. It has a concrete slab floor, and timber framed, corrugated iron walls. There is evidence of termite damage. There is a painted timber framed and boarded door, though the paintwork is much deteriorated. The shed has a low pitched, timber framed corrugated iron roof with a glass skylight. Internally some walls are lined with hardboard, and there is a timber plank bench on the eastern side. The iron walls display many former fixing holes consistent with re-used iron.

### **Machinery Shed**

The Machinery Shed is located a short distance southeast of the homestead. It has a concrete floor, and metal framed corrugated iron walls and gabled roof. The roof iron is showing signs of rust. There are several metal framed and sheet metal clad doors. Some of the doors are painted, though the paintwork is deteriorated and these doors also have areas of rust. Several other doors are unpainted and rusted. The shed has windows and skylights made of corrugated clear sheeting.

### **Meat Shed 2**

This shed is located at the southeast corner of the Machine Shed. It has one room with a sheltered area under the roof to the east. The floor is concrete and the walls are concrete block to two-thirds of the structure height. The remainder of the height of the walls are painted timber framing lined with flywire. There are two painted timber framed and boarded doors. The shed has a timber framed corrugated iron gable roof, unpainted. The gable ends are unpainted fibro-cement lined. The underside of the roof is also lined with flywire. The roof extends to the east over a small yard. The paintwork is generally deteriorated.

### **Stables**

The Stables are located a short distance south of the homestead, near the carpark. The building has a concrete floor, timber framed painted corrugated iron and other metal cladding walls, painted fibro and timber gables, and a painted corrugated iron gable and skillion roof. The skillion section is to the east. There are painted timber framed windows, timber boarded doors, and a painted timber glazed door. A large fan vent grille has been installed in the north wall.

Internally, the walls are plywood or fibro lined, and the raked ceiling is foil insulation lined. Some of the insulation has been damaged. There is also an unlined section of roof.

All of the paint finishes are deteriorated. Sections of the roof are lifting, the gable timbers are deteriorated, the roof gutter is missing on the west side, and the gutter board is also loose on this side. The roof ridge is sagging.

There may be occupational health and safety issues regarding aspects of the use of this building for craft work, especially the unprotected exhaust fan in the north wall.

### **Pottery Studio**

The studio is located south of the homestead and west of the Cottage Gallery. It has a concrete floor, timber framed unpainted weatherboard walls, and a timber framed corrugated iron gabled roof with a skillion to the south. There is a pair of painted timber double doors, though the paintwork is deteriorated. The studio has timber windows. Internally the walls are mostly plywood lined but the roof is unlined.

A kiln is located under the open-sided skillion.

### **Shed**

This shed is located west of the homestead and Toilet Block. It has a painted metal framework and is clad with re-used ripple and corrugated iron for the walls and roof. The roof is gabled. The floor of the shed is gravel and it has a painted roller door.

### **Driveway and Carpark**

There is a drive from Johnson Street (that becomes Naas road just past Cuppacumbalong). This road was originally a track to grazing areas in the Snowy Mountains, to the Aboriginals' Bogong moth hunting grounds and to the goldfields of the nineteenth century. Over the road the land is a gentle landscape of paddocks rising to the densely treed slopes of Mount Tennant.

Parking is at the end of the drive. This was the original entrance to the homestead but from the 1920s to about 1970 the drive came from the north. The original drive provides a spacious walk and viewing point to the lower garden and adds to the sense of serenity in the garden. It is appropriate to a country house with grass and scattered trees, some forming a broken avenue.

The driveway and carpark are gravel paved.

### **Access route to River and Cemetery (within precinct)**

The access route runs from the current carpark east towards the Machine Shed, then northeast towards a corner of the tennis court, through a gate at this point, north past the Meat Shed and then bears east to a gate in the eastern boundary of Block 6.

The route is a formed track in part and otherwise is undefined as it crosses the grassed area towards the eastern boundary gate of Block 6. Where it is formed, the track is either gravel or simply dirt.

### **Other features**

The other features described below include:

- fences and gates;
- wisteria support framework;
- water troughs;
- barbecues;
- a timber wall;
- concrete garden bed edging;
- water pipe riser; and
- several small metal sheds/shelters.

The precinct features a variety of fences and gates including timber, timber and wire, and metal posts and wire. Some of the timberwork is painted, especially in areas near the homestead and garden, although some of the paintwork and timbers are deteriorated.

The wisteria in the garden is supported on a painted, welded pipe framework. The paintwork is deteriorated.

There are several concrete water troughs in the precinct, including one older looking version east of the tennis court.

There are two modern barbecue areas located on land close to the river, on the eastern part of Block 6. They are constructed of checkerplate and sit on a concrete slab, with each being surrounded by a gravel area set within a concrete edging.

Immediately to the north of Meat Shed 1 is a former milking bail (or stud bull preparation area (Geoff Webb, personal communication October 2002)) in the form of a timber wall constructed of slabs bolted to posts. Some of the timberwork is deteriorated and there are elements missing.

Southeast of the tennis court is a concrete edged area consistent with a former garden bed. East of the court is a water pipe riser for top-filling water tankers.

There are a number of small modern metal sheds or shelters located in the precinct.

Ornaments and Sculptures are displayed in the garden from time to time.

## **ARCHAEOLOGICAL EVIDENCE**

### **Aboriginal**

A walking survey failed to locate any surface Aboriginal artefacts. Because of their proximity to, and aspect above the Murrumbidgee River, the blocks would be expected to have been utilised by Aboriginal groups. A 1981 survey of the Murrumbidgee River corridor in the ACT (Barz & Winston Gregson, 1981) recorded the highest artefact densities of 20-25 artefacts per hectare and on low spurs overlooking the river and associated water courses and in some places the density reached 50 per hectare. Lower densities were on steeply sloping land (5-7) and the hills away from the water course (12). Near the water courses there was a high use of local river pebbles. These densities indicate that while there was use of the whole area, the most favoured regions were the along the water courses and the slopes leading to and from the Murrumbidgee River.

The failure to find any evidence of Aboriginal use of the Cuppacumbalong blocks is almost certainly due to extremely low ground surface visibility throughout the area. In the areas where there were no structures, gardens, trees, gravelled paths etc or rock formations, the blocks were heavily grassed with

little or no surface visibility. Indeed, the ground surface visibility ranged from an estimate of 1.2% on the western (upper) sections of block 6 to <1% for block 8 and the lower sections (below gardens) of block 6.

Nevertheless, Blocks 6 and 8 have a high potential of revealing stone artefacts below the root base of the grassed areas and subsurface in alluvial deposits on the lower slopes.

### **European**

As would be expected most of the area of the Cuppacumbalong blocks show evidence of European use dating back to the early decades of last century. These structures are dealt with elsewhere in this report. There were, however, some features of note from an archaeological perspective.

A remnant group of 12 concrete pillars from a former tanks stand is located in the middle section of block 6 adjacent to the boundary fence. This feature is marked on the topographic map (Figure XXX). The date of this construction was not ascertained but it most likely constructed after the survey of about 1918 as it is not shown on the diagram of Cuppacumbalong homestead and outbuildings from the Classification Map (Figure XXX).

An erosion gully crosses the southern peripheral section of Block 6 below a shed now used by a woodworker. This gully has most likely resulted from land clearing further up the slope and with recent clearing has deepened. The gully which leads towards the river and extends outside of the survey area mainly in the neighbouring Block 3 has been used for many years as a refuse dump. According to the present owner of Cuppacumbalong and Geoff Webb from Murrumbidgee River Corridor this dump contains fragments of household and farming items.

Outside of the survey area, but historically associated with Cuppacumbalong, on Block 9 Section 10 are two features of note. Two adjacent lines of pine trees leading north from Block 6 mark the former entrance to Cuppacumbalong (Figure XXX). This entrance formerly ran past the front entrance of the present homestead and led to an open area near the wisteria which marked the verandah of the De Salis homestead. The entrance way is clearly discernible by the line of trees and a line of fieldstones which marked the edges of the track.

A second feature in the same vicinity, is a log structure which would at first be taken for a gallows used for hanging cattle carcasses for slaughter (Figure XXX). Indeed these features were common on early rural properties. However, the present owner of Cuppacumbalong stated that he had been informed by Mrs Joan Gorman (nee Snow) who lived there as a child, that the structure was her swing and she had spent many hours playing on it.

### **Cuppacumbalong Dairy**

Little information is known of the Cuppacumbalong dairy building. Like most large rural holdings dairy cattle and a dairy were quickly set up after the property was established to provide milk and butter to the pioneer diet. The 1828 census of rural New South Wales shows staff employed as 'dairyman', 'milkmen' on the early properties of Canberry, Pialligo and Tuggeranong (Moore 1978). The first extant reference to the Cuppacumbalong dairy is by W. D. Wright who was writing about the flood of 1852:

The water was over four feet deep in the house next morning, and our refuge was the dairy hut, in which limited space we were huddled together --24 in all.( Moore 1978)

From this reference it can be and with 'limited space' implies the building may not have been a substantial structure of stone but a small structure of wood.

A previous archaeological survey (Peter Freeman and Partners 1987: 19) stated the locality of the dairy was most likely near the present site of the De Salis cemetery. An 1864 survey of 2 acres in that area lists

a dairy, a stockyard and an old hut. Since that time the cemetery has been built, a road put in, gravel has been quarried, the avenue of elms planted and a modern house erected all in the same vicinity. The survey located the remnants of post holes of what was possible the stock yard fencing and of the bails of the dairy on ground occupied by a decrepit hen run immediately to the north of the modern house. (XXX ADD HERE JOAN GORMAN'S DAIRY COMMENT-JUDITH TO CHECK)

### **Two former homesteads**

Evidence for the two former Cuppacumbalong homesteads, the Wright homestead of about 1848 and the De Salis homestead, from about 1886 is scarce. The Wright homestead, however, had a hazardous existence. It was flooded in 1852 and again in 1854 and was partly destroyed by fire in 1863. However, from photographic analysis and archaeological evidence some information on these buildings can be acquired.

### ***Photographic evidence***

Probably the earliest photograph of the two homesteads is dated to about 1895 by the National Library of Australia (Figure XXX). This photograph shows the De Salis family on the former tennis court (now part of the gardens) in front of the second homestead (in the foreground) with what is almost certainly the first (Wright) in the background. The design and proportions of the Wright homestead are very similar to Wright's kitchen block at Lanyon so the identification is most likely correct (Winston-Gregson 1987: 16-17). The walls were pisé (Cosgrove & Dowling 2001) and appear to be rendered and painted (white-washed) white. The roof was most likely shingled. Its long axis is north-south. The De Salis homestead is on an east-west axis, with a hipped roof and shingles. The walls also appear to be of rendered stone or brick and painted white. The wisteria can be clearly seen along the verandah front.

Another photograph (Figure XXX), dated to about 1898 shows part of the western aspect of the De Salis homestead. The Wright homestead is not visible but there is an extension to the De Salis homestead leading from the western end. The Wright homestead is partially visible in the background of another photograph dated the same year (Figure XXX). A third photograph (Figure XXX) dated to about 1898 shows the eastern aspect of the De Salis homestead but the Wright homestead is not visible. This suggests that these homesteads were not structurally attached, although they may have been linked by a covered walkway. It would appear that in 1898 the Cuppacumbalong homesteads consisted of an U-shaped complex formed by the main De Salis homestead with the detached Wright homestead to the east and an attached extension on the western side.

A further photograph (Figure XXX) dated between 1900-1920, taken again from the tennis court area shows, several changes. The roof shingles of the De Salis homestead have now been replaced or covered by corrugated iron. The western extension is obscured in this photograph by the wisteria and a tree. More importantly, there is a different building on the site, or near to the site, of the original Wright building. This may be an extension to the Wright building or a replacement following its complete or partial demolition. The date of construction of this building is unknown but would have been between the date ranges of the two photographs (1895 to between 1900-1920), but probably earlier than 1920.

### ***Archaeological evidence***

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

Further remnant material remains of the De Salis homestead are an earth mound 6 to 8 metres south east of the wisteria which most likely relates to the verandah area of the building, stone footings of a wall

(550-600 mm wide), and segments of the stone dwarf wall of the verandah. The building has been estimated as approximately 21 metres long by 10.4 metres wide, including a 2.5 metre deep verandah on three sides. The south east end of the verandah was enclosed (Winston-Gregson 1987: 16-17).

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

**Figure XXX. The remains of the first two homesteads at Cuppacumbalong. Exposed surface footings, subsurface footings detected by probing and possible extent of further subsurface footings**

Source: Prepared by P. Dowling, 2002

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

## ASSOCIATED PLACES

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

- Cuppacumbalong Cemetery and Avenue of Elms, near the confluence of the Murrumbidgee and Gudgenby Rivers, 1.5 kms south-south-east of Tharwa;
- Cuppacumbalong Woolshed and Shearers' Quarters, at Smiths Road, corner of the Naas Road, 2 kms south of Tharwa;
- remnant elements of the former north driveway on Block 9;
- REFERENCE LOCATION OF GORMAN DAIRY HERE
- the land to the east between the precinct and the Murrumbidgee River, including the Poplars; and
- the pedestrian track south along the riverbank to the Cuppacumbalong Cemetery.

These associated places are distinct elements within the broader landscape setting.

The overview history in the following section makes it clear that the Cuppacumbalong Homestead Precinct was the heart of an extended complex of places which made up the former working pastoral property. Though these other places are now owned by others and, in some cases, are separated from the precinct by more recent developments, they are part of the Cuppacumbalong story. The discussion above about the contextual boundaries for the place also highlights several of these associated places.

The cemetery is accessed through the precinct and south along the river. The woolshed and shearer's quarters are further to the south. The location of these associated places is shown on Figure 3 above.

### Cemetery

The cemetery is linked to the homestead by a river walk. The cemetery lies about a kilometre away above the confluence of the Murrumbidgee and Gudgenby Rivers from which Cuppacumbalong gets its name (an Aboriginal name indicating the meeting of two rivers). The distinctive mound on which the cemetery was developed was built in 1878. It is built up of earth on rock with a rock wall surrounding it. The rock came from Mount Tennant and the stone from the River. (CHECK THIS WITH JUDITH) Workers from the property are buried inside this wall and an inner stone wall surrounds the family graves. The mound is reached by steps from the natural ground level and the graves inside the inner wall by a stile. This type of cemetery is reminiscent of cemeteries in the remote regions of the North West Frontier Province (Pakistan) where rock sometimes prevented British army graves being excavated in the rocky terrain.

The mound was at that time planted with grasses, couch and rye, with beds of lilies and

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## 2. STATUS OF PLACE AT NOMINATION DATE:

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

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### 3. BACKGROUND:

#### Aboriginal

Human occupation in the area that is now the ACT began during the late Pleistocene (Ice Age). The archaeological deposition sequence at Birrigai Rock Shelter above the Tidbinbilla Valley, approximately 15 km north west of Cuppacumbalong, has revealed radio carbon dates extending from the recent past to 21,000 years ago (Flood *et al.* 1987:9-26). The cultural deposits suggest that in the early and colder periods the site was used sporadically, probably as a stop-over point for Aboriginal groups moving from the lower -plains into the highland regions. Later deposits, from 3,000 years ago to present suggest that use of the site and surrounding area increased. This increased use which extended up to and just after the arrival of Europeans in the area was most likely associated to some extent with the practice of Bogong Moth collecting in the high country (Flood *et al.* 1987:9-26). Aboriginal groups moving from the Tuggeranong and Canberra Plains into the highland areas would have crossed the Murrumbidgee River in the vicinity of Tharwa and Cuppacumbalong. Evidence for their presence along the Murrumbidgee River comes from extensive stone artefact sites still lying on and below the ground surface either side of the river (Barz & Winston Gregson 1981).

#### European exploration

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

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

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

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

This campsite was on the eastern bank of the river, opposite to the present village of Tharwa and homestead of Cuppacumbalong (Moore 1982: 4).

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

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

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

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

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

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

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

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

During the late 1850s a rush of a different kind made the river crossing near Cuppacumbalong a focal point of human movement. Gold had been discovered at Kiandra and during 1859-60 thousands flocked to the gold fields. In April 1860 there were 10,000 people at Kiandra many of whom had passed through Queanbeyan to cross the Murrumbidgee at Tharwa with great expectations of striking it rich at the gold

fields. The rush to Kiandra was, however, short lived and by early 1861 the gold field population was down to a few hundred. Many of the 10,000 had returned home via the Cuppacumbalong crossing, possessing just the wealth of experience (Dowling 1998). By this time the track to and from the river crossing ran between the homestead site and the Cemetery, formerly the site of Wright's dairy.

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

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

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

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

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

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

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

However, the last decade of the century was marked by a severe economic depression in Australia which saw a fall in the cost of exported wool. This was exacerbated with an extended drought and a rabbit

plague. Like many rural property owners the De Salis finances suffered considerably and bankruptcy loomed. After much struggle and the selling off of other lands the De Salis era at Cuppacumbalong came to an end. On 12 September 1890 the control of Cuppacumbalong was transferred to the Union Bank of Australia.

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

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

The next owner of Cuppacumbalong was a joint partnership between Colonel Selwyn Campbell and Mr George Circuit. They purchased the property from the Union Bank in 1898 and held it for 12 years. They sold the property in 1910 to A.G McKeahnie, together with 14,000 sheep and 200 cattle. Under McKeahnie's ownership the holding known as Cuppacumbalong (Holding No. 358) extended from the homestead on the bank of the Murrumbidgee River west to, and just beyond Castle Hill, south taking in the lands between the Gudgenby and Murrumbidgee Rivers to the Guises Creek junction and north west to Paddys River. McKeahnie had a second holding, also known as Cuppacumbalong, taking in the lands north and south of the Gudgenby and Naas Rivers. A survey of the Cuppacumbalong homestead (holding no. 358) from about 1918 listed a residential building, laundry building and kitchen building. Improvements to the homestead paddocks were listed as stockyards, fence around a haystack, stables, forge and harness room, sulky sheds and groom's quarters, store room, shed, slab cottage, corrugated iron shed, corrugated iron granary, slab hut and poultry yards and houses (Figure 9).

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

Around the early 1930s, the Snow's added the billiard room to the south east side of the house, and the gardens in front of the house underwent further design. During the Snow's tenure at Cuppacumbalong, the late King George and Queen Elizabeth (now the Queen Mother) visited the Homestead. On 14 February 1974, Queen Elizabeth II and Prince Phillip, after having the official number plates from their car removed, visited the Homestead for an informal Sunday afternoon tea.

Snow was the last private owner of Cuppacumbalong land. The property was compulsorily resumed by the Commonwealth Government in the 1970s and was subsequently transferred to Australian Capital Territory ownership. For a following period the homestead was uninhabited. In 1975 the homestead and surrounding gardens and grounds were put out to tender. The homestead was leased and established as the Cuppacumbalong Arts & Craft Centre in December 1975. The house and property have passed through several owners/tenants since then. Today the homestead and its grounds are run as a tourist attraction, arts and craft centre and a restaurant. The present owner bought the house and property lease in 2001.

The main changes to the homestead since the 1970s have been (refer to Figure 5 for room numbers):

- addition of a new kitchen pantry to the west (Room 23);
- part removal of the internal wall between Rooms 27 and 28;
- reinstatement of the walls in Rooms 17, 18 and 28;
- construction of a toilet block in the former garden pavilion;
- construction of a new bay window to the east of Room 26 (1987);
- construction of a new restaurant kitchen (Room 22, 1987);
- enclosure of an existing western porch (Room 16), and construction of a new porch adjacent (1987);
- installation of new doors and windows in the north wall of Room 11 (1987); and
- enclosure of the northern verandah (now Room 25) and removal of the doors and windows in the south wall of the verandah (2002).

## Garden History

From the mid 1920s to about 1970 the garden was as that of a working property. It had a major decorative garden and a large vegetable garden.

The garden was developed in the late 1920's and the 1930s. It contained a garden at the front of the house on three levels and beyond it towards the River there was a large vegetable garden. Only remnants of the earlier gardens remain around the two earlier houses. They are the line of Poplars (*Populus nigra 'Italica'*) along the River, parts of the line of Elms that lead to the Cemetery, mixed plantings of trees including the rare *Arbutus x andrachnoides*, a Wisteria and, possibly, a Tamarisk. The vegetable garden fell into disuse but depressions in the lower paddock. On resumption the lower garden came into the care of the ACT government and was maintained by the gardeners from Lanyon and the rangers from Namadgi. During their time a vegetable garden was maintained as a teaching site for gardeners up until the mid 1980s. After the property was resumed in 1970 the vegetable garden fell into disuse but mounds and depressions in the lower paddock probably relate to this and to a path to the gate onto the River Reserve.

The garden around the current house was developed by Mr and Mrs Snow. It is in two parts. The house was built on a moderate slope. Soil was moved to provide a relatively level space in front of the house that is raised on foundations 1.5 metres high on the easterly frontage. This space merges with the natural soil level at either end and is retained to the east by a wall 96cm high in the centre tapering to ground level at each end. See Figure XXX. A drive from the north was built below the retaining wall by the Snows. It follows the wall towards working buildings on the south.

## 4. RELEVANT PRINCIPAL NATIONAL HISTORIC THEMES:

### 3. Developing local, regional and national economies

#### 3.4 Developing Primary Production

Soon after the establishment of the first European settlement at Sydney, sheep grazing became the dominant economic activity of the new colony. Following quickly after the first exploratory expeditions, the first sheep and cattle came to the Limestone Plains with stockmen possibly in 1823. Land holdings were eagerly sought in this new area that promised excellent sheep and cattle grazing. By 1831 wool exports from the colony had passed 2.5 million lb and the area from Lake Bathurst to the Monaro grazed one-third of the total sheep and cattle<sup>1</sup>. The gently sloping terrains of the Tuggeranong Valley, crossed by the Murrumbidgee and a number of its tributaries were seen as prime sheep grazing lands and became the economic impetus for a number of settlements in the surrounding region.

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<sup>1</sup> Lea-Scarlett, 1968, p.24.

Although settlement west of the Murrumbidgee was at first discouraged by the Colonial Government as being beyond the limits of location, this did not prevent squatters from taking up land there. In 1839 Commissioner Bingham visited the properties on the Limestone Plains and ventured into the area west of the Murrumbidgee and noted several stations already in existence, one of which was James Wright's property of Port Hole (later Cuppacumbalong). The property was given de facto recognition and Bingham recorded 400 head of cattle and 8,170 sheep.

Later owners of Cuppacumbalong, including the de Salis', Campbell and Circuit, A.G. McKeahnie, the Thompsons and the Snows continued to run sheep and cattle on the property. This was in spite of poorer volcanic soils on the western side of the Murrumbidgee which meant there was a poorer stocking rate.

- 3. **3.15 Struggling with remoteness, hardship and failure.**
- 8. **Developing Cultural Institutions and Ways of Life**
  - 8.12 **Living In and Around Australian Homes**

During the nineteenth and early twentieth centuries, large landholders in Australia attempted to re-create their living and social standards in an eloquent style they were familiar with in their former country. These included large homesteads built to capture a view of the Australian landscapes but surrounded by European park-like gardens planted with exotic trees and shrubs. The overall intent was to bring a little of their homelands to their adopted country of Australia. Cuppacumbalong homestead precinct displays the evidence of the intentions of several of its owners in recreating such an environment.

Cuppacumbalong also displays the hardships of living in the rural lands of Australia which were subjected to unpredictable floods, droughts, rabbit plagues and world economic recessions. Cuppacumbalong first became the home of the Wrights when they were forced to move there after encountering financial difficulties while living at Lanyon. They experienced further difficulties with the flooding of the homestead and sold the property to the de Salis'. The de Salis family, despite their early wealth, were to become victims of Australia's unpredictability when a world recession, coupled with drought and a rabbit plague plunged them into bankruptcy and forced them to leave Cuppacumbalong.

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## **5. ANALYSIS AGAINST THE CRITERIA SPECIFIED IN SCHEDULE 2 OF THE LAND (PLANNING AND ENVIRONMENT) ACT 1991**

- Criterion (i)                      A place which demonstrates a high degree of technical and/or creative achievement, by showing qualities of innovation or departure or representing a new achievement of its time**

The precinct is a modified Australian landscape, modified by the planting of trees in straight lines that make a strong impact on the landscape. The lines of Poplars (*Populus nigra* 'Italica') are particularly dramatic with their changing colour and reflect the merging of the Australian landscape with the landscape traditions of the settlers.

While the homestead displays some creative achievement as an example of the Inter-War California Bungalow style, it does not possess qualities of innovation or represent a new achievement of its time. By the early 1920s speculative builders were using this style for houses (Apperly, Irving and Reynolds 1989:206). Dating from 1923, the homestead was part of this fashion rather than leading it.

The garden similarly is of its time, subject to later fashions in plantings and does not display any particular technical or creative achievement.

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

***Homestead***

As noted, the homestead is an example of the Inter-War California Bungalow style. It displays most of the key features of the style, as described in Section 2.3, and portrays several others in a modified form.

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

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

All of these examples display at least some key and other features of the style. The designs of the hotel and Gorman House also display qualities related to other styles.

Given this context, the homestead is a good example of the Inter-War California Bungalow style, and one of only a few known examples of this style in Canberra.

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

- the generous eastern verandah with its timber floor;
- the extended series of rooms along the east of the homestead;
- the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
- fireplaces;
- the sliding timber doors with leadlight panes in Room 1;
- window seats;
- the decorative plaster ceiling in Room 14;
- the original/early bathroom fittings and tiling in Room 21; and
- the original/early light fittings.

***Garden and Landscape***

The garden is a charming place set in the enclosed landscape of the Murrumbidgee River corridor. The hills of the Rob Roy range to the East and of Mt Tennant and Tharwa Hill to the west through which the River has eroded its stream bed give this sense of enclosure.

The landscape is an integral part of the experience of the Cuppacumbalong Precinct. The landscape gives a sense of intimacy and enclosure to the place, compared for example to the more open landscape of Lanyon or Lambrigg. The precinct is closely cradled in a ring of trees, hills and mountains giving an intimate scale to the landscape.

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

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

**being lost, or is of exceptional interest**

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

The overall precinct provides evidence of a rural/pastoral way of life. However, such examples are relatively numerous, even in the ACT with its heavily urbanised areas. While Cuppacumbalong is a publicly accessible example, there are other examples that people can visit in the ACT or nearby. These other examples, such as Lanyon Homestead, Tuggeranong Homestead and Tralee Station, are better examples because they retain better evidence of rural life and, to some extent, are still working rural properties. Cuppacumbalong has long since ceased to be a working rural property. It is also less intact than these other examples of working rural properties. Its associated cemetery is unique in style and intact although other properties such as Kowen have cemeteries associated with them.

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

**Criterion (iv):**                    **A place which is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations.**

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

- enjoy the aesthetic qualities of the precinct;
- enjoy the historic qualities of the precinct, chiefly the link with the De Salis family and the cemetery
- browse and shop for art and craft;
- enjoy a lunch or tea in the homestead; and
- enjoy a picnic either in the grounds of Cuppacumbalong or down by the river.

The precinct has a lower social value for the local community through its role as a venue for occasional events, and its general place in the community's consciousness of the history of the district. However, the cemetery, with its connection with the De Salis family and the earlier homesteads and other parts of the previous property is highly valued for its spiritual and cultural value.

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

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

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

The cemetery is the only known intact example of its type in Australia.

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

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

demonstrative value considers whether Cuppacumbalong is significant as evidence of a rural way of life, which might again be viewed as a class of places.

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

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

The mature plants associated with the second Cuppacumbalong homestead, both within the garden and outside its boundaries, are of some historic interest. This includes the rare *Arbutus x andrachnoides* which is also of botanical interest.

**Criterion (ix)                    A place which is a significant habitat or locality for the life cycle of native species; for rare, endangered or uncommon species; for species at the limits of their natural range; or for district occurrences of species**

The *Arbutus x andrachnoides* found here is a rare form of this tree in Australia.

**Criterion (x)                    A place which exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements**

The precinct is at the junction of the more open plains of Lanyon and the more convoluted landscape of the Murrumbidgee River.

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

Cuppacumbalong has some potential to contribute to the teaching of architectural history through its Inter-War California Bungalow style. However, it is not clear that this will be a significant contribution as the place is not currently used for this purpose and there is no known plans to do so.

The surviving surface and sub-surface footings of the first two homesteads, if excavated under archaeological control, would reveal further information on the external dimensions of the buildings as well as any internal wall footings or connecting links between the buildings.

The main value of the Cuppacumbalong Garden appears to be as a good surviving example of a 1920-30s residential garden in the ACT. There are few gardens of this period surviving in the ACT

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## Oral History

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

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

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**Based on original citation prepared for the National Trust of Australia (ACT) by Ms Carol Cosgrove & Dr Peter Dowling, 12/3/99, and revised by Judith Baskin, Dr Peter Dowling, Colin Griffiths and Duncan Marshall, with assistance from Dr Robert Boden, November 2002.**

\*Note: The date for the new (third) Cuppacumbalong homestead is recorded inaccurately in this reference.

## Appendix A

### Cuppacumbalong History - A timeline

- c. 1834** James Wright & John Lanyon purchased four adjoining blocks of land on the Murrumbidgee. Lanyon returned to England shortly after. James Wright continued to manage the property and married Mary Davis in 1838. The first five children were born at Lanyon.
- 1839** Commissioner Bingham visits properties beyond the limits of location and identifies a number of stations already established beyond the Murrumbidgee. One of these was James Wright's property of Port Hole (Cuppacumbalong) on which he had 400 head of cattle and 8,170 sheep.
- 1848** Due to financial problems J.J. Wright & family sold Lanyon and moved to Cuppacumbalong. It is quite possible that there were buildings at Cuppacumbalong for a decade previously. Wright had apparently treated the area as an outstation of Lanyon. Wright built the first homestead.
- 1852** Waters from a severe flooding of the Murrumbidgee River reached a depth of 4 feet in the homestead. The Wright family and employees, 24 people in all, took refuge in one of the barns.
- 1856** Leopold Fane de Salis purchased Cuppacumbalong from the Wrights and with his wife, Charlotte, moved on to the property. It was one of many holdings owned by de Salis and his family from NSW through to Queensland. The Wrights moved to the Illawarra district. The Cuppacumbalong station became known for an especially fine breed of wool and for its draught horses.
- 1862** Leopold de Salis used his pre-emptive right under the Crown Land Acts of 1861 to convert to freehold title six portions of the station amounting to 1543 acres.
- 1864** The de Salis family purchased portion 10, consisting of two acres, close to the river and approximately 1.5 km by road from the homestead. This had originally been Wright's dairy.
- Leopold de Salis commenced his political career as member for Queanbeyan in the NSW Legislative Assembly and his son George took on most of the responsibility for the station.
- 1878** George married Mary Smith, daughter of Rev. Pierce Galliard Smith, rector of St. Johns, Canberra, and established a home for his family which grew to seven children. Charlotte de Salis dies.
- 1882** Nina de Salis married William Farrer and established Lambrigg station on part of Cuppacumbalong station. The ownership of Lambrigg was in Nina's name.

- 1886-8** A second homestead was built by the de Salis family near the old Wright home. Both sites were within the Tharwa Village Reserve gazetted in 1885. Next to the homestead complex were yards, an orchard and cultivation paddock and several outbuildings constructed during the mid to late nineteenth century.
- 1890** L.F. de Salis facing financial difficulties. On 12 September control of the station was transferred to the union bank of Australia.
- 1894** L.F. de Salis was declared bankrupt. The family was forced to leave Cuppacumbalong homestead and station and move to Lambrigg. Union Bank became mortgagee in possession of Cuppacumbalong station..
- 1898** Leopold de Salis died at Lambrigg. The second homestead was demolished after becoming structurally unsound due to flooding.
- 1898-1910** Colonel Selwyn Campbell in partnership with Mr George Circuit held the station for 12 years.
- 1911** A.G. McKeahnie bought Cuppacumbalong as well as Coolamon Plains together with 14,000 sheep and 200 cattle.
- 1921** Property purchased by N.A. Thompson.
- 1923** Present homestead built by N.A. Thompson on higher site to avoid flooding.
- 1924** Thompson sells property to F.N. Snow.
- 1925** Gardens established
- 1970** Property resumed by the Commonwealth Government.
- 1975** c
- Present** Homestead and grounds run as a tourist attraction, art and crafts Centre, function centre and restaurant.

## REGISTRATION PRIORITIES

\* 9.1

PREPARED BY

Debbie Argue

DATE 20/3/02

### PURPOSE

To request Council to establish a Task Force to oversight the Registration revamp project to upgrade the ACT Heritage Places Register including setting some immediate priorities and progress the following Registrations.

### ISSUES

A number of places have been identified as requiring Registration soon. These are listed in the table below.

PLACE	REASON	NOTES
Gungahlin Homestead	Place is being acquired by ACT from Commonwealth. AHC concerned to retain heritage protection after Territory acquisition	Registration material available from AHC. Specific Requirements need to be drafted
Callum Brae	Possible threat from nearby development	Registration material available from HU reports. Specific Requirements need to be drafted
Horse Park, Gungahlin	Within area for future development	Identified as warranting entry into HPR in recent report 'Gungahlin Pastoral Places Comparative Assessment' by Dr Michael Pearson
Canberra Park, Gungahlin	“	“
Gungaderra, Gungahlin	“	“
Well Station, Gungahlin	“	“
Eucalyptus distillery site, Gungahlin	“	“
Majura Village Precinct	In area for possible future development	Places of probable heritage significance identified in Majura Valley Cultural Heritage Survey report by Navin Officer
4 Aboreta in NNP	Issues relating to wildings – places may be under threat	
Cuppacumbalong Homestead and Garden		Draft Registration needs further work
Glebe Park		

## DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 74

Council noted the Agenda Paper.

Council discussed each nomination on the list provided.

### Canberra Rex Hotel

The Penrith Art Gallery has raised the issue. Council discussed whether the mural should be treated as a place or object. Ms Margo Lewers is the artist.

#### Recommendation:

- The Heritage Unit is to continue working on the nomination for 22 Stuart Street, Griffith (Block 12 Section 48).
- Council agreed that the nomination for 39 Moore Street has to be looked at as an Oliphant example.
- 1-13 Leichhardt Street Kingston. A decision is to be made only if other values than what already exists in the Kingston Housing Precinct are evident. No strong evidence currently exists.
- Police Citizen's Youth Club – Council need more information and suggested its use would remain as non commercial.
- Canberra Rex Hotel – The Heritage Unit is to assess whether the mural could be moved or retained with the new development as an example of 1960s Public Art.
- Council agreed to proceed with the registration of the Causeway Hall as a matter of priority.  
(Recommendation 74/6)

### 7.3 Other Assessments in Progress

Council noted the Agenda Paper.

### 7.4 Gungahlin Historic Places

Council noted the Agenda Paper.

#### Recommendation:

- Council endorsed proceeding the registration of 'Horse Park', 'Gungaderra', 'Well Station', 'Canberra Park' and a eucalyptus distillery site.  
(Recommendation 74/7)

### 7.5 Registration Priorities

Council noted the Agenda Paper.

Ms Argue briefed Council members on the identified places requiring registration soon. The places discussed were Gungahlin Homestead, Callum Brae, Horse Park, Canberra Park, Gungaderra, Well Station, Eucalyptus distillery site, Majura Village Precinct, 4 Arboreta in NNP, Cuppacumbalong and Glebe Park.

#### Recommendation:

- Council agreed to establish a Registrations Taskforce.
- The Heritage Unit will contact Council about setting a date for the Taskforce meeting.
- Council supported the listed registrations and asked to proceed with assessments and preparation of interim registration.  
(Recommendation 74/8)

# ACT HERITAGE COUNCIL MEETING 76

## REGISTER ASSESSMENTS

6.3

### OTHER ASSESSMENTS IN PROGRESS

PREPARED BY

Trish Macdonald

DATE 20 June 2002

## PURPOSE

To provide Council with an update on the progress of assessments in the following categories:

### 1. Assessments under way

#### **[Redacted], Hume**

Draft report received – feedback from Steering Committee will be provided to consultants and Final report expected at the end of June.

#### **Petrov House**

Draft Entry to an Interim Heritage Places Register being prepared

**Whitley** – Gazettal onto Interim Heritage Places Register in process.

**Arboreta:** Draft Entries to an Interim Heritage Places Register being prepared for the following arboreta: Reid's Pinch, Blue Range, Blundell's, Picadilly Circus and Bendora.

**Gungahlin Historic Places** – Draft Entry to an Interim Heritage Places Register being prepared for Horse Park Homestead, , Canberra Park Homestead, Ruin near Canberra Park and a Eucalyptus distillery site. Consultancy with Dr Michael Pearson.

**Causeway Hall** – National Trust citation – comments received from Phil Gleasson

**Callum Brae Assessmentn** Needs working into our Registration style

### 2. Assessments Affected by Development Proposals

#### **Ploughlands in ACT**

Consultancy contract signed 4 June: Draft due 14 June

**Cuppacumbalong** – The current lessee of Cuppacumbalong has requested a purchase of Block 6, Section 10 Tharwa. This block has been used and maintained by the previous lessees as it constitutes the driveway access and the gardens below the house. The block also contains the remains of the ruins of the first two homesteads on the property. A Land and Property report recommends that a Conservation Management Plan be prepared for the homestead and grounds, followed by an Entry into the Heritage Register prior to any sale. Meeting with Land and Property, PaLM and the Heritage Unit confirmed that we would go ahead with a CMP and Draft Entry to the Interim Heritages Places Register.

**Glebe Park** – has a National Trust citation which requires updating. Consultancy to be set up to get this done.

## ACTIONS OF ACT HERITAGE COUNCIL MEETING 84

*DRAFT - 18-June-2003*

84	11	<b>5.7 Nomination Policy</b>	<ul style="list-style-type: none"> <li>Agenda Item for next Register Taskforce Meeting – How nominations are received. Point One needs to be resolved and how this is to be addressed.</li> </ul>	Register Taskforce		
84	12	<b>6.2 Register/GIS</b>	<ul style="list-style-type: none"> <li>Register/GIS report to be emailed to Dr Lenore Coltheart.</li> </ul>	Jenni O'Connell		
84	13	<b>7.1 Oaks Estate</b>	<ul style="list-style-type: none"> <li>Comments to Trish MacDonald by next Friday.</li> </ul>	Council		
84	14	<b>7.2 Cuppacumbalong</b>	<ul style="list-style-type: none"> <li>Comments to Trish MacDonald highlighting deficiencies in citation by 18 July 2003.</li> </ul>	Council		
84	15	<b>7.3 Bendora Arboretum</b>	<ul style="list-style-type: none"> <li>Council agreed to proceed with Nomination.</li> </ul>	Council		
84	16	<b>7.4 Callam Brae</b>	<ul style="list-style-type: none"> <li>Comments to Trish MacDonald</li> </ul>	Council		
84	17	<b>7.5 Gungahlin Homestead</b>	<ul style="list-style-type: none"> <li>Council agreed to proceed with Nomination.</li> </ul>	Council		

## ***ACT HERITAGE COUNCIL MEETING 84***

### **3.16 Register Assessments**

*(Previous Agenda Item 8.1)*

Cuppacumbalong – report to be circulated when finalised.

### **3.17 Register Assessments**

*(Previous Agenda Item 8.1)*

*Old Ruin Inn - Geoff Butler asked nominator for moer information but none forthcoming*

### **3.18 Schlich Street**

*(Previous Agenda Item 8.3)*

Council's intention to prepare iHPR notified in CT 22 March and public comments sought. Roger Pegrum provided comment on the assessment. This is available from Debbie Argue.

### **3.19 Petrov Residence**

*(Previous Agenda Item 8.3)*

Interim Register revised to remove CO a, 1b, 1c.

### **3.20 14 Hart Street, O'Connor**

*(Previous Agenda Item 9.3)*

*Council members provided advice.*

### **3.21 Tugg Homestead**

*(Previous Agenda Item 10.1)*

Registration to be revised to better reflect Aboriginal values and to reflect Council's determination about Pike's Paddock.

### **3.22 Turner Block 9 Section 39**

Draft Registration provided to Council at Meeting 81. Comments due 3/3/03; none received. Any comments?

## ***ACT HERITAGE COUNCIL MEETING 84***

**REGISTER ASSESSMENTS**  
**CUPPACUMBLAONG**

**\*7.2**

**PREPARED BY** Trish McDonald

**DATE** 20 June 2003

### **PURPOSE**

To advise Council that the Heritage Unit has prepared a draft citation to register Cuppacumbalong (see attachment) and ask Council to consider this proposal on its merits before endorsing sending this citation out to seek public comment on the proposal.

### **ISSUES**

For discussion.

### **RECOMMENDATION That Council:**

- note the agenda paper.
- Resolve whether to proceed to register Cuppacumbalong and seek public comment on the proposal
- Advise the Unit of required edits to the document.



## ACT Heritage Council

**AGENDA FOR MEETING 84 THURSDAY 3 JULY 2003**

**Level 2 Seminar Room, Macarthur House, Lyneham**

(Please note change of venue from annex to Seminar Room– Opposite Heritage Office)

**LUNCH WILL BE PROVIDED FROM 12.45pm**

- |              |   |               |
|--------------|---|---------------|
| <b>1.</b>    | <b>Welcome</b>  | <b>1.00pm</b> |
| *1.1         | Attendance and Apologies (note new members invited to observe)  |               |
| *1.2         | Confirmation of Agenda for Meeting 84                           |               |
| *1.3         | Declarations of Personal Interest                               |               |
| <b>2.</b>    | <b>Presentations:</b>   |               |
| *2.1         | David Shorthouse – Woodlands Strategy                           |               |
| <b>3.</b>    | <b>Minutes of Previous Meeting</b>                              | <b>1.40pm</b> |
| *3.1         | Endorsement of Minutes and Actions from Meeting 83              |               |
| *3.2         | Action Report on Business Arising                               |               |
| <b>4.</b>    | <b>Reports to Council</b>                                       | <b>1.50pm</b> |
| *4.1         | Executive Director's Report                                     |               |
| *4.2         | Chair's Report  |               |
| *4.3         | Heritage Unit Report  |               |
| *4.4         | PALM Report   |               |
| *4.5         | Register Taskforce  |               |
| *4.6         | Place Name Committee Update                                     |               |
| *4.7         | Flora/Fauna Update  |               |
| <b>5.</b>    | <b>Policy and Strategic Issues</b>                              | <b>2.30pm</b> |
| *5.1         | Legislation   |               |
| *5.2         | NCA Inquiry   |               |
| *5.3         | National Heritage Chairs and Officials                          |               |
| *5.4         | Bush Fire Recovery Update                                       |               |
| *5.5         | Memorandum of Understanding with Australian Heritage Commission |               |
| *5.6         | Memorandum of Understanding with PALM                           |               |
| *5.7         | Nomination Policy   |               |
| <b>BREAK</b> |   | <b>2.55pm</b> |
| <b>6.</b>    | <b>Education and Promotion</b>                                  | <b>3.10pm</b> |
| *6.1         | Grants  |               |
| *6.2         | Register/GIS Program  |               |
| <b>7.</b>    | <b>Register Assessments</b>                                     | <b>3.25pm</b> |
| *7.1         | Oaks Estate   |               |
| *7.2         | Cuppacumbalong  |               |
| *7.3         | Bendora Arboretum   |               |
| *7.4         | Callum Brae   |               |
| *7.5         | Gungahlin Homestead   |               |
| *7.6         | Lanyon  |               |
| *7.7         | Birrigai Rockshelter  |               |
| *7.8         | ANZ Bank  |               |
| *7.9         | Hutchins Street, Yarralumla                                     |               |
| *7.10        | Well Station  |               |
| *7.11        | Horse Park  |               |
| *7.12        | Canberra Park   |               |
| *7.13        | Digging Stick, NNP  |               |
| *7.14        | Nominations Received  |               |
| *7.15        | Wongoola Close, O'Connor  |               |
| *7.16        | Froggatt Street, Turner   |               |
| *7.17        | Hooker Street, Yarralumla                                       |               |
| *7.18        | Aboriginal Places on Bruce and O'Connor Ridges, ACT             |               |
| <b>8.</b>    | <b>Development Issues and Advice</b>                            | <b>3.40pm</b> |
| *8.1         | Development Applications  |               |

**Items Marked With \* Are For Discussion, Items Not Marked Are for Noting Only**



## ACT Heritage Council

\*8.2 Appeals (113 Schlich Steet)

\*8.3 Compliance issues

**9. Other Business**

**3.50pm**

\*9.1 Photograph of Council Members

**10. Next Meeting** (Thursday 3 July 2003 at Seminar Room 2)

MEETING CLOSES AND FAREWELL DRINKS FOR GEOFF BUTLER

**4.00–4.30 pm**

## DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 84

### 6.2 Register/GIS Program

- Mrs Bell tabled report and spoke of issues concerning storage and presentation of information. There are a number of systems in place however we want to be able to draw all information and associated details in the one database.

#### Recommendation:

- Register/GIS report to be emailed to Dr Lenore Coltheart  
(Recommendation 84/9)

## 7 REGISTER ASSESSMENTS

### 7.1 Oaks Estate

- Trish MacDonald tabled citation and noted the impacts of DVP200 and DVP27.

#### Recommendation:

- Comments to Trish MacDonald by next Friday  
(Recommendation 84/10)

### 7.2 Cuppacumbalong

- Trish MacDonald requested Council's direction whether to continue with Citation.
- Discussion over boundaries and the values of the buildings on site by Council. There was some indiscretion as to what was of value and which block it referred to.
- Mr Flannery noted that the property was contemporary with Canberra's history and early development and has a high social significance. Dr Payne noted a high link to the Ngunnawals and Onyong.
- It was agreed there was heritage significance at Cuppacumbalong but the Citation was not highlighting the heritage values adequately.
- 

#### Recommendation:

- Comments to Trish MacDonald highlighting changes needed in citation by 18 July 2003.  
(Recommendation 84/11)

### 7.3 Bendora Arboretum

- Trish MacDonald requested recommendation.

#### Recommendation:

- Council agreed to proceed with Nomination.  
(Recommendation 84/12)

### 7.4 Callam Brae

- Letters have been received questioning boundaries on the southern end.
- Trish MacDonald referred to map and tabled letters. Noted the area contains some endangered grasslands and woodlands. David Shorthouse is looking into this further.

## ACTIONS OF ACT HERITAGE COUNCIL MEETING 85

*DRAFT - 21-Aug-03*

85	13	<b>9.1 Report by Lynley Wallis</b>	<ul style="list-style-type: none"><li>• Council agreed to proceed to notify Minister Woods on sites in Gungahlin.</li></ul>	Ms Wallis		
85	14	<b>9.2 Cuppacumbalong</b>	<ul style="list-style-type: none"><li>• Council to comment by Friday 29 August</li></ul>	Ms MacDonald		

## **DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 85**

### **Recommendation:**

- Council agreed to proceed to notify Minister Woods on sites in Gungahlin.  
(Recommendation 86/9)

- Dr Wallis informed Council of a request for National Trust to identify post fire work.
  - Article has been given to Sharon Payne and Matilda House and Interim Namadgi Board.
  - Dr Wallis will emails text with Council's support.

### **9.2 Cuppacumbalong**

- Mrs MacDonald handed Citation to Council Members.

### **Recommendation:**

- Council to comment by Friday, 29 August 2003.  
(Recommendation 86/10)

**MEETING CLOSED 5 PM**

**Next Meeting (Thursday 16 October 2003, Level 2 Seminar Room)**

## ACTIONS OF ACT HERITAGE COUNCIL MEETING 87

*DRAFT - 12-Apr-2003*

87	8	6.9 <b>Former Petrov Residence</b>	<ul style="list-style-type: none"> <li>• Council agree to proceed to iHPR for Former Petrov Residence.</li> </ul>	Dr Klaver		
87	9	6.11 <b>Cuppacumbalong</b>	<ul style="list-style-type: none"> <li>• Council agree to proceed to iHPR for Cuppacumbalong.</li> <li>• Dr Klaver to organise meeting with Mr Gibson and Council.</li> </ul>	Dr Klaver		
87	10	8.1 <b>East O'Malley</b>	<ul style="list-style-type: none"> <li>• Dr Nicholls to draft response to <i>Canberra Times</i> article</li> </ul>	Dr Nicholls		
87	11	8.2 <b>CMP for Hotel Kurrajong</b>	<ul style="list-style-type: none"> <li>• Council to comment by 15 December.</li> </ul>	Dr Klaver		
87	12	8.3 <b>Other Business</b>	<ul style="list-style-type: none"> <li>• Council Secretariat to write to Mr Savery responding to his issues and suggestions.</li> </ul>	Dr Blair		
		8.4 <b>Civic West Master Plan</b>	<ul style="list-style-type: none"> <li>• Response due to Mr Freeman on 9 December</li> <li>• Dr Blair, Mr Freeman, Mr Flannery and Mrs Eyles to finalise response. Email comments to Dr Blair by Monday</li> </ul>	Mr Freeman / Dr Blair		

## ***ACT HERITAGE COUNCIL MEETING 87***

### **REGISTER ASSESSMENTS**

**\*6.11**

#### **CUPPACUMBALONG:**

PREPARED BY JAN KLAVER

DATE 4 December 2003

### **PURPOSE**

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

### **ISSUES**

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

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

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

### **RECOMMENDATION**

#### **That Council:**

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

## DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 87

### Decision:

- Council agree to proceed to iHPR for Former Petrov Residence.

(Decision 87/8)

### 6.11 Cuppacumbalong

- Comments have been received from ACTPLA and lessee.
- Mr Freeman called for Council's agreement to proceed to the next stage. Council agreed.
- Dr Klaver asked if Council would like to meet with Mr Gibson. Council agreed.

### Decision:

- Council agree to proceed to iHPR for Cuppacumbalong.
- Dr Klaver to organise meeting with Mr Gibson and Council.

(Decision 87/9)

### 6.12 Woden Homestead

- Dr Klaver noted comments have been received from ACTPLA.

### 6.13 Gungahlin Homestead

- Dr Klaver noted the property had been recently sold by the Commonwealth. Owners have only just received citation. They have asked for an extension to comment and have been given until early January 2004.

## 8 OTHER BUSINESS

### 8.1 East O'Malley

- Dr Nicholls tabled an article from the *Canberra Times* 'Big Business Should Not Always Win Out Over Nature'.
- Dr Nicholls expressed his concerns at the biased and unbalanced nature of the article.
- Dr Nicholls to draft a response.

### Decision:

- Dr Nicholls to draft response to *Canberra Times* article. (Decision 87/10)

### 8.2 CMP for Hotel Kurrajong

- Council to provide comments for Hotel Kurrajong (previously owned by Commonwealth but recently bought by Territory).
- Eric Martin has been employed to do a Conservation Management Plan. ACTPLA seek Council's endorsement before the Christmas break.

### Decision:

- Council to comment by 15 December.

(Decision 87/11)



## ACT Heritage Council

**AGENDA FOR MEETING 88 THURSDAY 19 February 2004**  
Level 2 Annexe Conference Room, Macarthur House, Lyneham

**LUNCH WILL BE PROVIDED FROM 12.45**

- |              |   |                |
|--------------|---|----------------|
| <b>1.</b>    | <b>Welcome</b>  | <b>1.00 pm</b> |
| *1.1         | Attendance and Apologies  |                |
| *1.2         | Confirmation of Agenda for Meeting 88                                       |                |
| *1.3         | Declarations of Personal Interest   |                |
| <b>2.</b>    | <b>Presentations:</b>   |                |
| 2.1          | Dr John Carter – Brickworks Site in Toronto (CANCELLED)                     |                |
| <b>3.</b>    | <b>Minutes of Previous Meeting</b>  | <b>2.00 pm</b> |
| *3.1         | Endorsement of Minutes and Actions from Meeting 87                          |                |
| 3.2          | Action Report on Business Arising   |                |
| <b>4.</b>    | <b>Reports to Council</b>   | <b>2.10 pm</b> |
| *4.1         | Executive Director's Report   |                |
| *4.2         | Chair's Report  |                |
| *4.3         | Heritage Unit Report  |                |
| *4.4         | ACTPLA Report   |                |
| 4.5          | Register Taskforce/Update-Summary of Project                                |                |
| 4.6          | Place Name Committee Update   |                |
| 4.7          | Flora/Fauna Update  |                |
| <b>5.</b>    | <b>Policy and Strategic Issues</b>  | <b>2.50 pm</b> |
| *5.1         | Heritage Legislation  |                |
| *5.2         | Heritage Council Strategic Plan   |                |
| *5.3         | Comprehensive Heritage Register   |                |
| 5.4          | Bush Fire Recovery Update   |                |
| 5.5          | Document and Clarify Procedures with ACTPLA                                 |                |
| *5.6         | Training on DVP 173 and Update  |                |
| 5.7          | DVP 217 – Whitley Houses  |                |
| 5.8          | Heritage Values of Post 1945 Urban Development in Canberra (Scoping Report) |                |
| <b>BREAK</b> |   | <b>3.15 pm</b> |
| <b>6.</b>    | <b>Education and Promotion</b>  |                |
| *6.1         | Festival Update   |                |
| 6.1          | Grants/Awards   |                |
| <b>7.</b>    | <b>Register Assessments</b>   | <b>3.35 pm</b> |
| *7.1         | Nominations   |                |
| 7.2          | Rejected Places – Wongoola Close  |                |
| 7.3          | Well Station/Gungahlerra  |                |
| *7.4         | Horse Park  |                |
| *7.5         | Early Canberra Brickworks Housing Precinct                                  |                |
| 7.6          | ANZ Bank  |                |
| 7.7          | Lanyon  |                |
| 7.8          | Cypress Trees Kingston Foreshores   |                |
| 7.9          | Cuppacumbalong  |                |
| 7.10         | Woden Homestead   |                |
| 7.11         | Gungahlin Homestead   |                |
| <b>8.</b>    | <b>Development Issues and Advice</b>  | <b>3.50 pm</b> |
| 8.1          | Development Applications  |                |
| 8.2          | Appeals   |                |
| 8.3          | Compliance issues   |                |
| <b>9.</b>    | <b>Other Business</b>   |                |
| *9.1         | York Park Oak Plantation  | <b>4.00 pm</b> |
| <b>10.</b>   | <b>Next Meeting – Thursday 4 April 2004</b>                                 | <b>4.15 pm</b> |

**Items Marked With \* Are For Discussion, Items Not Marked Are for Noting Only**

## ***ACT HERITAGE COUNCIL MEETING 88***

### **REGISTER ASSESSMENTS**

7.9

#### **CUPPACUMBALONG:**

PREPARED BY Jan Klaver

DATE 19 February 2004

### **PURPOSE**

To update Council about the status of this proposed registration.

### **BACKGROUND**

The registration is currently at the stakeholder consultation stage. The Unit is engaging in discussion with the lessee regarding the content and effect of the listing.

### **ISSUES**

N/A

### **RECOMMENDATION**

**That Council:**

- Note the agenda paper.



## ACT Heritage Council

**AGENDA FOR MEETING 89 THURSDAY 1 April 2004**  
Level 2 Seminar Room, Macarthur House, Lyneham

**LUNCH WILL BE PROVIDED FROM 12.45**

- |              |   |                |
|--------------|---|----------------|
| <b>1.</b>    | <b>Welcome</b>  | <b>1.00 pm</b> |
| *1.1         | Attendance and Apologies  |                |
| *1.2         | Confirmation of Agenda for Meeting 89                                       |                |
| *1.3         | Declarations of Personal Interest   |                |
| <b>2.</b>    | <b>Presentations:</b>   |                |
| 2.1          | Stewart McKenzie (NCA) Update on Griffin Legacy Project                     |                |
| 2.2          | Keith Baker and ARTs ACT on Kingston Powerhouse (TBC)                       |                |
| <b>3.</b>    | <b>Minutes of Previous Meeting</b>  | <b>2.00 pm</b> |
| *3.1         | Endorsement of Minutes and Actions from Meeting 88                          |                |
| 3.2          | Action Report on Business Arising   |                |
| <b>4.</b>    | <b>Reports to Council</b>   | <b>2.10 pm</b> |
| *4.1         | Executive Director's Report   |                |
| *4.2         | Chair's Report  |                |
| *4.3         | Heritage Unit Report  |                |
| *4.4         | ACTPLA Report   |                |
| 4.5          | Register Taskforce/Update-Summary of Project                                |                |
| 4.6          | Place Name Committee Update   |                |
| 4.7          | Flora/Fauna Update  |                |
| <b>5.</b>    | <b>Policy and Strategic Issues</b>  | <b>2.50 pm</b> |
| *5.1         | Heritage Legislation  |                |
| *5.2         | Heritage Council Strategic Plan   |                |
| 5.3          | Bush Fire Recovery Update   |                |
| 5.4          | Document and Clarify Procedures with ACTPLA                                 |                |
| *5.5         | Training on Variation 173   |                |
| 5.6          | Variation 217 – Whitley Houses  |                |
| 5.7          | Heritage Values of Post 1945 Urban Development in Canberra (Scoping Report) |                |
| 5.8          | Strategy for Natural Heritage Places  |                |
| <b>BREAK</b> |   | <b>3.15 pm</b> |
| <b>6.</b>    | <b>Education and Promotion</b>  |                |
| 6.1          | Festival Update   |                |
| 6.2          | Awards  |                |
| <b>7.</b>    | <b>Register Assessments</b>   | <b>3.35 pm</b> |
| *7.1         | Nominations   |                |
| 7.2          | Rejected Places – Wongoola Close  |                |
| 7.3          | Well Station/Gungaderra   |                |
| *7.4         | Horse Park  |                |
| *7.5         | Early Canberra Brickworks Housing Precinct                                  |                |
| 7.6          | ANZ Bank  |                |
| 7.7          | Lanyon  |                |
| 7.8          | Cuppacumbalong  |                |
| 7.9          | Woden Homestead   |                |
| 7.10         | Gungahlin Homestead   |                |
| 7.11         | Aboriginal Places   |                |
| 7.12         | Assessments   |                |
| <b>8.</b>    | <b>Development Issues and Advice</b>  | <b>3.50 pm</b> |
| 8.1          | Development Applications  |                |
| 8.2          | Appeals   |                |
| 8.3          | Compliance issues   |                |
| <b>9.</b>    | <b>Other Business</b>   | <b>4.00 pm</b> |
| <b>10.</b>   | <b>Next Meeting – Thursday 20 May 2004</b>                                  | <b>4.15 pm</b> |

**Items Marked With \* Are For Discussion, Items Not Marked Are for Noting Only**

## ***ACT HERITAGE COUNCIL MEETING 89***

### **REGISTER ASSESSMENTS**

7.8

#### **CUPPACUMBALONG:**

PREPARED BY Jennifer Dunn

DATE 19 February 2004

### **PURPOSE**

To provide Council with an update in relation to the progress of the registration for Cuppacumbalong Homestead.

### **ISSUES**

It is anticipated that Cuppacumbalong Homestead will be included on the interim ACT Heritage Places Register within the next month.

### **RECOMMENDATION That Council:**

- Note the agenda paper.

**Australian Capital Territory**

## **Direction to Notify an interim Heritage Places Register for Cuppacumbalong Homestead Precinct, District of Tharwa**

**Notifiable Instrument NI 2004 -**

made under the

***Land (Planning and Environment Act) 1991 section 60 (Public Notification)***

---

I, Dr Sandy Blair notify the entry of Cuppacumbalong Homestead Precinct, District of Tharwa (currently known as Blocks 6, 7 and 8 of Section 10, Tharwa) to an interim Heritage Places Register.

Copies of the interim register may be viewed at the Environment ACT Information Centre, Level 2, Macarthur House, 12 Wattle Street, Lyneham and at all Canberra Connect Shopfronts and Public Libraries, during office hours.

### **EFFECT OF INCLUSION IN AN INTERIM REGISTER**

Pursuant to section 55 of the *Land (Planning and Environment) Act 1991* (the Act), during the defined period an interim Heritage Places Register has effect as if it were the Heritage Places Register. The Territory, the Executive, a Minister, or a Territory authority shall not do any act, or approve the doing of any act, which would be inconsistent with the Heritage Places Register.

The 'defined period' means the period commencing on the date the interim Register is notified (other than in a newspaper) as required by section 60 of the Act and ending at the end of the earlier of –

- (a) the day before the date a Heritage Places Register prepared in consideration of the interim Register comes into effect under section 29(6) or section 30A(5) of the Act; or
- (b) 3 years from the date this notice is notified on the ACT Legislation Register.

#### **REVIEW OF DECISION**

Subject to the *Administrative Appeals Tribunal Act 1989*, a person whose interests in relation to land are affected by the above decision may apply to the Administrative Appeals Tribunal (AAT) for a review of the above decision of the Heritage Council to include a provision in the interim Heritage Places Register.

#### **FURTHER INFORMATION**

Requests for further information should be made to:

The Secretary,  
ACT Heritage Council  
PO Box 144  
Lyneham ACT 2602  
Telephone: (02) 6207 7378  
Facsimile: (02) 6207 2200



14 April 2004

Dr Sandy Blair  
Secretary ACT Heritage Council

## *ACT HERITAGE COUNCIL MEETING 90*

<b>REGISTER ASSESSMENTS</b> <b><u>PLACES ENTERED TO IHPR</u></b>	<b>6.5</b>
PREPARED BY            Jennifer Dunn	DATE

### **PURPOSE**

To provide Council with an update in relation to places recently entered to an interim ACT Heritage Place Register.

### **ISSUES**

Cuppacumbalong Homestead Precinct was entered to an interim Heritage Places Register on 16 April 2004

<b>RECOMMENDATION</b>
<b>That Council:</b>
<ul style="list-style-type: none"><li>• note the agenda paper.</li></ul>

## Richens, Nicole

---

From: bruce [REDACTED]  
Sent: Tuesday, 23 March 2004 2:09 PM  
To: Richens, Nicole  
Subject: Re: Cuppacumbalong IHPR Citation : Response to comments

Hi Nicole

Could you please email me how the listing is going. Could you also send me Sandy Blair's email address. I spoke to her earlier this week and said I would follow it up, she said that Jan Craver would also know about it??  
Kind Regards Bruce Gibbs

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

From: "Richens, Nicole" <Nicole.Richens@act.gov.au>

To: [REDACTED]

Sent: Wednesday, February 04, 2004 3:04 PM

Subject: Cuppacumbalong IHPR Citation : Response to comments

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

>  
> Ms Nicole Richens  
> Conservation Officer  
> ACT Heritage Unit  
> Environment ACT

>  
> (tel) 6207 2166  
> (fax) 6207 2200

>  
> Cuppacumbalong Homestead Precinct

> Public Consultation - Response

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

> In Statement of significance:

> The Statement re the original/early bathroom and tiling in room 22 is  
> completely incorrect. The bathroom was refitted after Joan Gorman left  
> Cuppacumbalong in the mid 50's. (pers com Joan Gorman).  
> Originally it had only a bath, no shower, and the bath was a claw-footed  
> bath, possibly the one which is now in room 10. This bathroom was built  
> by

> Tommy O'Connor, a prominent builder in the district for 40 years in the  
> middle of last century; there are very similar bathrooms in several  
> homesteads in the district most pertinently in the homestead O'Connor  
> built

> in the 1950's for Frank Snow's youngest son Jock. This property is now  
> "Castle Hill", and was the northern end of Cuppacumbalong until the  
> property

> was resumed in the early 1970's. It is most likely that the bathroom was  
> fitted at the same time "Castle Hill" homestead was built.

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

> The original/early light fittings

> Response: further comment was not provided in the letter-assume it was an

> oversight, following up with a phone call. Spoke to Bruce Gibbs and  
> explained that the light fittings did not need to be original to be deemed  
> significant. No change required.

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

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

>  
>  
> Specific Requirements for Conservation Objectives 2.2

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

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

> the western side of the homestead.

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

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

>  
> Response: The Specific Requirement states that "the fabric of the  
homestead

> related to the Inter-War California Bungalow style shall be conserved'.

It  
> is not a requirement that this fabric be from the original building of the  
> homestead, it is a requirement to conserve it if it is related to the  
style

> of the Homestead. No change is required.

>  
> 2.2 b) The extended series of rooms along the east of the homestead.  
> These rooms, with the exception of 15/16, have only been opened up in  
recent

> times. The opening between 1 and 29 was done after the death of Frank  
Snow.

> Room 29 was the master bedroom. The wall between these 2 rooms has been  
> opened up since then according to Joan Gorman. The opening between rooms  
28

> and 27 was done during renovations in 1986. The windows that led onto the  
> now enclosed northern verandah (rooms 27 onto 26) were also fitted during  
> those renovations in 1986. Photographic images of the property pre 1986  
> clearly show the double hung windows onto the northern verandah. The most  
> recent change was the wall between rooms 28 and 27, which was taken down 2  
> years ago.

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

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

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

>  
>  
> Specific Requirements for Conservation Objective 3

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

> Cuppacumbalong may not be able to prolong the life of exotic plants such  
as  
> the rose gardens and lawns, because of the crisis that the ACT find its  
self  
> in with the current water restrictions. We would ask for some dispensation  
> for our water use if the keeping of these gardens is thought to be of  
benefit to the public and historically beneficial. It may be more  
pertinent  
> to allow the gardens to change with the trends as Canberra becomes a more  
> environmentally sustainable place, and allow the garden to include more  
> drought-hardy native plantings.  
>  
>  
> 3.1 b) The existing use of predominantly exotic plants in the garden,  
> with only a few native plants, shall be retained and continued. However,  
> the plantings have a history of being affected by prevailing fashions in  
the  
> replacement or addition of new plants, and this tradition may continue,  
> within the context of the requirement regarding the predominant use of  
> exotic plants.  
>  
> Response: This is a valid concern. Change: Suggest that we re-word this  
> section to say in the overall Conservation Objective 3.1 "The garden shall  
> be managed to retain its historic shape and, as far as possible, to be a  
> garden of mainly exotic plants". Under 3.1 b) change the word "shall" to  
> "should".  
>  
>  
> 3.1 (c) Cupresses spp preserve their aesthetic qualities. All of the  
> Cupressus in the Cuppacumbalong precinct are very recent plantings  
probably  
> not more than 40 years old. They are also infected with a disease that is  
> slowly making them more dangerous in the public areas. Their lower  
branches  
> fall off with regularity

## Richens, Nicole

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> Specific Requirements for Conservation Objective 3

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

## Richens, Nicole

---

**From:** bruce [REDACTED]  
**Sent:** Thursday, 4 March 2004 8:22 PM  
**to:** Richens, Nicole  
**Subject:** Re: Cuppacumbalong IHPR Citation : Response to comments

Hi Nicole

I wondering if Cuppacumbalong will be up for the March board meeting, if so when do we find out when our planning process starts again??

Regards Bruce Gibbs

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

**From:** "Richens, Nicole" <Nicole.Richens@act.gov.au>

**To:** [REDACTED]

**Sent:** Wednesday, February 04, 2004 3:04 PM

**Subject:** Cuppacumbalong IHPR Citation : Response to comments

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> Public Consultation - Response  
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> in the 1950's for Frank Snow's youngest son Jock. This property is now  
> "Castle Hill", and was the northern end of Cuppacumbalong until the  
> property  
> was resumed in the early 1970's. It is most likely that the bathroom was  
> fitted at the same time "Castle Hill" homestead was built.  
>  
> Response: Noted. Change required. Suggest removing reference to this  
> bathroom as a significant item in the Homestead.  
>  
> The original/early light fittings  
> Response: further comment was not provided in the letter-assume it was an  
> oversight, following up with a phone call. Spoke to Bruce Gibbs and

> explained that the light fittings did not need to be original to be deemed  
> significant. No change required.

>  
> Two Tamarisk trees. I cannot identify these trees from the Tree study  
> carried out 2 years ago.  
> Response: The two trees are identified on the map of the garden that is  
> included in the citation. They are not referred to in the Tree Study  
> because that report was looking at significant trees from the ACT Tree  
> Legislation perspective, and clearly stated that there may be trees on the  
> property that have heritage significance that they have not assessed. No  
> change is required.

>  
>  
> Specific Requirements for Conservation Objectives 2.2

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

> the western side of the homestead.  
> 2.2 a) The fabric of the homestead related to the Inter-War  
> California Bungalow style shall be conserved, including the:  
> \* visually prominent low-pitch roof;  
> \* wide overhanging eaves;  
> \* exposed roof timbers, in the form of the eaves brackets;  
> \* large east and north verandahs, (latter now enclosed);  
> \* chimneys; and  
> \* the brick piers with a slab capping.

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

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

>  
> 2.2 b) The following attractive decorative spaces or elements shall also  
> be conserved: (figure 3)  
> \* the extended series of rooms along the east of the homestead shall  
> continue to be connected and no permanent division between rooms shall be  
> constructed;  
> \* etc

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

>  
>  
> Specific Requirements for Conservation Objective 3

>  
> 3.1 (b) Retaining and continuing the predominant use of exotic plants.  
> Cuppacumbalong may not be able to prolong the life of exotic plants such

as  
> the rose gardens and lawns, because of the crisis that the ACT find its  
self  
> in with the current water restrictions. We would ask for some dispensation  
> for our water use if the keeping of these gardens is thought to be of  
> benefit to the public and historically beneficial. It may be more  
pertinent  
> to allow the gardens to change with the trends as Canberra becomes a more  
> environmentally sustainable place, and allow the garden to include more  
> drought-hardy native plantings.  
>  
>  
> 3.1 b) The existing use of predominantly exotic plants in the garden,  
> with only a few native plants, shall be retained and continued. However,  
> the plantings have a history of being affected by prevailing fashions in  
the  
> replacement or addition of new plants, and this tradition may continue,  
> within the context of the requirement regarding the predominant use of  
> exotic plants.  
>  
> Response: This is a valid concern. Change: Suggest that we re-word this  
> section to say in the overall Conservation Objective 3.1 "The garden shall  
> be managed to retain its historic shape and, as far as possible, to be a  
> garden of mainly exotic plants". Under 3.1 b) change the word "shall" to  
> "should".  
>  
>  
> 3.1 (c) Cupresses spp preserve their aesthetic qualities. All of the  
> Cupressus in the Cuppacumbalong precinct are very recent plantings  
probably  
> not more than 40 years old. They are also infected with a disease that is  
> slowly making them more dangerous in the public areas. Their lower  
branches  
> fall off with regularity

**Richens, Nicole**

**From:** Richens, Nicole  
**Sent:** Tuesday, 23 March 2004 2:11 PM  
**To:** 'bruce'  
**Subject:** RE: Cuppacumbalong IHPR Citation : Response to comments

Bruce,

The final checks of the citation have been undertaken by Jan Klaver and Cuppacumbalong will be formally added to the Interim Heritage Places Register in the next fortnight. A letter of notification will be sent to you and a public notification will be placed in the Canberra Times. Sandy will be out of the office until next week. Her email address is [sandy.blair@act.gov.au](mailto:sandy.blair@act.gov.au) and Jan Klaver's email address is [jan.klaver@act.gov.au](mailto:jan.klaver@act.gov.au)

If you have any further queries please contact myself or Jan at the Heritage Unit.

Regards  
Nicole

Ms Nicole Richens  
Conservation Officer  
ACT Heritage Unit  
Environment ACT

(tel) 6207 2166  
(fax) 6207 2200

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

**From:** bruce 1  
**Sent:** Tuesday, 23 March 2004 1:09 PM  
**To:** Richens, Nicole  
**Subject:** Re: Cuppacumbalong IHPR Citation : Response to comments

Hi Nicole

Could you please email me how the listing is going. Could you also send me Sandy Blair's email address. I spoke to her earlier this week and said I would follow it up, she said that Jan Craver would also know about it??  
Kind Regards Bruce Gibbs

**Richens, Nicole**

**From:** Richens, Nicole

**Sent:** Wednesday, 4 February 2004 2:04 PM

**To:**

**Subject:** Cuppacumbalong IHPR Citation : Response to comments

Bruce,

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

Regards,  
Nicole.

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

(tel) 6207 2166

(fax) 6207 2200

## **Cuppacumbalong Homestead Precinct**

### **Public Consultation - Response**

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

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

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

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

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

*The original/early light fittings*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**No change is required.**

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

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

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

**No change is required.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Management Recommendations**

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

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

**No change is required.**

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

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

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

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

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

**Klaver, Jan**

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**Subject:** Cuppacumbalong  
**Location:** LDA 27 Wentworth St Kingston  
**Start:** Thu 24/06/2004 15:30  
**End:** Thu 24/06/2004 17:30  
**Recurrence:** (none)

Melinda Peuko.

## ACTIONS OF ACT HERITAGE COUNCIL MEETING 84

*DRAFT - 10-Dec-04*

84	11	5.7 Nomination Policy	<ul style="list-style-type: none"> <li>Agenda Item for next Register Taskforce Meeting – How nominations are received. Point One needs to be resolved and how this is to be addressed.</li> </ul>	Register Taskforce			
84	12	6.2 Register/ GIS	<ul style="list-style-type: none"> <li>Register/ GIS report to be emailed to Dr Lenore Coltheart.</li> </ul>	Jenni O'Connell			
84	13	7.1 Oaks Estate	<ul style="list-style-type: none"> <li>Comments to Trish MacDonald by next Friday.</li> </ul>	Council			
84	14	7.2 Cuppacumbalong	<ul style="list-style-type: none"> <li>Comments to Trish MacDonald highlighting deficiencies in citation by 18 July 2003.</li> </ul>	Council			
84	15	7.3 Bendora Arboretum	<ul style="list-style-type: none"> <li>Council agreed to proceed with Nomination.</li> </ul>	Council			
84	16	7.4 Callam Brae	<ul style="list-style-type: none"> <li>Comments to Trish MacDonald</li> </ul>	Council			
84	17	7.5 Gungahlin Homestead	<ul style="list-style-type: none"> <li>Council agreed to proceed with Nomination.</li> </ul>	Council			

# ACTIONS OF ACT HERITAGE COUNCIL MEETING 85

*DRAFT - 10-Dec-04*

85	13	9.1 Report by Lynley Wallis	<ul style="list-style-type: none"><li>• Council agreed to proceed to notify Minister Woods on sites in Gungahlin.</li></ul>	Ms Wallis		
85	14	9.2 Cuppacumbalong	<ul style="list-style-type: none"><li>• Council to comment by Friday 29 August</li></ul>	Ms MacDonald		

## ACTIONS OF ACT HERITAGE COUNCIL MEETING 87

*DRAFT - 10-Dec-04*

87	8	<b>6.9 Former Petrov Residence</b>	<ul style="list-style-type: none"> <li>• Council agree to proceed to iHPR for Former Petrov Residence.</li> </ul>	Dr Klaver		
87	9	<b>6.11 Cuppacumbalong</b>	<ul style="list-style-type: none"> <li>• Council agree to proceed to iHPR for Cuppacumbalong.</li> <li>• Dr Klaver to organise meeting with Mr Gibson and Council.</li> </ul>	Dr Klaver		
87	10	<b>8.1 East O'Malley</b>	<ul style="list-style-type: none"> <li>• Dr Nicholls to draft response to <i>Canberra Times</i> article</li> </ul>	Dr Nicholls		
87	11	<b>8.2 CMP for Hotel Kurrajong</b>	<ul style="list-style-type: none"> <li>• Council to comment by 15 December.</li> </ul>	Dr Klaver		
87	12	<b>8.3 Other Business</b>	<ul style="list-style-type: none"> <li>• Council Secretariat to write to Mr Savery responding to his issues and suggestions.</li> </ul>	Dr Blair		
		<b>8.4 Civic West Master Plan</b>	<ul style="list-style-type: none"> <li>• Response due to Mr Freeman on 9 December</li> <li>• Dr Blair, Mr Freeman, Mr Flannery and Mrs Eyles to finalise response. Email comments to Dr Blair by Monday</li> </ul>	Mr Freeman / Dr Blair		

## DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 84

### 6.2 Register/GIS Program

- Mrs Bell tabled report and spoke of issues concerning storage and presentation of information. There are a number of systems in place however we want to be able to draw all information and associated details in the one database.

#### Recommendation:

- Register/GIS report to be emailed to Dr Lenore Coltheart (Recommendation 84/9)

## 7 REGISTER ASSESSMENTS

### 7.1 Oaks Estate

- Trish MacDonald tabled citation and noted the impacts of DVP200 and DVP27.

#### Recommendation:

- Comments to Trish MacDonald by next Friday (Recommendation 84/10)

### 7.2 Cuppacumbalong

- Trish MacDonald requested Council's direction whether to continue with Citation.
- Discussion over boundaries and the values of the buildings on site by Council. There was some indiscretion as to what was of value and which block it referred to.
- Mr Flannery noted that the property was contemporary with Canberra's history and early development and has a high social significance. Dr Payne noted a high link to the Ngunnawals and Onyong.
- It was agreed there was heritage significance at Cuppacumbalong but the Citation was not highlighting the heritage values adequately.
- 

#### Recommendation:

- Comments to Trish MacDonald highlighting changes needed in citation by 18 July 2003. (Recommendation 84/11)

### 7.3 Bendora Arboretum

- Trish MacDonald requested recommendation.

#### Recommendation:

- Council agreed to proceed with Nomination. (Recommendation 84/12)

### 7.4 Callam Brae

- Letters have been received questioning boundaries on the southern end.
- Trish MacDonald referred to map and tabled letters. Noted the area contains some endangered grasslands and woodlands. David Shorthouse is looking into this further.

## DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 87

### Decision:

- Council agree to proceed to iHPR for Former Petrov Residence.

(Decision 87/8)

### 6.11 Cuppacumbalong

- Comments have been received from ACTPLA and leasee.
- Mr Freeman called for Council's agreement to proceed to the next stage. Council agreed.
- Dr Klaver asked if Council would like to meet with Mr Gibson. Council agreed.

### Decision:

- Council agree to proceed to iHPR for Cuppacumbalong.
- Dr Klaver to organise meeting with Mr Gibson and Council.

(Decision 87/9)

### 6.12 Woden Homestead

- Dr Klaver noted comments have been received from ACTPLA.

### 6.13 Gungahlin Homestead

- Dr Klaver noted the property had been recently sold by the Commonwealth. Owners have only just received citation. They have asked for an extension to comment and have been given until early January 2004.

## 8 OTHER BUSINESS

### 8.1 East O'Malley

- Dr Nicholls tabled an article from the *Canberra Times* 'Big Business Should Not Always Win Out Over Nature'.
- Dr Nicholls expressed his concerns at the biased and unbalanced nature of the article.
- Dr Nicholls to draft a response.

### Decision:

- Dr Nicholls to draft response to *Canberra Times* article. (Decision 87/10)

### 8.2 CMP for Hotel Kurrajong

- Council to provide comments for Hotel Kurrajong (previously owned by Commonwealth but recently bought by Territory).
- Eric Martin has been employed to do a Conservation Management Plan. ACTPLA seek Council's endorsement before the Christmas break.

### Decision:

- Council to comment by 15 December.

(Decision 87/11)

## DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 85

### Recommendation:

- Council agreed to proceed to notify Minister Woods on sites in Gungahlin.  
(Recommendation 86/9)

- Dr Wallis informed Council of a request for National Trust to identify post fire work.
  - Article has been given to Sharon Payne and Matilda House and Interim Namadgi Board.
  - Dr Wallis will emails text with Council's support.

### 9.2 Cuppacumbalong

- Mrs MacDonald handed Citation to Council Members.

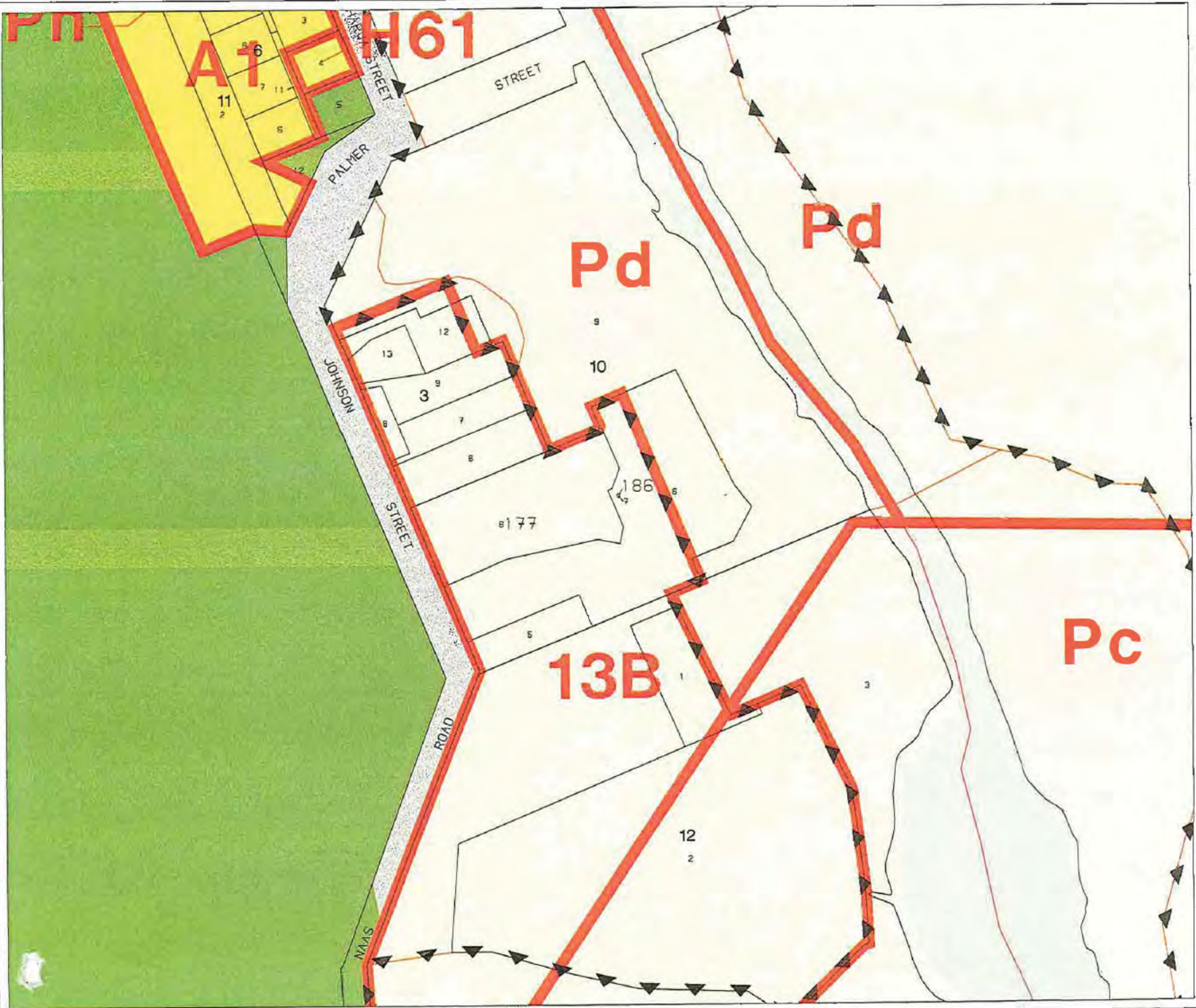
### Recommendation:

- Council to comment by Friday, 29 August 2003.  
(Recommendation 86/10)

**MEETING CLOSED 5 PM**

**Next Meeting (Thursday 16 October 2003, Level 2 Seminar Room)**

**TERRITORY PLAN MAP**  
**PLANNING AND LAND MANAGEMENT**  
**THARWA**  
**Block 6 Section 10**  
 21 June 2004

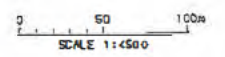


**LAND USE POLICIES**  
 (See Part B of Written Statements)

- Designated Area (See National Capital Plan)
- 1. Residential
  - A. Civic Centre
  - B. Town Centre
  - C. Group Centre
  - D. Local Centre
  - E. Services & Office Sites
- 2. Industrial
- 3. Community Facility
- 4. Regulated House Resession
- 5. Water Reserve
- 6. Municipal Services
- 7. Entertainment, Recreation & Leisure
- 8. Urban Open Space (Public Land areas where specifically included see Overlay 13B)
- 9. Broadacre
- 10. Rural
- 11. Hill, Ridge & Buffer Area
- 12. Riparian Corridor
- 13. Mainline & Bushlands
- 14. Plantation Forestry
- 15. Major Road

**OVERLAYS**  
 (See Section C1 of Written Statements)

- A1 - 13B** Area Specific Policies
  - Special Requirements apply under National Capital Plan (See N.C.P.)
  - Sites Listed on Heritage Places Register (See also Part III of the Land Act)
  - Subject to Review
  - Defined Land (See also Part II of the Land Act)
  - Other Variation to the Plan having interim effect (See also Part II of the Land Act)
  - Urban Open Space - See Public Land
  - Type of Public Land Reserve (See also Schedule 1 of the Land Act)
  - Public Land (See also Part V of the Land Act)
  - Special Requirements apply Flanking Main Roads & Approach Roads (See N.C.P.)
  - Electrical Transmission Line
  - Water Main
  - Sewer Main
  - Enclosed Public Transport Route





ACT Heritage Council

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



**CUPPACUMBALONG HOMESTEAD PRECINCT**

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

Notification effective: 16 April 2004

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

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

**Telephone: (02) 6207 7378  
Facsimile: (02) 6207 2200**

## CUPPACUMBALONG HOMESTEAD PRECINCT

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### LOCATION OF PLACE:

Blocks 6, 7 & 8, Section 10, Tharwa. (Figure1)

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

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

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

### STATEMENT OF SIGNIFICANCE

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

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

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

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

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

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

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

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

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

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

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

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

Cuppacumbalong has a significant relationship with the following associated places:

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

## SPECIFIC REQUIREMENTS

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

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

## CONSERVATION OBJECTIVE 1.

**Provide adequate conservation management planning**

### *Conservation Objective 1.1*

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

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

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

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

## **CONSERVATION OBJECTIVE 2.**

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

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

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

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

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

## **Conservation Objective 2.2**

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

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

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

conservation of the significant item has been completed, or when an approved permanent protective structure is constructed.

### **CONSERVATION OBJECTIVE 3.**

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

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

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

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

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

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

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

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

- (a) The framework of trees is a significant feature contributing to the character of the garden and the precinct generally, and this feature shall be retained.
- (b) The trees to be conserved shall be identified, and management guidelines for individual trees or collections of trees be developed and incorporated into the Property Management Agreement and Conservation Management Plan.
- (c) Subject to thinning or removal of unnecessary suckers, the straight lines of Poplars on the easterly part of Block 6, and the beginning of the avenue of Elms to the cemetery shall be retained.
- (d) Trees in the garden and surrounding paddocks of Blocks 6 and 8 shall be managed for safety purposes and in accordance with the provisions of the

Land (Planning and Environment) Act 1991 and the Tree Protection (Interim Scheme) Act 2001.

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

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

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

#### **Conservation Objective 4.1**

Conserve the archaeological evidence associated with the original two homestead sites (see Figure 2)

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

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

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

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

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

#### **Conservation Objective 5.1**

All features intrinsic to the significance of the site are to be conserved.

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

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

#### **Conservation Objective 5.2**

New development is to be sympathetic to the rural landscape character of the homestead complex and precinct.

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

- (a) The design of any new buildings or structures in the precinct shall avoid or minimise any impact on the significance of the place. Development of new

buildings or structures shall be of low intensity and extent in order to retain the low- development density, rural landscape character of the precinct. New development should retain opportunities for large scale landscaping.

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

### **Conservation Objective 5.3**

The location of new development to be controlled so that the rural landscape character of the precinct is conserved.

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

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

### **MANAGEMENT RECOMMENDATIONS:**

The Heritage Council recommends that the following actions and activities should be undertaken to enhance the heritage values of the place. They are included as recommendations only and have no legal effect.

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

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

#### **Subdivision of blocks**

Subdivision of the existing blocks should not be permitted.

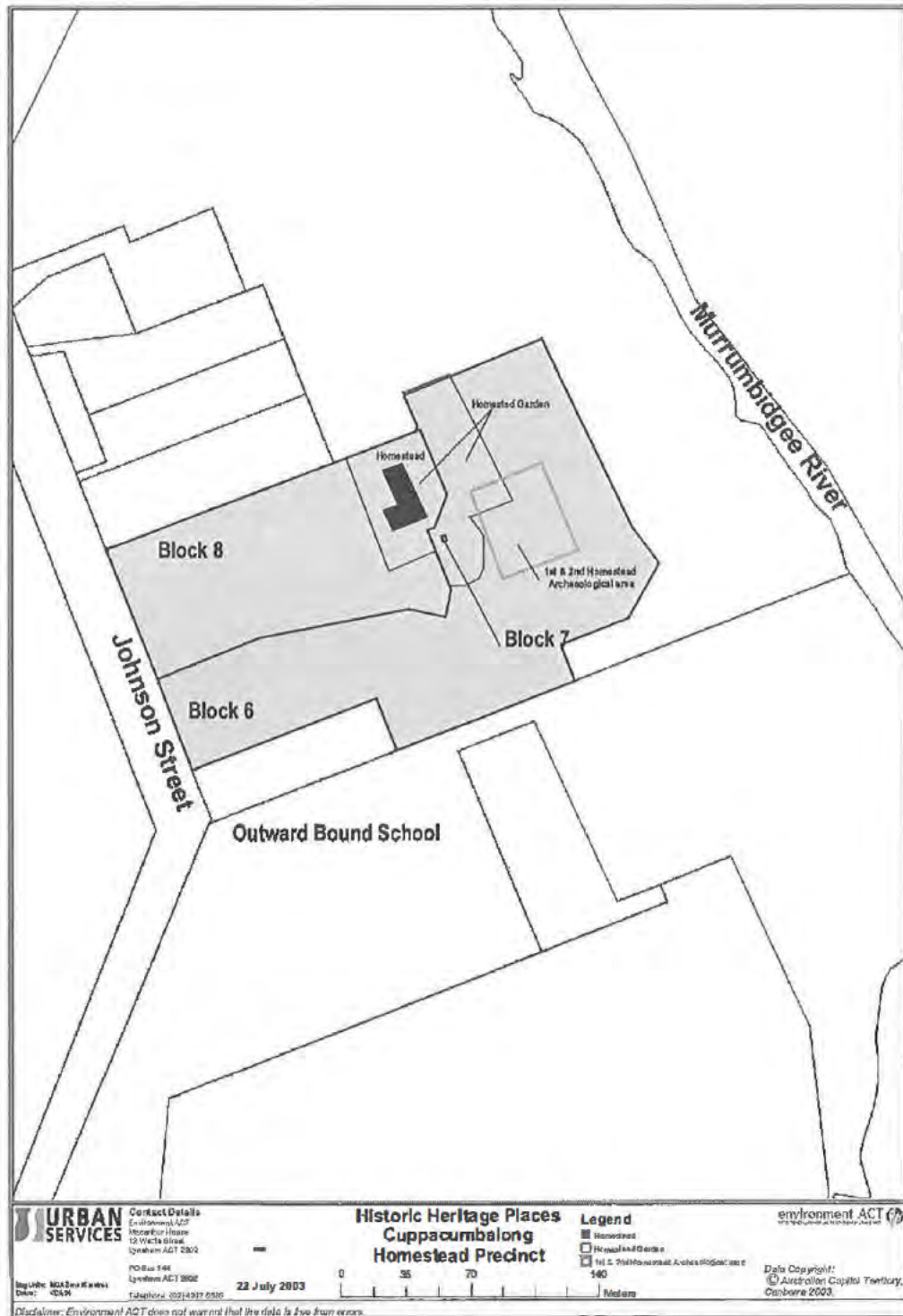
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**Access to Cuppacumbalong Cemetery Track**

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

**Views to the east from the Homestead should remain those of a rural/pastoral landscape.**

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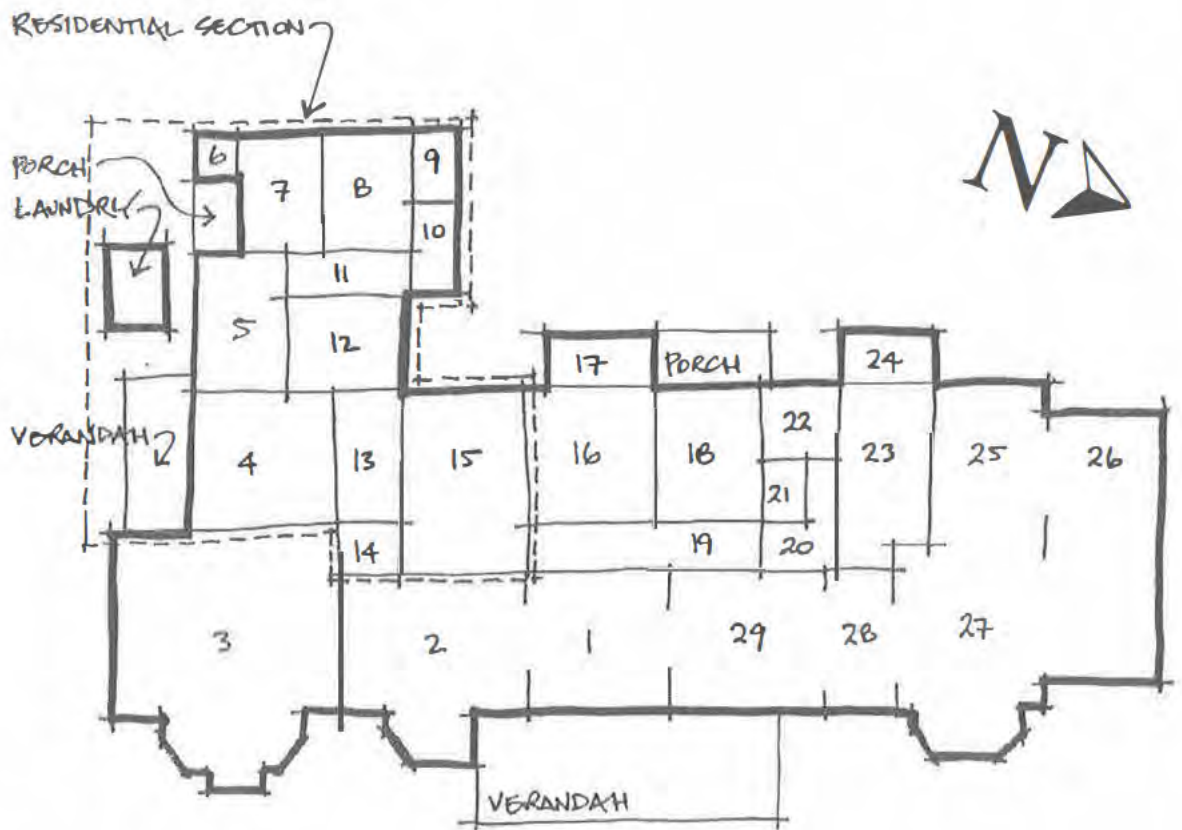


**Figure 1. Location of Cuppacumbalong Homestead Precinct**

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



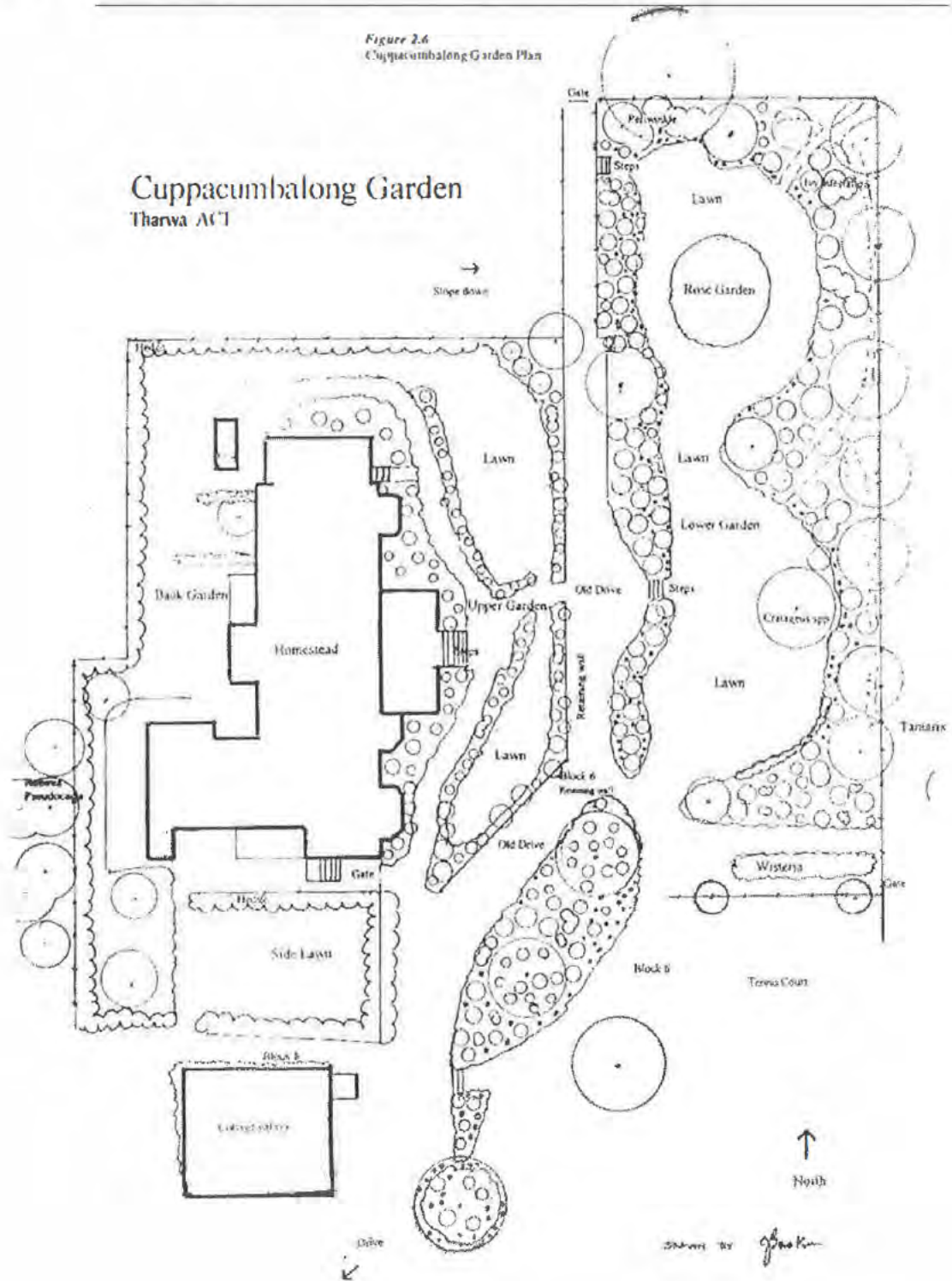
Figure 3. Schematic plan of Cuppacumbalong Homestead (D. Marshall 2002)



**Legend**

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

Figure 4. Cuppacumbalong Garden Plan



CUPPACUMBALONG HOMESTEAD PRECINCT

## ***A1 Description of Place***

### **Overview**

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

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

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

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

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

The homestead displays fair condition and moderate integrity.

### ***Exterior***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Room 12 has a slate floor and modern plasterboard ceiling.

Room 15 has a decorative plaster ceiling.

Some of the ceilings in the homestead, including Room 16, are plaster with cover battens. The paint finish on the ceiling in Room 16 is peeling. Extensive shelving

has been installed in Room 16, and part of the door architrave is missing. This room and some other non-public rooms have worn carpet/carpet tiles.

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

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

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

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

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

### **The two former homesteads**

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

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

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

surface 6 metres east and in line with those of the Wright homestead. These most likely equate to a later extension to the De Salis homestead but may also be remnants of the Wright homestead.

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

## **Garden**

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

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

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

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

The style of the garden is Inter-War Domestic, which is in effect an eclectic mix of earlier styles, (Federation and Edwardian). The garden beds around the house have been modified slightly since the garden was established. Otherwise, the design is as originally laid out by Mr Snow. Later fashions have however influenced its plantings.

It owes its layout more to the topography of the site and the desire to lift the house above the flood level than to any particular style.

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

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

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

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

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

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

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

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

### **Associated Places**

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

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

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

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

## **A3 Historical Background**

### **European exploration**

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

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

(Moore 1982: 4)

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

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

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

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

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

location of the nineteen counties, the prospective settlers were beginning to move their cattle across the river.

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

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

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

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

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

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

By 1861-2, after the Kiandra rush had finished, there were enough buildings and people in permanent residence at the river crossing for the New South Wales

government to formally proclaim the area a township. Tharwa was thus the first officially gazetted settlement in the ACT. Ginninderra and Canberra had developed unofficially as villages and substantial settlements existed at Yarralumla and Duntroon around the same period but none of these had been granted official status. The track, now more a road was gazetted in 1869 with a new fording point further to the north in the vicinity of the present Tharwa Bridge.

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

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

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

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

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

However, the 1890s were marked by a severe economic depression in Australia, which saw a fall in the cost of exported wool. This was exacerbated with an extended drought and a rabbit plague. Like many rural property owners the De Salis finances suffered considerably and bankruptcy loomed. After much struggle and the

selling off of other lands the De Salis era at Cuppacumbalong came to an end. On 12 September 1890 the control of Cuppacumbalong was transferred to the Union Bank of Australia.

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

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

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

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

Frank Snow was the last private owner of Cuppacumbalong land. In September 1970 the Commonwealth Government issued an acquisition notice to 11 owners for 22,000 acres of land south of the Tuggeranong Valley. The two largest properties were Lanyon, 10,000 acres and Cuppacumbalong, 7,700 acres. The Minister for the Interior announced the intention to preserve the two homesteads with enough land

around them to retain their rural character (*Canberra Times* 23rd September 1970). For a period following resumption the Cuppacumbalong homestead was uninhabited. The paddock north of Block 8 was subdivided into 6 sections one of which contained the cottage that one of the Snow sons lived in. The others were subsequently built on, in effect making the village of Tharwa creep closer to the homestead of Cuppacumbalong. In 1975 the homestead and surrounding gardens and grounds were put out to tender. The homestead was leased and established as the Cuppacumbalong Arts & Craft Centre in December 1975. The house and property have passed through several lessees since then. Today the homestead and its grounds are run as a tourist attraction, arts and craft centre and a restaurant. The present lessee purchased the house and property lease in 2001.

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### **Oral History**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Accordingly:

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

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

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

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

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

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

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

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

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



### Nominated IHPR Project Status Sheet

Project Name Cuppricumbralong Homestead File No. 02/8325

- Preliminary Draft
- Accepted by Council – Proceed to Draft Final
- Draft Final
  - Sent out for Stakeholder Comment [sent / / ] [due / / ]
  - Stakeholder Comments received
  - Draft Final Amended
- Amended Final
  - Sent out for Public Comment [sent / / ] [due / / ]
  - Public Comments received
  - Final Amended
- Final Citation submitted to Interim Heritage Places Register 16/4/04

Other Comments

Conservation Management Plan ??

Comments from public consult received + council responses  
Letter drafted for Mr Cribbs including amended citation, public  
comments and informing him of council's wishes to proceed.  
Jan Klaver 2/2/04

\* Documents prepared for entry onto IHPR - Refer plastic sleeve docs.

Entered onto Interim ACT Heritage Places Register  
on 16/4/04

Notice of Entry to appear in Canberra Times  
24/4/04

**Dunn, Jennifer**

---

**From:** Dunn, Jennifer  
**Sent:** Thursday, 22 April 2004 10:15  
**To:** ACTPLA Customer Services  
**Subject:** Interim Heritage Place Register Entry for Cuppacumbalong Homestead  
**Importance:** High

Please find attached, copy of Interim Heritage Place Register Entry for Cuppacumbalong for distribution in the ACTPLA Shopfront.



Cuppacumbalong  
IHRP.doc

Jennifer Dunn  
Registrar  
Heritage Unit  
Environment ACT

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



## Internet Request Form

**Project Title:** Interim Heritage Place Register Entry - Cuppacumbalong  
**Contact Officer:** Jennifer Dunn **Business Unit:** Heritage  
**Contact Phone:** 62072164

### REQUEST DETAILS

This request is: (Please indicate with an 'x')

New Content       Removal of existing content       Amendment to existing content

Description of requirements (please provide a brief description of what needs to be done):

Does a PDF need to be created: Yes      No

(File size must be no more than 1meg/1,000kb and must be accompanied by a word document)

Do graphics need to be created?  No      Yes (If yes, please identify what is required)

Date required: ASAP

Date to be reviewed: N/A

Has the material been through the publication Quality Assurance Check (QAC) process?  
 Yes       No

If no, please discuss requirements with ECR's Publications Advisor

Does the Minister's Office need to be advised? Yes       No

If unsure, please discuss with ECR's Media Advisor

### LOCATION ON WEBSITE

Information to be posted under the following theme area (please indicate with an 'x'):

<input type="checkbox"/> Air & Water	<input type="checkbox"/> Native Plants & Animals
<input type="checkbox"/> Business & Industry	<input type="checkbox"/> Kidszone
<input type="checkbox"/> Bush, Parks & Reserves	<input checked="" type="checkbox"/> Heritage
<input type="checkbox"/> Pets & Local Wildlife	<input type="checkbox"/> About Us (Corporate)
<input type="checkbox"/> Your Environment at Home, Work & Play	

Where does the information belong in the navigation structure

(e.g. air and water ► water ► IYF)?

• Heritage / Heritage Places List / New Listing

### CONTENT OVERVIEW

Please provide a couple of sentences that will clearly give an overview of the content to your audience:

Interim Heritage Place Register Entry -  
Cuppacumbalong Homestead

### ATTACHMENT FILES

What files are accompanying this request? (Please indicate with an 'x')

Text only

PDF

Word documents

Graphics/images

### METADATA

Please provide up to 10 key words that the search engine will use to find this information.

- heritage, interim heritage register
- Cuppacumbalong Homestead

### APPROVAL

Business Unit Manager's authorisation

Authorised by: ..... Date: 20.4.04

(Manager's Signature)

**NOTE: A signed copy of this request form must be provided to ECR and a project request number issued!**



ACT Heritage Council

Phone: 6207 7378

Fax: 6207 2200

File ref: 02/12763

Contact Officer *jk*

Alex Marsden  
Director  
Historic Assessment Section  
Department of Environment and Heritage  
GPO Box 787  
CANBERRA ACT 2601

Dear Alex,

**Notification of Entry to Interim Heritage Places Register –  
Cuppacumbalong Homestead Precinct, District of Tharwa**

The ACT Heritage Council has entered Cuppacumbalong Homestead Precinct to an interim Heritage Places Register, effective 16 April 2004. This will shortly be advertised in the *Canberra Times*. A copy of the entry is enclosed for your information.

Pursuant to section 282A(5) of the *Land (Planning and Environment) Act 1991*, a person whose interests in land are affected by the decision may apply to the Administrative Appeals Tribunal (AAT) for a review of the above decision of the Heritage Council to include a provision, in respect of a place listed above, in an interim Heritage Places Register.

Yours sincerely



Dr Sandy Blair  
Secretary  
**ACT HERITAGE COUNCIL**

22 April 2004



ACT Heritage Council

Phone: 6207 7378  
Fax: 6207 2200

File ref: 94/12763  
Contact Officer *jk*

Bruce Fraser  
Territory Planning Branch  
ACT Planning & Land Authority  
GPO Box 1908  
Canberra ACT 2601

Dear Bruce,

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Yours sincerely

  
Dr Sandy Blair  
Secretary  
**ACT HERITAGE COUNCIL**

*20* April 2004



ACT Heritage Council

Phone: 6207 7378  
Fax: 6207 2200

File ref: 02/12763  
Contact Officer *jk*

David Wright  
Director  
National Capital Plan  
National Capital Authority  
GPO Box 373  
CANBERRA ACT 2601

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22 April 2004



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Fax: 6207 2200

File ref. 94/12763  
Contact Officer *jk*

Ms Melinda Peluka  
Land Development Agency  
PO Box 158  
Canberra City ACT 2601

Dear Melinda,

**Notification of Entry to Interim Heritage Places Register –  
Cuppacumbalong Homestead Precinct, District of Tharwa**

The ACT Heritage Council has entered Cuppacumbalong Homestead Precinct to an interim Heritage Places Register, effective 16 April 2004. This will shortly be advertised in the *Canberra Times*. A copy of the entry is enclosed for your information.

Pursuant to section 282A(5) of the *Land (Planning and Environment) Act 1991*, a person whose interests in land are affected by the decision may apply to the Administrative Appeals Tribunal (AAT) for a review of the above decision of the Heritage Council to include a provision, in respect of a place listed above, in an interim Heritage Places Register.

Yours sincerely



Dr Sandy Blair  
Secretary  
ACT HERITAGE COUNCIL

20 April 2004



ACT Heritage Council

Phone: 6207 7378  
Fax: 6207 2200

File ref: 02/12763  
Contact Officer: jk

Mr Colin Griffiths  
National Trust  
PO Box 1144  
Civic Square ACT 2601

Dear Colin,

**Notification of Entry to Interim Heritage Places Register –  
Cuppacumbalong Homestead Precinct, District of Tharwa**

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Yours sincerely

Dr Sandy Blair  
Secretary  
**ACT HERITAGE COUNCIL**  
23 April 2004



ACT Heritage Council

---

Phone: 6207 7378  
Fax: 6207 2200

File ref: 94/12763  
Contact Officer *jk*

Mr Geoff Wells  
Manager  
ACT Parks & Conservation Service  
Athllon Drive, Farrer  
ACT 2607

Dear Geoff,

**Notification of Entry to Interim Heritage Place Register –  
Cuppacumbalong Homestead Precinct, District of Tharwa**

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Yours sincerely



Dr Sandy Blair  
Secretary  
ACT HERITAGE COUNCIL

*24*... April 2004



ACT Heritage Council

Phone: 6207 7378  
Fax: 6207 2200

File ref: 94/12763  
Contact Officer *jk*

Mr Alvin Lukban  
Leasing Section  
ACT Planning & Land Authority  
GPO Box 1908  
Canberra ACT 2601

Dear Alvin,

**Notification of Entry to Interim Heritage Places Register –  
Cuppacumbalong Homestead Precinct, District of Tharwa**


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Yours sincerely



Dr Sandy Blair  
**Secretary**  
**ACT HERITAGE COUNCIL**

 April 2004



ACT Heritage Council

Phone: 6207 7378  
Fax: 6207 2200

File ref: 94/12763  
Contact Officer *jk*

Mr Bruce Gibbs  
The Gibbs Discretionary Trust  
PO Box 452  
Naas Road, Tharwa ACT 2620

Dear Bruce,

**Notification of Entry to Interim Heritage Place Register –  
Cuppacumbalong Homestead Precinct, District of Tharwa**

The ACT Heritage Council has entered Cuppacumbalong Homestead Precinct to an interim Heritage Places Register, effective 16 April 2004. This will shortly be advertised in the *Canberra Times*. A copy of the entry is enclosed for your information.

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Yours sincerely



Dr Sandy Blair  
**Secretary**  
**ACT HERITAGE COUNCIL**

*Sandy Blair*  
..... April 2004



M I N U T E

**Subject: Provision of an interim Heritage Place Entry for public reference.**

Manager, Environment Information Centre, Macarthur House  
Manager, Planning and Land Management Shopfront, Dickson  
Manager, Canberra Connect Shopfront, Civic  
Manager, Canberra Connect Shopfront, Tuggeranong  
Manager, Canberra Connect Shopfront, Belconnen  
Manager, Civic Library  
Manager, Dickson Library  
Manager, Belconnen Library  
Manager, Woden Library  
Manager, Tuggeranong Library  
Manager, Griffith Library  
Manager, Erindale Library  
Manager, Kippax Library  
Manager, Mobile Library, c/-Griffith Library  
Manager, Gungahlin Library

I am seeking your assistance in making the interim Heritage Register Listing for the following place available for the public to view from **17 April 2004**:

**INTERIM HERITAGE PLACES REGISTER:  
Cuppacumbalong Homestead Precinct, District of Tharwa**

Further information regarding this interim listing may be obtained from:

The Secretary  
ACT Heritage Council  
GPO Box 144  
Lyneham ACT 2602.

Telephone: (06) 207 7378      Facsimile: (06) 207 2200

Thank you for your assistance

Jan Klaver  
**Heritage Unit**  
16 April 2004

Tel: 62072161

**Environment ACT • Heritage**  
Level 2 Tower, Macarthur House, 12 Wattle Street, Lyneham ACT  
PO Box 144 Lyneham ACT 2602 • Telephone: (02) 6207 2163 • Fax: (02) 6207 2200  
E-mail: [heritage@act.gov.au](mailto:heritage@act.gov.au) • Homepage <http://www.environment.act.gov.au>



ACT Heritage Council

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



**CUPPACUMBALONG HOMESTEAD PRECINCT**

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

Notification effective: 16 April 2004

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

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

**Telephone: (02) 6207 7378  
Facsimile: (02) 6207 2200**

## CUPPACUMBALONG HOMESTEAD PRECINCT

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### LOCATION OF PLACE:

Blocks 6, 7 & 8, Section 10, Tharwa. (Figure1)

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

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

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

### STATEMENT OF SIGNIFICANCE

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

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

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

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

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

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

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

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

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

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

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

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

Cuppacumbalong has a significant relationship with the following associated places:

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

## SPECIFIC REQUIREMENTS

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

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

## CONSERVATION OBJECTIVE 1.

**Provide adequate conservation management planning**

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

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

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

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

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

## **CONSERVATION OBJECTIVE 2.**

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

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

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

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

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

#### ***Conservation Objective 2.2***

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

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

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

conservation of the significant item has been completed, or when an approved permanent protective structure is constructed.

### **CONSERVATION OBJECTIVE 3.**

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

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

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

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

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

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

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

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

- (a) The framework of trees is a significant feature contributing to the character of the garden and the precinct generally, and this feature shall be retained.
- (b) The trees to be conserved shall be identified, and management guidelines for individual trees or collections of trees be developed and incorporated into the Property Management Agreement and Conservation Management Plan.
- (c) Subject to thinning or removal of unnecessary suckers, the straight lines of Poplars on the easterly part of Block 6, and the beginning of the avenue of Elms to the cemetery shall be retained.
- (d) Trees in the garden and surrounding paddocks of Blocks 6 and 8 shall be managed for safety purposes and in accordance with the provisions of the

Land (Planning and Environment) Act 1991 and the Tree Protection (Interim Scheme) Act 2001.

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

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

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

#### **Conservation Objective 4.1**

Conserve the archaeological evidence associated with the original two homestead sites (see Figure 2)

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

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

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

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

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

#### **Conservation Objective 5.1**

All features intrinsic to the significance of the site are to be conserved.

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

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

#### **Conservation Objective 5.2**

New development is to be sympathetic to the rural landscape character of the homestead complex and precinct.

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

- (a) The design of any new buildings or structures in the precinct shall avoid or minimise any impact on the significance of the place. Development of new

buildings or structures shall be of low intensity and extent in order to retain the low- development density, rural landscape character of the precinct. New development should retain opportunities for large scale landscaping.

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

### **Conservation Objective 5.3**

The location of new development to be controlled so that the rural landscape character of the precinct is conserved.

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

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

### **MANAGEMENT RECOMMENDATIONS:**

The Heritage Council recommends that the following actions and activities should be undertaken to enhance the heritage values of the place. They are included as recommendations only and have no legal effect.

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

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

#### **Subdivision of blocks**

Subdivision of the existing blocks should not be permitted.

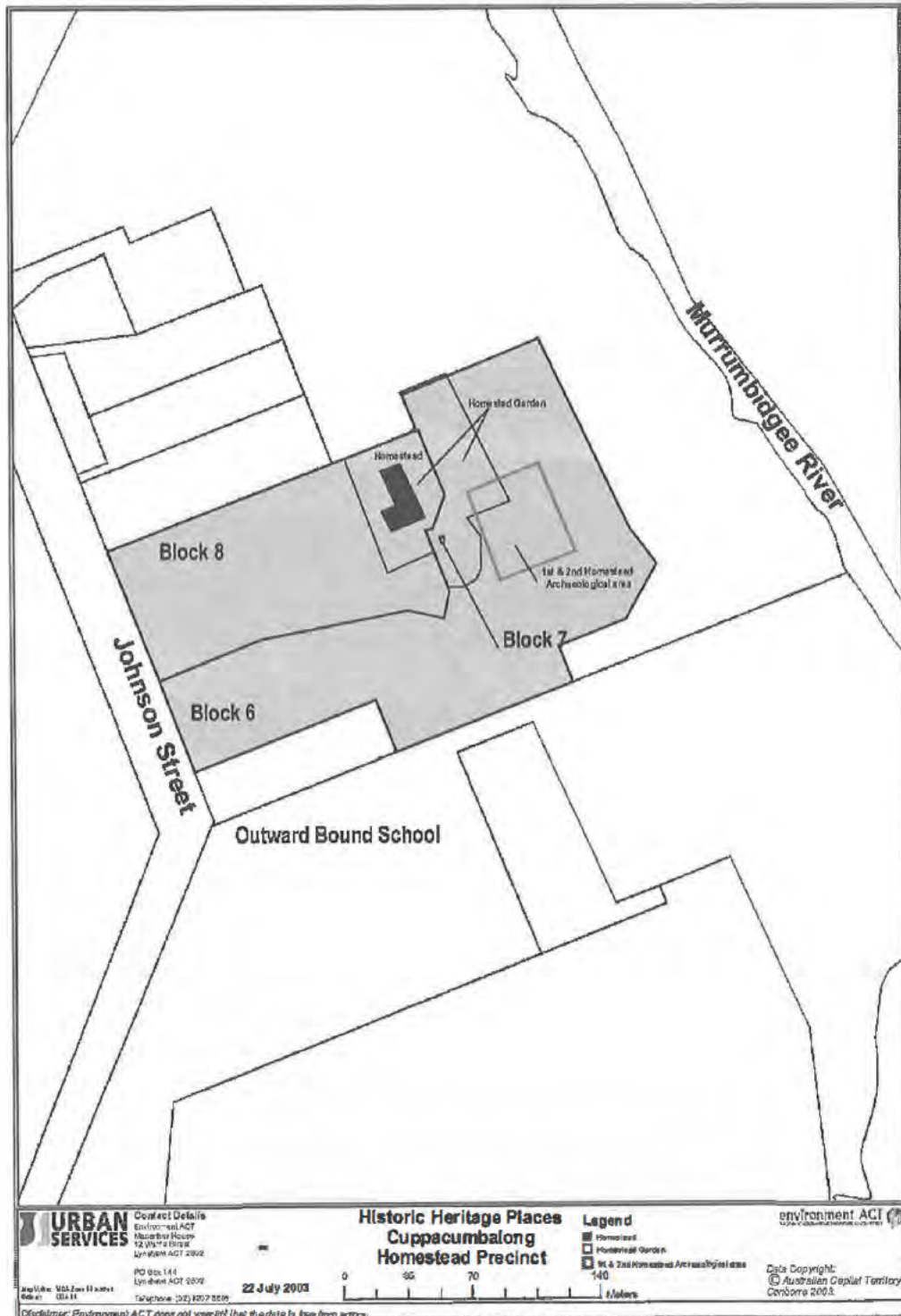
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**Access to Cuppacumbalong Cemetery Track**

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

**Views to the east from the Homestead should remain those of a rural/pastoral landscape.**

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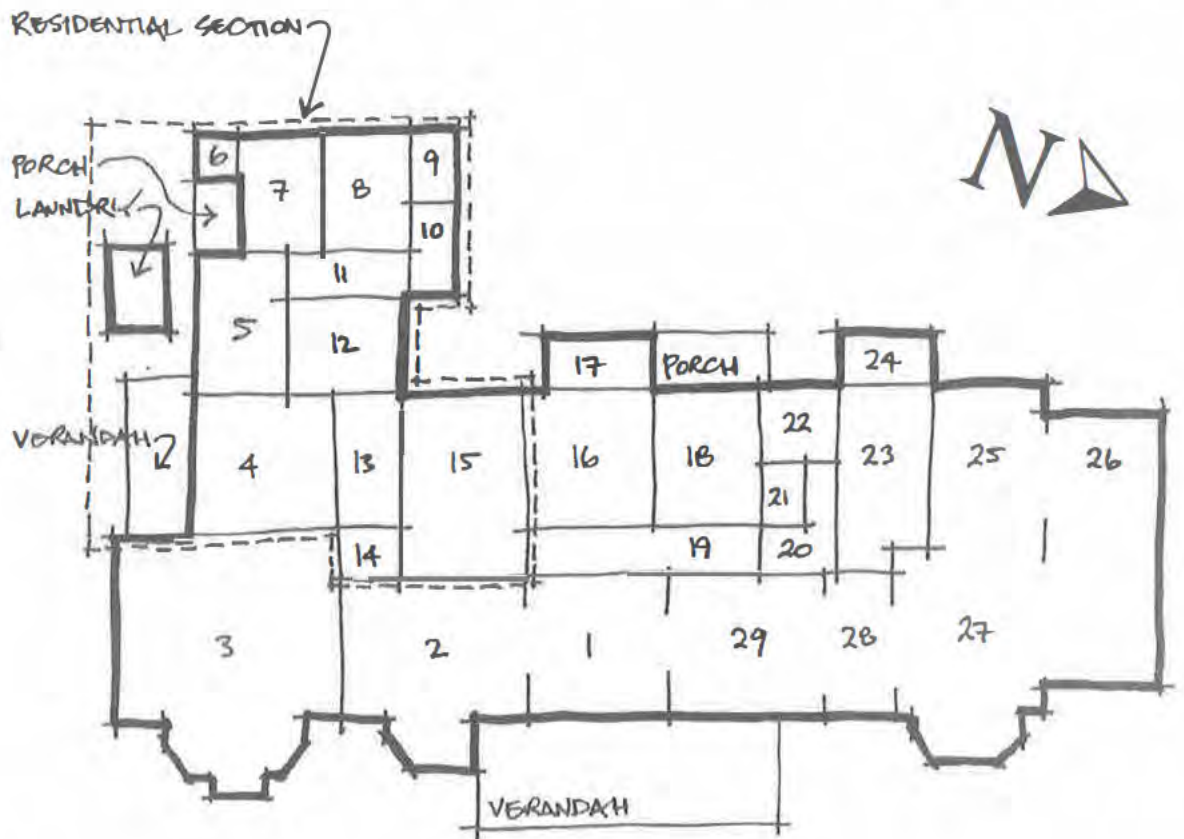


**Figure 1. Location of Cuppacumbalong Homestead Precinct**

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



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



**Legend**

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



**CUPPACUMBALONG HOMESTEAD PRECINCT**

***A1 Description of Place***

**Overview**

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

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

**Current Homestead (Third homestead)**

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

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

The homestead displays fair condition and moderate integrity.

***Exterior***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Room 12 has a slate floor and modern plasterboard ceiling.

Room 15 has a decorative plaster ceiling.

Some of the ceilings in the homestead, including Room 16, are plaster with cover battens. The paint finish on the ceiling in Room 16 is peeling. Extensive shelving

has been installed in Room 16, and part of the door architrave is missing. This room and some other non-public rooms have worn carpet/carpet tiles.

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

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

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

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

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

### **The two former homesteads**

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

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

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

likely equate to a later extension to the De Salis homestead but may also be remnants of the Wright homestead.

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

## **Garden**

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Associated Places**

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

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

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

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

## **A3 Historical Background**

### **European exploration**

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

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

(Moore 1982: 4)

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

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

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

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

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

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

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

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

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

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

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

By 1861-2, after the Kiandra rush had finished, there were enough buildings and people in permanent residence at the river crossing for the New South Wales government to formally proclaim the area a township. Tharwa was thus the first officially gazetted settlement in the ACT. Ginninderra and Canberra had developed

unofficially as villages and substantial settlements existed at Yarralumla and Duntroon around the same period but none of these had been granted official status. The track, now more a road was gazetted in 1869 with a new fording point further to the north in the vicinity of the present Tharwa Bridge.

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

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

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

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

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

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

Bank of Australia.

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

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

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

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

Frank Snow was the last private owner of Cuppacumbalong land. In September 1970 the Commonwealth Government issued an acquisition notice to 11 owners for 22,000 acres of land south of the Tuggeranong Valley. The two largest properties were Lanyon, 10,000 acres and Cuppacumbalong, 7,700 acres. The Minister for the Interior announced the intention to preserve the two homesteads with enough land around them to retain their rural character (*Canberra Times* 23rd September 1970). For a period following resumption the Cuppacumbalong homestead was uninhabited. The paddock north of Block 8 was subdivided into 6 sections one of

which contained the cottage that one of the Snow sons lived in. The others were subsequently built on, in effect making the village of Tharwa creep closer to the homestead of Cuppacumbalong. In 1975 the homestead and surrounding gardens and grounds were put out to tender. The homestead was leased and established as the Cuppacumbalong Arts & Craft Centre in December 1975. The house and property have passed through several lessees since then. Today the homestead and its grounds are run as a tourist attraction, arts and craft centre and a restaurant. The present lessee purchased the house and property lease in 2001.

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**Oral History**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The precinct's aesthetic appeal is enhanced by the picturesque view from the front of the house and the upper garden that was created by the siting of the house and

the platform created to make the upper garden. The garden is a charming setting for the house and a pleasant place in its own right.

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

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

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

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

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

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

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

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

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

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

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

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

Accordingly:

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

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

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

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

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

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

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

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

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



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## Land (Planning and Environment) Act 1991, s 60

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### Effective

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Notifiable Instrument as notified  
16 April 2004  
15 April 2004  
▪ [notification statement](#)



117Kb



177Kb

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**Parliamentary Counsel's Office**  
Level 3, 12 Moore St, Canberra ACT 2601  
Phone: +612 6207 0620  
Email: [pc@act.gov.au](mailto:pc@act.gov.au)

Australian Capital Territory

**Land (Planning and Environment)  
(Interim Heritage Places Register)  
(Cuppacumbalong Homestead Precinct)  
Notice 2004\***

**Notifiable Instrument NI 2004 - 96**

made under the

***Land (Planning and Environment Act) 1991* section 60 (Public Notification)**

---

I, Dr Sandy Blair notify the entry of Cuppacumbalong Homestead Precinct, District of Tharwa (currently known as Blocks 6, 7 and 8 of Section 10, Tharwa) to an interim Heritage Places Register.

Copies of the interim register may be viewed at the Environment ACT Information Centre, Level 2, Macarthur House, 12 Wattle Street, Lyneham and at all Canberra Connect Shopfronts and Public Libraries, during office hours.

**EFFECT OF INCLUSION IN AN INTERIM REGISTER**

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\*Name amended under Legislation Act 2001 s 60

- (a) the day before the date a Heritage Places Register prepared in consideration of the interim Register comes into effect under section 29(6) or section 30A(5) of the Act; or
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**REVIEW OF DECISION**

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**FURTHER INFORMATION**

Requests for further information should be made to:

The Secretary,  
ACT Heritage Council  
PO Box 144  
Lyneham ACT 2602  
Telephone: (02) 6207 7378  
Facsimile: (02) 6207 2200

..... 14 April 2004

Dr Sandy Blair  
Secretary ACT Heritage Council

**From:** Blair, Sandy  
**Sent:** Wednesday, 14 April 2004 18:19  
**To:** Klaver, Jan  
**Subject:** RE: Cuppacumbalong

Great, ta.

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

**From:** Klaver, Jan  
**Sent:** Wednesday, 14 April 2004 12:55  
**To:** Blair, Sandy  
**Cc:** Dunn, Jennifer  
**Subject:** Cuppacumbalong

Sandy

The HC signed decision has been provided to Cabinet and Assembly liaison for notification in the legislation register (see my email to Adrienne Tranter).

The advertising approval was with Max yesterday according to Peter O'Mara so should be ok shortly. However there are new rules about having our notices in a composite government section on Saturdays only - which has a deadline of noon today - ie cut off already passed before we have approval anyway- which makes this Saturday not possible. Saturday week (24 April) would now be the earliest we can advertise in the CT.

Note the entry should take effect somewhat sooner - when the Notifiable instrument is posted online - this time frame is not in our control.

If Bruce Gibbs searches for the Ad this Saturday he may think the matter has not progressed. I have left a message for him to call me so I can let him know.

Jan

Klaver, Jan

---

**From:** Klaver, Jan  
**Sent:** Thursday, 15 April 2004 15:54  
**To:** Tranter, Adrienne  
**Cc:** Blair, Sandy  
**Subject:** RE: NI 96of2004

**Importance:** High

Adrienne

This is ok - provided it does not alter the intent of the notice and pco would be the best judge- which is to notify entry of the place to an interim heritage places register.

Jan

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

**From:** Tranter, Adrienne  
**Sent:** Thursday, 15 April 2004 3:39  
**To:** Klaver, Jan  
**Subject:** FW: NI 96of2004  
**Importance:** High

Jan

Could you please confirm that the change of title is ok. If it is ok they will change it at PCO.

Thanks

*Adrienne Tranter*

Cabinet & Assembly Unit  
Urban Services  
Ph 6207 5672  
Fax 6207 6229

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

**From:** Anderberg, Anna  
**Sent:** Thursday, 15 April 2004 3:30 PM  
**To:** Tranter, Adrienne  
**Subject:** RE: NI 96of2004  
**Importance:** High

Hi Adrienne,

We would like to change the title of this instrument to:

Land (Planning and Environment) (Interim Heritage Register) (Cuppacumbalong Homestead Precinct) Notice 2004

Would you please check with the line area if they agree.

Thanks

Anna

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

**From:** Tranter, Adrienne  
**Sent:** Thursday, 15 April 2004 2:35 PM  
**To:** Anderberg, Anna  
**Subject:** NI 96of2004

Anna

I have just lodged NI 2004-96 - Land (Planning and Environment) (Interim Heritage Places Register for Cuppacumbalong Homestead Precinct, District of Tharwa) 2004 (No 1).

Would it be possible to put this instrument through as soon as possible.

Thank you for your assistance.

Regards

*Adrienne Tranter*  
Cabinet & Assembly Unit  
Urban Services  
Ph 6207 5672  
Fax 6207 6229

**Klaver, Jan**

---

**From:** Tranter, Adrienne  
**Sent:** Thursday, 15 April 2004 15:11  
**To:** Klaver, Jan  
**Subject:** RE: Cuppacumbalong

Jan

The Notifiable Instrument for Cuppacumbalong Homestead has been lodged and will be processed today on the Legislative Assembly.

Regards

Adrienne Tranter  
Cabinet & Assembly Unit  
Urban Services  
Ph 6207 5672  
Fax 6207 6229

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

**From:** Klaver, Jan  
**Sent:** Wednesday, 14 April 2004 12:38 PM  
**To:** Tranter, Adrienne  
**Cc:** Blair, Sandy; Dunn, Jennifer  
**Subject:** FW: Cuppacumbalong

Adrienne

I have forwarded this Heritage Council decision to you in response to Libby's out of office message. The decision is required to be notified in the legislation register. Please give me a call on 62072161 if you have any questions.

thanks

Jan Klaver

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

**From:** Klaver, Jan  
**Sent:** Wednesday, 14 April 2004 12:35  
**To:** Jenkins, Libby  
**Cc:** Blair, Sandy; Dunn, Jennifer  
**Subject:** FW: Cuppacumbalong

Libby

I have attached a recent decision by Council to interim list Cuppacumbalong Homestead Precinct. The PDF is the signed decision and the word document is the text. Let me know if you need anything else.

thanks

Jan

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

**From:** O'Sullivan, Lyle  
**Sent:** Wednesday, 14 April 2004 11:56  
**To:** Klaver, Jan  
**Subject:** Cuppacumbalong

aver, Jan

---

**From:** Klaver, Jan  
**Sent:** Thursday, 15 April 2004 13:53  
**To:** Tranter, Adrienne  
**Subject:** FW: notifiable instrument cuppacumbalong

**Importance:** High



cuppacumbalong  
noi 2.pdf

drienne

Thanks  
Jan

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

**From:** O'Sullivan, Lyle  
**Sent:** Thursday, 15 April 2004 1:51  
**To:** Klaver, Jan  
**Subject:**

**Australian Capital Territory**

**Land (Planning and Environment)  
(Interim Heritage Places Register for  
Cuppacumbalong Homestead  
Precinct, District of Tharwa) 2004  
(No 1)**

**Notifiable Instrument NI 2004 -**

made under the

***Land (Planning and Environment Act) 1991 section 60 (Public Notification)***

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Lyneham ACT 2602  
Telephone: (02) 6207 7378  
Facsimile: (02) 6207 2200

 17 April 2004

Dr Sandy Blair  
Secretary ACT Heritage Council

Klaver, Jan

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**From:** Tranter, Adrienne  
**Sent:** Thursday, 15 April 2004 13:43  
**To:** Klaver, Jan  
**Subject:** FW: Cuppacumbalong

**Importance:** High



Notifiable  
Instrument.pdf



Notifiable  
Instrument Cuppacum  
Jan

I have returned Word document with changes as discussed. Could you please arrange the updated version to be signed and return to me for lodgement.

Thank you

Adrienne Tranter  
Cabinet & Assembly Unit  
Urban Services  
Ph 6207 5672  
Fax 6207 6229

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

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**Cc:** Blair, Sandy; Dunn, Jennifer  
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**Australian Capital Territory**

**Land (Planning and Environment)  
(Interim Heritage Places Register for  
Cuppacumbalong Homestead  
Precinct, District of Tharwa) 2004  
(No 1)**

**Notifiable Instrument NI 2004 -**

made under the

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Lyneham ACT 2602  
Telephone: (02) 6207 7378  
Facsimile: (02) 6207 2200

 19 April 2004

Dr Sandy Blair  
Secretary ACT Heritage Council

# Record of Conversation / Minute

File No.
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To	Date / /
----	-------------

Personal Interview <input type="checkbox"/> Telephone Conversation <input type="checkbox"/> Internal Minute <input type="checkbox"/>	Subject	Time  am / pm
Conversation with Mr Mrs Miss Ms	Department, Firm, Private Address	Telephone No.
(if applicable)	Inquiry re:	Block      Section      Suburb

**Details**

→ Conversation w. Adrienne Tranter re notifiable instrument date. She will forward it today with a request for notification tomorrow - otherwise it will be Tuesday. (unless notified otherwise): 12.45 15/4/04

→ left a message for Bruce Gibbs re: time frame of next Tues and CT ad next Sat. 1.30 pm 15/4/04 Van.

**Action taken (if applicable)**

Signature	Officer's Name	Designation
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ACT Heritage Council

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## Minute

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**To:** Mr Peter Freeman (Chair)      Mr Weeks White  
Dr Michael Pearson                  Mrs Agnes Shea  
Dr Dianne Firth                      Dr Warren Nicholls  
Mr David Flannery                  Dr Lenore Coltheart

**Date:** 14 April 04


**Subject:** Cuppacumbalong Registration

Finalisation of the Cuppacumbalong Precinct register entry and notification was discussed with Mr Bruce Gibbs on 14/4/03 at a meeting held in the Heritage Unit with Sandy Blair and Jan Klaver.

Mr Gibbs noted that a change in the register document that he had been advised would occur had not been edited in the final document. The amendment was the removal of the reference to the original/early bathroom fittings and tiling in Room 22 under specific requirement 2.2 b. (Mr Gibbs had written to Council noting that a previous owner had confirmed that the bathroom fittings and tiling were the result of a 1950s refit).

The amendment to remove reference to the bathroom fittings and tiling was included in the summary of consultation and recommended Council responses which were circulated to Council in November 2003 and agreed.

The document has now been corrected to reflect the agreed amendment.



Sandy Blair  
**Secretary**  
**Heritage Council**  
17. April 2004

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### ACT Heritage Council

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<b>Secretary:</b>	Dr Sandy Blair	Ph: 6207 7378	sandy.blair@act.gov.au
<b>Executive Officer:</b>	Jennifer O'Connell	Ph: 6207 2417	jennifer.o'connell@act.gov.au
		Fax: 6207 2200	

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

**Specific Requirements for Conservation Objective 2.2**

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

error

conservation of the significant item has been completed, or when an approved permanent protective structure is constructed.

### CONSERVATION OBJECTIVE 3.

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

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

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

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

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

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

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

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

- (a) The framework of trees is a significant feature contributing to the character of the garden and the precinct generally, and this feature shall be retained.
- (b) The trees to be conserved shall be identified, and management guidelines for individual trees or collections of trees be developed and incorporated into the Property Management Agreement and Conservation Management Plan.
- (c) Subject to thinning or removal of unnecessary suckers, the straight lines of Poplars on the easterly part of Block 6, and the beginning of the avenue of Elms to the cemetery shall be retained.
- (d) Trees in the garden and surrounding paddocks of Blocks 6 and 8 shall be managed for safety purposes and in accordance with the provisions of the

## **Conservation Objective 2.2**

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

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*correct version*

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Notifiable  
Instrument.pdf



Notifiable  
Instrument Cuppacum

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ACT Government  
**Record of Conversation / Minute**

File No.

To	Date 14/4/03
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Personal Interview <input type="checkbox"/> Telephone Conversation <input type="checkbox"/> Internal Minute <input type="checkbox"/>	Subject	Time 10.30 - 11 am /pm
Conversation with Mr Bruce Gibbs Mrs Sandy Blair Miss Ms Jan Klaver	Department, Firm, Private Address Cuppacumbalong Housing	Telephone No.
(If applicable) Inquiry re: Block 6-8 Section 10 Suburb Thurwa.		

**Details**

Discussion with Bruce Gibbs (Cuppacumbalong) in HV office and Sandy Blair + Jan Klaver. about progress of interim listing.

Bruce informed of finalisation of matter - read final version and noted changes as per Council minute.

Printed out reference to bathroom was still incorrect - (summary of consultation prepared in Nov + circulated to Council had advised Council that ref to bathroom fitting + tiling should be changed but final version printed off had omitted this edit). Advised Bruce that this change/omission would be fixed (Consentation

**Action taken (if applicable)** objective 2.2.)

Bruce will discuss w ACTPLA ad further progress of direct grant, lease + Amended DFA etc.

Signature Jan Klaver.	Officer's Name	Designation
--------------------------	----------------	-------------

**Australian Capital Territory**

## **Direction to Notify an interim Heritage Places Register for Cuppacumbalong Homestead Precinct, District of Tharwa**

**Notifiable Instrument NI 2004 -**

made under the

***Land (Planning and Environment Act) 1991 section 60 (Public Notification)***

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14 April 2004

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Secretary ACT Heritage Council





# Cuppacumbalong Homestead Precinct

## Public Consultation - Responses

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

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

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

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

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

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

*this change not made to final version by gpt or now fixed*

*The original/early light fittings*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**No change is required.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Management Recommendations**

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

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

**Access to Cuppacumbalong Cemetery Track.**

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

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

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

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

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

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

## **ACTPLA Comments**

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

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

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

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

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

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

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

version with final  
edits annotated:  
8/4/04



ACT Heritage Council

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

## **CUPPACUMBALONG HOMESTEAD PRECINCT**

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

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

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

**Facsimile: (02) 6207 2200**

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

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

## CUPPACUMBALONG HOMESTEAD PRECINCT

### LOCATION OF PLACE:

Blocks 6, 7 & 8, Section 10, Tharwa. 

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

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

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

### STATEMENT OF SIGNIFICANCE

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

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

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

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

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

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

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

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

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

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

Common name inserted.

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

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

Cuppacumbalong has a significant relationship with the following associated places:

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

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

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

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

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

**Provide adequate conservation management planning**

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

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

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

- (a) A conservation management plan (CMP) ~~should~~ <sup>or shall</sup> be developed for the place to guide its conservation and future use.

NT trust completed CMP??

what is this?

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

## **CONSERVATION OBJECTIVE 2.**

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

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

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

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

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

## **Conservation Objective 2.2**

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

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

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

the significant item, and shall be removed when the study and/or conservation of the significant item has been completed, or when an approved permanent protective structure is constructed.

### **CONSERVATION OBJECTIVE 3.**

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

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

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

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

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

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

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

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

- (a) The framework of trees is a significant feature contributing to the character of the garden and the precinct generally, and this feature shall be retained.
- (b) The trees to be conserved shall be identified, and management guidelines for individual trees or collections of trees be developed and incorporated into the Property Management Agreement and Conservation Management Plan.
- (c) Subject to thinning or removal of unnecessary suckers, the straight lines of Poplars on the easterly part of Block 6, and the beginning of the avenue of Elms to the cemetery shall be retained.
- (d) Trees in the garden and surrounding paddocks of Blocks 6 and 8 shall be managed for safety purposes and in accordance with the provisions of the

Land (Planning and Environment) Act 1991 and the Tree Protection (Interim Scheme) Act 2001.

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

#### CONSERVATION OBJECTIVE 4.

##### Conserve the Archaeological Sites

##### Conservation Objective 4.1

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

##### Specific Requirements for Conservation Objective 4.1

No disturbance ~~should~~ <sup>shall</sup> occur within the archaeologically sensitive areas that would alter the definition or interpretation of the site.

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

#### CONSERVATION OBJECTIVE 5.

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

##### Conservation Objective 5.1

All features intrinsic to the significance of the site to be preserved. <sup>conserved.</sup>

##### Specific Requirements for Conservation Objective 5.1

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



##### Conservation Objective 5.2

New development to be sympathetic to the rural <sup>landscape</sup> character of the homestead complex.

##### Specific Requirements for Conservation Objective 5.2

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

### Conservation Objective 5.3

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

### Specific Requirements for Conservation Objective 5.3

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

### MANAGEMENT RECOMMENDATIONS:

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

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

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

#### **Subdivision of blocks**

Subdivision of the existing blocks should not be permitted.

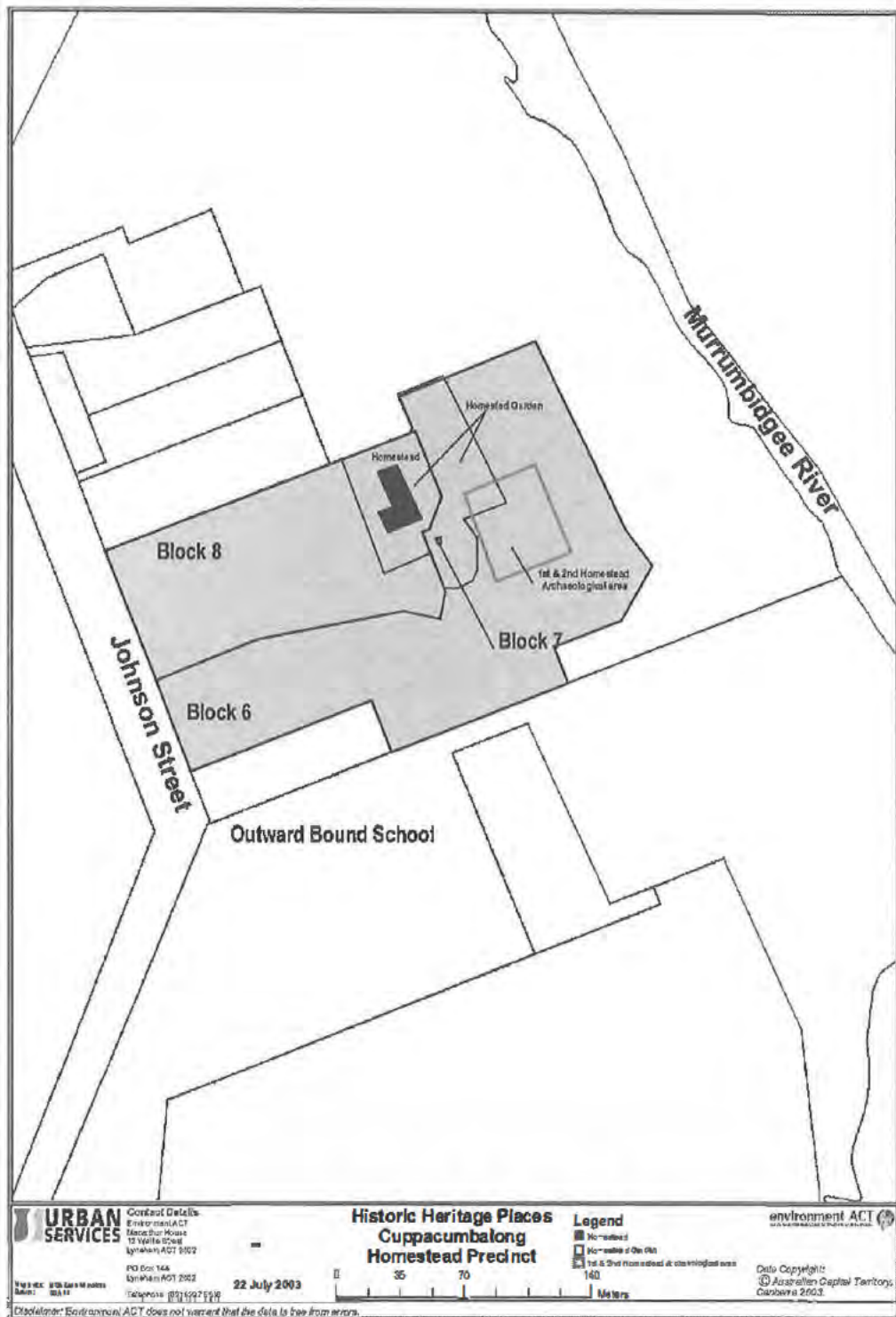
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**Access to Cuppacumbalong Cemetery Track**

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

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

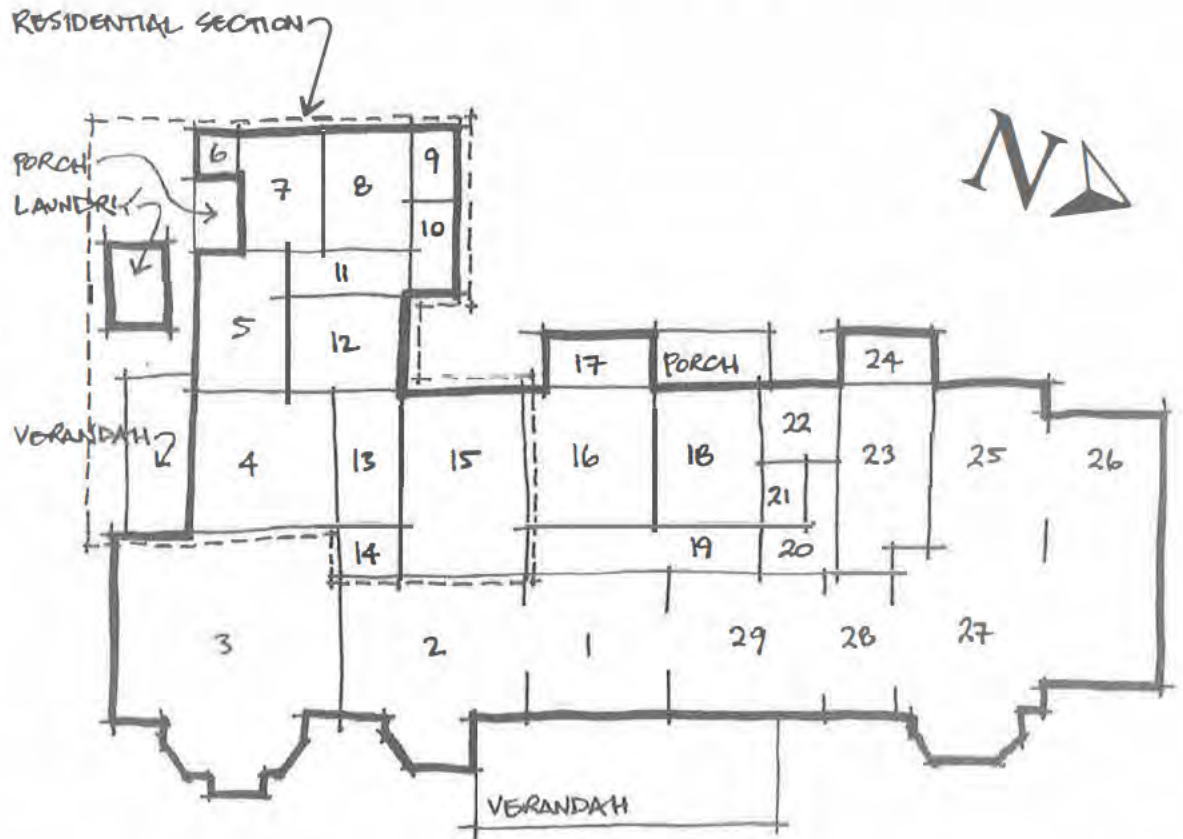
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**Figure 1. Location of Cuppacumbalong Homestead Precinct**



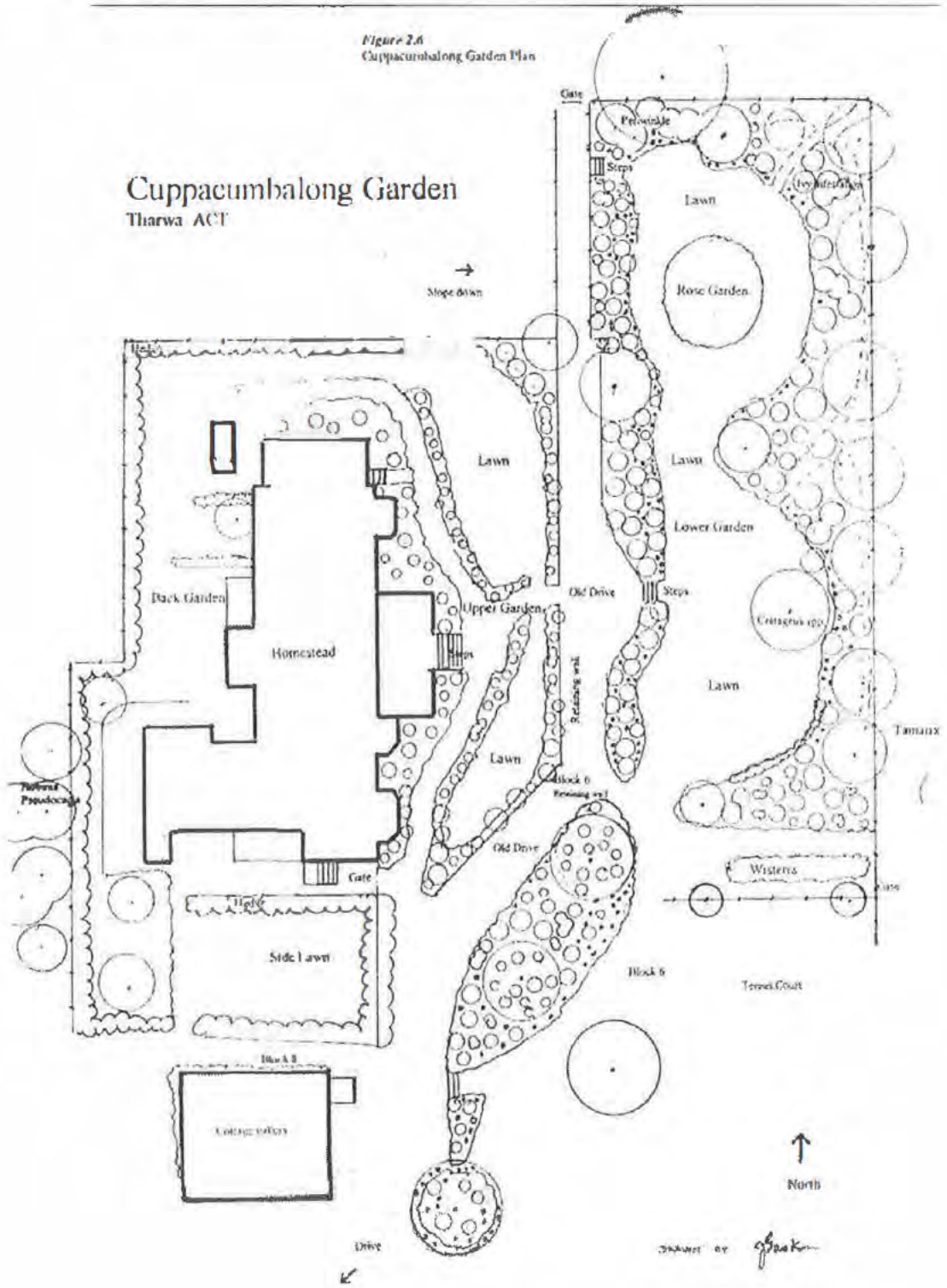
Figure 3. Schematic plan of Cuppacumbalong Homestead (D. Marshall 2002)



**Legend**

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

Figure 4. Cuppacumbalong Garden Plan



**CUPPACUMBALONG HOMESTEAD PRECINCT**

**A1 Description of Place**

**Overview**

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

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

**Current Homestead (Third homestead)**

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

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

The homestead displays fair condition and moderate integrity.

**Exterior**

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

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

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

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

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

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

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

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

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

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

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

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

~~The following comments relate to specific rooms, as noted.~~

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

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

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

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

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

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

Room 12 has a slate floor and modern plasterboard ceiling.

Room 15 has a decorative plaster ceiling.

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

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

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

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

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

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

### **The two former homesteads**

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

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

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

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

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

### **Garden**

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Associated Places**

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

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

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

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

## **A3 Historical Background**

### **European exploration**

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

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

{Moore 1982: 4}

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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