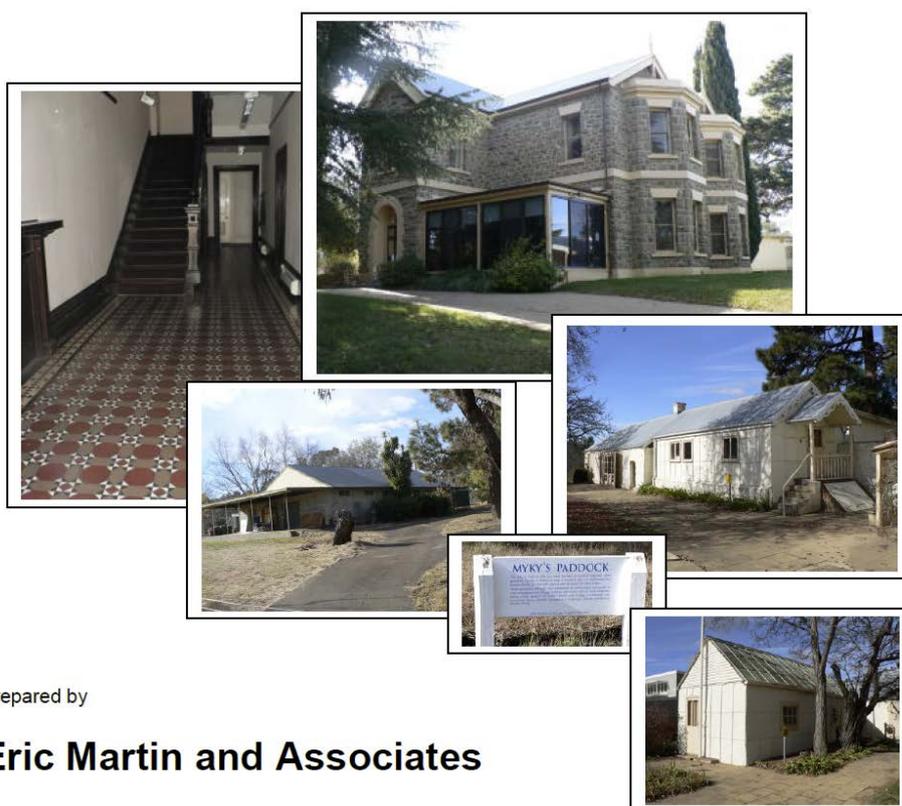


# GUNGAHLIN HOMESTEAD PRECINCT

## Heritage Management Plan



Prepared by

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For

**CSIRO Business and Infrastructure**



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13081  
**ISSUE 9**  
4 July 2014  
**FINAL**

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## EXECUTIVE SUMMARY

### Background

In May 2004 CSIRO commissioned Eric Martin and Associates to update the 1982 Conservation Plan for the Gungahlin Homestead Precinct in line with currently accepted methodologies for Conservation Management Plans.

In the intervening decades many physical changes have occurred on the Precinct. In 2002, the Commonwealth sold the whole of the Gungahlin Homestead Precinct to a private company Gunyar Pty Ltd as trustee of the Gunyar ACT Properties Trust. CSIRO now occupy the site under a 20 year lease. The Precinct has also been included on the Commonwealth Heritage List in the intervening years.

In June 2010 Eric Martin & Associates were engaged by CSIRO Business & Infrastructure to update the CMP and adapt it to a Heritage Management Plan consistent with the requirements of the Environment Protection Biodiversity Conservation (EPBC) Act 2003.

The Gungahlin Homestead Precinct study site comprises the whole of Block 348 Crace ACT. It is bounded by the Barton Highway (west) Bellenden Road (north) and Gungahlin Drive along the south and eastern property boundaries.

Gungahlin Homestead Precinct is included in the following registers:

- Commonwealth Heritage List (Place ID 105434, 22/6/2004)<sup>1</sup>.
- National Trust of Australia (ACT) Register of Classified Places.
- Register of the National Estate (Registered 24/09/2002, Place ID 102502, Place File No 8/01/000/0048). This listing does not include the whole site.

### History

A brief chronological history of the site is presented below:

c1828	Land in the area of Jerrabomberra granted to John Palmer Site of Gungahlin was part of Palmer's Ginninderra estate.
c1855	Davis Jnr inherited the Palmer properties.
1861	Sir John Robertson's (free selection) Land Act permitted selections of crown land provided residence was established. Davis Junior moved to select the Gungahlin portion of the estate.
1862-65	Original homestead Georgian-style construction, rendered brickwork two Storey house with ground floor verandah on all sites and shutters on the first floor windows. It is believed that the outbuildings were constructed during this time.

<sup>1</sup> [http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place\\_detail;search=state%3DACT%3Blist\\_code%3DCHL%3Blegal\\_status%3D35%3Bkeyword\\_PD%3D0%3Bkeyword\\_SS%3D0%3Bkeyword\\_PH%3D0;place\\_id=105434](http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=state%3DACT%3Blist_code%3DCHL%3Blegal_status%3D35%3Bkeyword_PD%3D0%3Bkeyword_SS%3D0%3Bkeyword_PH%3D0;place_id=105434)

1877-83	Edward Crace purchased the property. Major extensions to the south of the original homestead were completed. Designed by Lewis Crace, son of a prominent English designer.
188	New staff quarters constructed (precise location uncertain).
20 Sept 1892	Crace drowned while attempting to cross a flooded Ginninderra Creek. Through Mort's (personal friends) Mort & Co undertook to let Kate Crace manage the property and clear the debts in lieu of selling the property.
1915	The Commonwealth Government resumed the land as part of the new Federal Capital Territory then leased the property back to Everard Crace. Kate Crace moved to Sydney.
1928	Everard Crace died and the Crace family left the property. Dr Fredrick Watson took up a 10 year lease on the property which was subsequently extended in 1938.
1940	Dr Watson sold his lease to Mr Ambrose John Kitchen. During Kitchen's residence electricity was connected to the homestead.
1949	Kitchen vacated the property and the Department of the Interior accepted responsibility for it then gave permissive occupancy to the Canberra University College to use as a residence for diplomatic cadets.
1953	CSIRO took over occupation of Gungahlin and has remained there since extending and altering facilities as required. During the past 50 years, some of the research projects undertaken or managed from CSIRO Gungahlin have been of National significance.
2002 - present	Site sold to private owner, Gunyar Pty Ltd, and continues to be occupied by CSIRO Division of Ecosystem Sciences.

## Description

### ***Gungahlin Homestead (Building 001)***

The two wings of the Homestead are constructed in two distinct Architectural styles. The northern 1860s wing is designed in the Georgian style. It is a rectangular form with gable end to the north. The wing has a two storey rendered and paint finished core, and single level enclosed verandah to the north west. The roof the main building and verandah has bene replaced with corrugated iron.

The 1883 wing is larger and more dominant than the 1860s wing. It is constructed with sandstone walls with a small protruding entry wing on the west and double bay windowed gabled wall to the south. The roof of the 1883 wing is corrugated iron which was previously painted.

The building is externally in good condition.

### ***Servants' Quarters and Coach House***

The building is constructed on a timber frame. The long axis runs perpendicular to the homestead. The walls and hipped roof are clad in a rare profiled metal tile system which is paint finished. A stone cellar is located beneath the Servants' Quarters. The interior of the main level of the building has fibro sheet lined walls and ceilings and has polished timber floor boards. The space has been converted to a Café.

The Coach House section of the building has a similar roof as the Servants Quarters but the walls are paint finished rubble stone. The interior is unpainted rubblestone with polished timber floor and fibro sheet lined ceiling.

### ***Former Laundry***

The former Laundry is a simple rectangular building with hipped roof. The stud framed walls and roof are clad in similar metal pans to the Servants' Quarters. There are two timber framed awning windows in each of the east and west elevations.

The internal walls are ceilings are lined in paint finished fibro and canite with timber cover strips.

### **CSIRO Era Buildings**

Other than Gungahlin Homestead, Servants' Quarters/Coach House, laundry and Well, all other structures on site relate to the occupation of the site by CSIRO and were erected post 1953. The buildings can be broadly grouped into phases of growth of CSIRO's operation on site. An inventory sheet for each building on site has been prepared 92010) and is included in Appendix D.

#### **PHASE 1: 1953 to 1959**

The only surviving building of this period is the Workshop Field Stores (Building 012), the first stage of which was completed by Division staff in 1956. The building is still actively used and generally fair to good condition.

#### **PHASE 2: 1960 to 1969**

Six buildings remain from this period of growth. They range in use from Common Room to offices or specific study buildings such as the X-Ray lab, Aviary and Bug House. All of the buildings were erected by Division staff and with the exception of the Common Room (Building 004) are face concrete block walls with low pitched corrugated iron clad roofs. The buildings are more notable for their function than their design and construction.

#### **PHASE 3: 1970 to 1979**

Six buildings remain from this period. Four of the buildings are for accommodation of or providing for animals being kept on the site (Hayshed, Dingo Pens, Animal Pens). A new Caretaker's Residence was also constructed (1978).

#### **PHASE 4: 1980 to 1989**

The 1980s saw two major research laboratory buildings constructed (Building 031 and 032).

#### **PHASE 5: 1990 to 2004**

During this phase 17 building projects occurred. The works can be separated into three groups:

**(a) Prefabricated Storage Sheds**

All are typical prefabricated Colorbond sheds of the 1990s.

**(b) Rangelands**

In the early 1990s two new buildings were erected on the south eastern edge of the built zone of the site to permanently accommodate Rangelands staff moved to the site from Deniliquin. The buildings contain laboratories, offices and storage facilities (Buildings 037 and 039).

**(c) 1996 Site Redevelopment Buildings**

In 1996 a major site redevelopment was undertaken which resulted in major changes and formalisation of the north and east edges of the heritage courtyard. Cox Architects (Canberra) were engaged to manage the design process (Building 44, 45 and 46).

**PHASE 6: 2005 to 2010**

There have been no new buildings erected on site (or demolished) in this period. Some trees which were in poor health have been removed along the driveway and on the Barton Highway frontage. Generally a replacement tree has been planted in its place.

**Landscape**

Gungahlin Homestead Precinct forms a distinct cultural landscape with two major divisions:

- Land around the nineteenth century Gungahlin Homestead, along the former drive and the main dam and race identified as the Heritage Sub-Precinct Boundary in Gungahlin Homestead Precinct entry in the ACT Interim Heritage Places Register.
- The landscape pattern is one of distinctive exotic, mainly coniferous, plantings concentrating around the historic homestead building and twentieth century CSIRO buildings and along the drive.
- The grasslands north, south and west of the Homestead area are dotted with eucalypts creating a park-like effect reflective of the pre-European era and presumed earlier Aboriginal management through burning. This area also includes natural values, in particular the remnant open grassy woodland and territory of the Striped Legless Lizard.

**Statement of Significance**

The Gungahlin Homestead Precinct is of considerable significance and is representative of elements of a wealthy 19<sup>th</sup> Century rural estate. The Gungahlin Homestead (Building 001) itself, constructed in two architectural stages and styles, is a fine example of the Georgian and late Victorian styles. The external and interior details of the 1883 wing are representative of the work of noted architect John Gregory Grace.

The Gungahlin Homestead interiors although altered in some finishes retain fine examples of the detailing of Georgian and late Victorian residences including:

- The two fine cedar stairs.
- The fine entry hall and lobby with its tiled floor, cedar joinery and stair and profiled ceiling.
- Tessellated tiles floor to entry lobby, verandah and main hall.

- Profiled dark stained cedar door and window frames and architraves, skirting of two heights, stair panelling.
- Dark stained panelled timber doors.
- Original window and door furniture.

The former Servants' Quarters (Building 003), Laundry (Building 024) and roof of former Coach House are clad in relatively rare roof and wall metal tile cladding.

The approach to the Gungahlin Homestead along the winding former carriageway enclosed by pines, elms and poplars, evokes a picturesque aesthetic experience. There are a number of surviving significant plantings from the early development of the site.

The reconstructed well and main dam demonstrate the reliance on providing water to rural homesteads.

The former Servants' Quarters/Coach House (Building 003) and Laundry (Building 024) illustrate some of the additional facilities required to operate a 19<sup>th</sup> Century Homestead and their grouping around a courtyard is representative of their relationship to the Homestead.

The Gungahlin Homestead is one of few surviving 19<sup>th</sup> Century pre-Canberra Grand Estate which still maintain some rural character. The Gungahlin Homestead building is a rare example of a two storey 19<sup>th</sup> century homestead in the region. The prosperity of the rural period is conveyed in the Gungahlin Homestead and service buildings and their grouping around a courtyard. The entry drive and carriage loop (remnants) trees also demonstrate this. The transition from rural to research nature of the site is demonstrated in the design and construction of the later buildings and the numerous minor structures and fences within the paddocks.

Since the mid-20<sup>th</sup> Century, the Gungahlin Homestead Precinct has been the home of CSIRO Division of Wildlife and Ecology (and its predecessors) and was the first permanent home of the Division. The Precinct is associated with a number of significant experiments and discoveries in the control of rabbits and other animal pests. The Precinct is associated with the work of significant scientists including Bernard Fennessy, Frank Fenner, Francis Ratcliffe, Roman Mykytowycz, Harold Frith, Graeme Caughley and John Calaby. Myky's Lab is the only surviving built evidence of this work on site Building 018 and adjacent paddock is particularly associated with the work of Mykytowycz. The Division's research collection held on site in the library is a unique and significant collection of work relating to Australian Wildlife and Ecology.

Gungahlin Homestead Precinct has significance and special value to the past and present staff of the divisions of CSIRO who have worked there over the past 56 years. Gungahlin Homestead was the first permanent home of the Division and has been the principal building on Precinct since 1953. The building has always contained the reception point for the Precinct.

The variation in design and construction of the post 1953 buildings on the Precinct is demonstrative of the adaptive re-use of the site and its transition from a rural homestead to a significant modern research facility.

Early owners of the site William Davis and Edward Kendall Crace and first lessee Dr Frederick Watson were significant figures in the early settlement of the district and Watson in the establishment of Canberra.

The Precinct was used as a residential college for Canberra University College (former name of the Australian National University for a short period.

The Precinct contains a suite of over 30 native herbs and grasses, giving it moderate nature conservation value as an example of threatened grassy woodland. The endangered Striped Legless Lizard has been found in some of the undeveloped parts of the site, and these habitats

are of high significance. The Canary Island Pines near Building 004 are a rare example in the ACT.

The Australian National Wildlife Collection is a rare collection of samples of Australian animal species, eggs and research notes of potential National significance.

## **Conservation Policy**

The overall conservation objective presented in the following policies is that the Heritage Significance of the Gungahlin Homestead Precinct including built heritage places, the agricultural rural setting and identified significant trees, should be managed in a manner appropriate to conserve their significance as a rural homestead complex adapted and expanded into a modern research facility.

## **Features Intrinsic to Significance**

The following features are considered intrinsic to the significance of the Gungahlin Homestead Precinct and should be managed in line with the following policy:

- Buildings 001, 003 & 024 individually and as a group.
- Wall and roof cladding, Building 003 & 024.
- Original Windows and Doors, Building 001, 003 & 024.
- Main staircase in Building 001, 1860 and 1880 wings.
- Tiled floor to Building 001, entry hall and verandah.
- Cedar skirtings, architraves, door and window frames and door leaves in Building 001.
- Profiled ceiling in Building 001 entry hall.
- T&G profiled timber ceilings to 1860 and 1880 verandahs Building 001.
- Original carriageway and trees.
- Courtyard space between Building 001, 003, 024 & 045 as an open space.
- Original plaster and batten ceilings in Building 001.
- The exotic trees of the driveway and adjacent to the east and south of Building 001 and 007.
- The rural character of the site, setting for Gungahlin Homestead.
- Australian National Wildlife Collection (contents only, not building).

## **Conservation Planning Requirements**

**Conservation Objective 1:** To ensure that any actions which will impact on the significance of the place are based upon consider professional conservation planning.

## **Retention of Cultural Significance**

**Conservation Objective 2:** To minimise the loss of the historical integrity of the site through demolition of buildings, landscapes or features identified as being intrinsic to the significance of the place (refer Section 4.11).

### **Managing Changes to Intrinsic Elements of Significance**

**Conservation Objective 3:** To retain the historical form and architectural character of the significance of the Gungahlin Homestead Precinct.

### **Conserving the Landscape Character of the Place**

**Conservation Objective 4:** To conserve the agricultural rural setting of the Gungahlin Heritage Precinct reflecting its historical function as a farm.

### **New Developments are not to Diminish Heritage Values**

**Conservation Objective 5:** To allow ongoing use of the Precinct whilst conserving features intrinsic to its significance. New developments near the site perimeter are to be sympathetic to the existing character of the Gungahlin Homestead Precinct site and the features intrinsic to its significance.

### **Management**

**Conservation Objective 6:** To ensure that appropriate practices are in place to manage the ongoing usage of the place in a manner which protects and enhances the cultural significance of the place.

## **1.0 INTRODUCTION**

### **1.1 Background**

In 1982 a Conservation Management Plan was prepared for Gungahlin Homestead by Cox Architects and Planners. In mid 2004 CSIRO commissioned Eric Martin and Associates to update the Conservation Plan in line with currently accepted methodologies for Conservation Management Plans.

In the intervening decades many physical changes have occurred on the site. In 2002, the Commonwealth sold the Gungahlin Homestead Precinct to a private company, Gunyar Pty Ltd, as trustee of the Gunyar ACT Properties Trust. CSIRO now occupy the Precinct under a 20 year Lease.

In June 2010 Eric Martin & Associates were engaged by CSIRO Business & Infrastructure Services to update the CMP and adapt it to a Heritage Management Plan with the requirements of the Environment Protection and Biodiversity Conservation (EPBC) Act 2002.

### **1.2 Brief**

The brief provided for the project was simply to update the Conservation Management Plan for the Gungahlin Homestead Precinct to a Heritage Management Plan consistent with the requirements of the Environment Protection and Biodiversity Conservation (EPBC) Act 2003. The area for this study encompasses the whole Precinct and includes an assessment of significance and establishes appropriate management policies.

CSIRO have in place a Gungahlin Homestead Grounds Master Plan (2000 – 2002), which was prepared in-house (CSIRO Sustainable Ecosystems Site Management Committee). This document has been reviewed as part of this project.

The Draft Heritage Management Plan was submitted by CSIRO to the Department of the Environment (DoE) who have provided review comments on the Heritage Management Plan. In May 2013, CSIRO engaged Eric Martin and Associates to prepare a Final Draft Heritage Management Plan for Public Disclosure and then a Final heritage Management Plan for submission to the Minister.

### **1.3 Methodology**

The methodology adopted is in accordance with the guidelines of the Burra Charter – The Australian ICOMOS Charter for places of Cultural Significance (Australia ICOMOS, 1999) and in line with the principles set out in J S Kerr “The Conservation Plan” (National Trust 2000).

The following steps have been undertaken in the preparation of this Conservation Management Plan:

- Supplement the history from the 2004 CMP, adding in any historic events or changes and developments impacting on the place since.
- Check the accuracy (and change) of the previous description and supplement it as required.
- Update inventory sheets for the CSIRO era buildings from the 2004 CMP to identify any significant alterations, change of use or change in condition since 2004.
- Check the accuracy of the landscape section and update it as necessary.

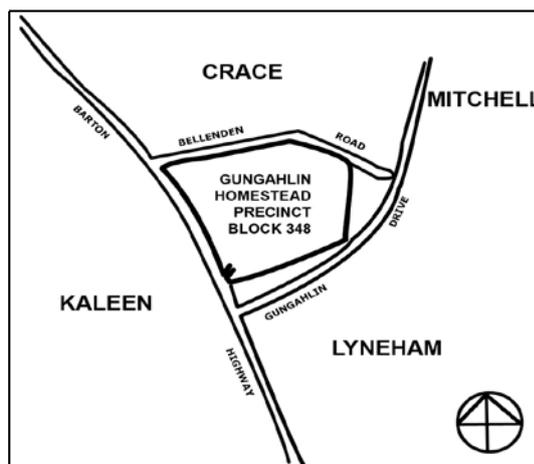
- Incorporate a summary of the condition of the buildings as they current exist.
- Review and update the analysis and statement of significance. Analysis to use the Commonwealth Heritage List Criteria as the place is listed on the Commonwealth Heritage List.
- Review opportunities and constraints particularly in light of current authority and planning controls and the ongoing use of the Precinct by CSIRO. Consider policies for management of the site should CSIRO ever vacate part or all of the Precinct.
- Review and expand Conservation Policy and Strategy.
- Review and update conservation works that may be required.
- Prepare and compile a new report.
- The Preliminary Draft Heritage Management Plan was reviewed by CSIRO.
- The report was submitted to the Minister for the Environment and the property owner for review and comment. Comments received have been incorporated in the Final Draft Heritage Management Plan (Public Disclosure issue).
- A re-inspection of the site was undertaken in June 2013 and the Physical Evidence and Inventory sections of the Heritage Management Plan updated accordingly.

#### 1.4 Site

The Gungahlin Homestead Precinct study site comprises the whole of Block 348 Crace, ACT. It is bounded by the Barton Highway (west), Bellenden Road (north) and Gungahlin Drive along the south and eastern property boundaries (Figure 1).

Access to the Precinct is now only available from Bellenden road.

Gungahlin Homestead is now located on a rise toward the north east corner of the block. New structures have been erected in a band partially encircling the original homestead building (refer Figure 2).



**Figure 01: Location Plan**

Source: EMA 2010

## 1.5 Existing Status

Gungahlin Homestead Precinct is included in the following registers:

- Commonwealth Heritage List (Place ID 105434, 22/6/2004) <sup>2</sup>
- National Trust of Australia (ACT) Register of Classified Places
- Australian heritage Council Register of the National Estate (Registered 24/09/2002, Place ID 102502, place file No 8/01/000/0048). This listing did not include the whole site.

## 1.6 Authorship

This Conservation Management Plan has been prepared by Nicholas Goodwin from Eric Martin and Associates, with review by Eric Martin.

## 1.7 Acknowledgements

We wish to thank Irene Ford and Lina Juodelyte (CSIRO Business and Infrastructure Services) for additional information and coordination and the staff of CSIRO Ecosystem Sciences for their support in allowing us access to their work areas.

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## 1.8 Limitations

No additional, pre-1954, historic research was undertaken. This covered the period prior to CSIRO's move to the Gungahlin Homestead Precinct.

The condition of the interiors of post 1900 buildings were not inspected or recorded in detail.

Some rooms in the heritage buildings were locked and not accessible on the day of inspection. The use of the rooms had not changed since 2004, nor had there been any significant works, so an inspection was not undertaken.

## 1.9 Terminology

The following terminology has been used to describe the place throughout this report:

**Gungahlin Homestead Precinct** – this term describes the whole study site. The term Precinct is also used as an abbreviated reference to the whole study site.

**Gungahlin Homestead and Outbuildings** – refers to the main homestead building in its entirety, the former Servant's Quarters/Coach House and the former Laundry building (including the courtyard area they enclose and the reconstructed well).

**Gungahlin Homestead** – refers to the main two-storey homestead building.

**Place of "the Place"** – Refers to the whole of the study site as defined in the CHL

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<sup>2</sup> [http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place\\_detail;search=state%3DACT%3Blist\\_code%3DCHL%3Blegal\\_status%3D35%3Bkeyword\\_PD%3D0%3Bkeyword\\_SS%3D0%3Bkeyword\\_PH%3D0;place\\_id=105434](http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=state%3DACT%3Blist_code%3DCHL%3Blegal_status%3D35%3Bkeyword_PD%3D0%3Bkeyword_SS%3D0%3Bkeyword_PH%3D0;place_id=105434)

listing for Gungahlin Homestead and landscape i.e. the whole of Block 348 Gungahlin ACT.

### **1.10 Consultation**

A public disclosure issue (No 2 dated 13 August 2013) was prepared for comment.

The invitation to comment was published on the CSIRO website and Public Gazette and the material was available online and in CSIRO Limestone reception. The public was able to comment on the plan from 27 August till 25 September 2013 but no comments were received.

**GUNGAHLIN HOMESTEAD PRECINCT**

*Heritage Management Plan*

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**Figure 02: Aerial Photo**

Source: Google Maps, July 2010

## 2.0 HISTORY

The following documentary evidence section is a condensation of the history contained in the 1982 Conservation Management Plan (CMP) up to Section 2.9 CSIRO era. From there on the history was rewritten and updated in 2004 using current resources. The references for the 1982 CMP history have not been copied across to this report.

**Note:** *A brief chronological history of Gungahlin is included as Appendix A to this report.*

### 2.1 The Site Before 1860

Land in the district at Jerrabomberra was granted to John Palmer in about 1828 after Dr Throsby's exploratory missions of 1820 – 21. The grant was made in recognition of Palmer's services to the colony as Assistant Commissary General. Palmer was purser on the "Sirius" when he arrived with Captain Arthur Phillip as part of the First Fleet. Palmer died before being able to take up this land. His son, George Thomas Palmer Senior, was a retired Lieutenant in the 61<sup>st</sup> Regiment of Foot. He took possession of the grant in the early 1830s and also acquired a large area of Ginninderra where he erected a homestead about three miles distant from the present Gungahlin site.

He became the first squire of Ginninderra. At this time the land at Gungahlin was leased from the Crown. Collectively, the property was known as Palmerville but the name Ginninderra persisted. George Thomas Palmer Jnr succeeded his father and became the second squire of Ginninderra. Palmer Jnr's sister Susan Adriana married William Davis Jnr, the son of William Davis Snr of Booroomba, the then manager of the Palmer properties, on the 11<sup>th</sup> April 1850. Shortly after, Davis Jnr and his wife inherited the Palmer properties.

There is another story about the acquisition of the Palmer properties by Davis Jnr. Davis Snr is reputed to have bought Ginninderra and passed it on to his son.

### 2.2 William Davis Jnr

Davis Jnr was the third squire of Ginninderra. The couple were childless but adopted a nephew Earnest Palmer and a niece, May Davis. In 1860 Davis Snr sold Booroomba and moved to live at Ginninderra.

After the Robertson Land Act was passed in 1861, Davis Jnr moved to select the Gungahlin portion of the Ginninderra estate. It appears that there were some existing farm buildings of the Ginninderra estate on the Gungahlin selection. About 1862 Davis started building a home at Gungahlin. By 1865 the house had been finished and was rendered brickwork with Georgian 12 pane double hung windows.

On the ground floor there were three main rooms including the kitchen and dining room and three rooms, probably all bedrooms, upstairs. An indication of the plan is provided in Figures 3 and 4.

There were several small ground floor rooms to the west. All of the external doors were half glazed and on the west were several small, high level 12 pane, central horizontal pivot windows. Wide ground floor verandahs lay on the north, east and west sides. There is no known evidence that there was a verandah to the south, though it seems probably.

Timber shutters were fitted on the upstairs windows (see Figures 5 and 6). The roof was metal tiled. The three chimneys each had brick coursing. The fire surrounds, mantles, doors, skirting and windows were cedar. Susan Davis planted some of the trees around the house and along the driveway.

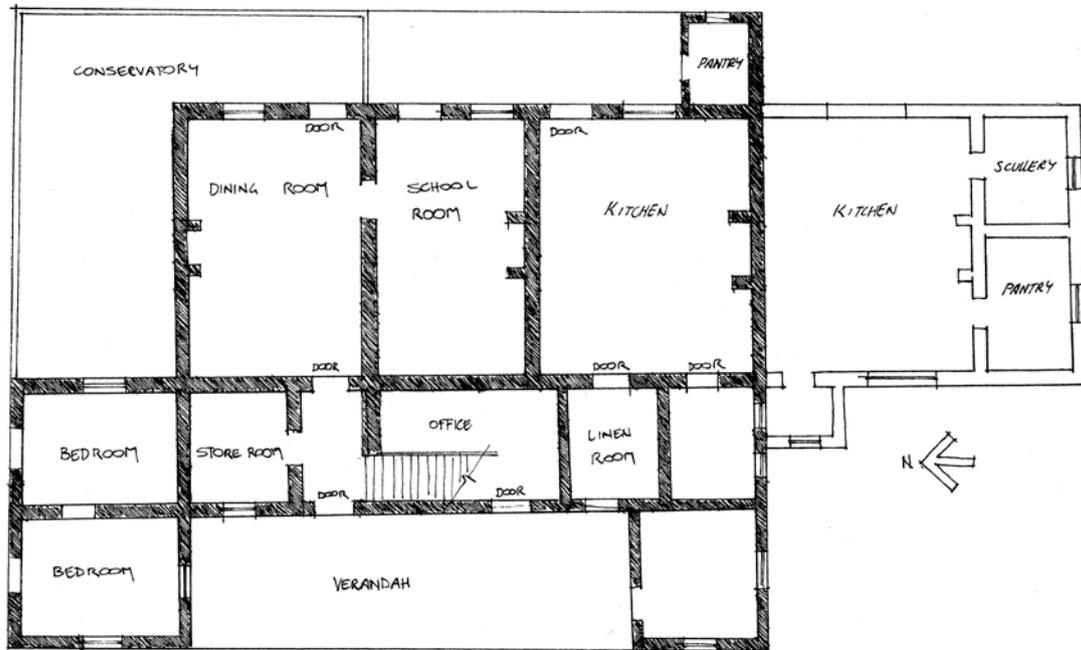


Figure 03: Crace House Ground Floor Plan 1881

Source: 1982 CMP

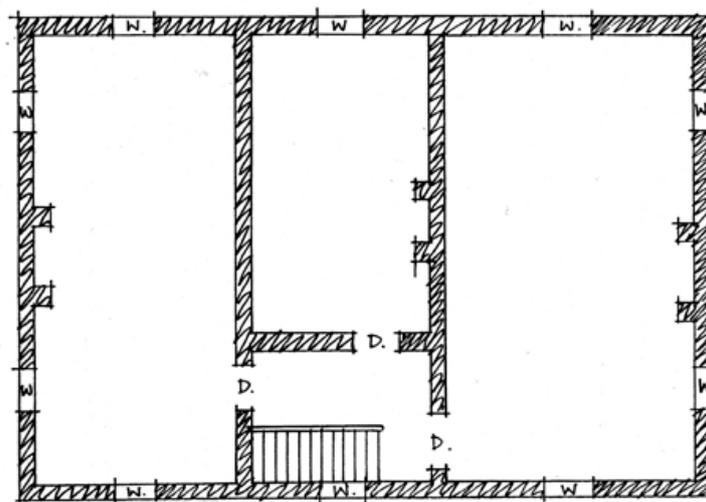


Figure 04: First Floor 1865 – 1882 Probable Plan

Source: 1982 CMP

The coach house cellar and laundry may date from this period.

A touring correspondent briefly described the house in 1871:

*“About five miles from Duntroon is Gungahline, the new residence of W. Davis, Esq, JP of Ginninderra. (Sic) This is also a fine building, erected on a commanding portion, in fact, overlooking many miles of country.”*

In 1873, Henry Hall sold his property of Charnwood to Davis Jnr. This made Davis' combined holdings 20,150 acres. In 1877 Earnest Palmer (Davis's adopted nephew) was killed at the Queanbeyan show while trying to jump a horse over a six rail fence. This event shattered Davis Jnr who shortly afterwards sold his prized horses and his property. Later he moved to Goulburn.



**Figure 05: East View of 1860s House c1915**

Source: Figure 35, 1982 CMP



**Figure 06: East View of 1860s House c1922**

Source: Figure 36, 1982 CMP

## **2.3 Gungahleen**

Up until Davis Snr sold it, the property seems to have been called Ginninderra after the cottage and place of initial settlement. Even after Davis Jnr moved to his new house the name of the property did not change.

His new house was named Gungarline and the locality has been born this name, or similar names to Gungahleer, Goondarline or Gungarline. Some of these appear to have been Aboriginal expressions, although Davis Jnr did have a horse called Goongarline. While Ginninderra was the centre for the farm work and the name of the area, local store and post office, the name Gungarline had limited use. It was when Edward Kendall Crace bought the property and made Davis Jnr's house the working centre of the property, that the name Gungarline came to be applied to the properties.

This name was only used for a short time as it was shortly replaced by Gungahleen. Ginninderra still remained an important locality in its own right and the name continued to be applied to the old cottage, the store and the immediate environs.

At the time of resumption, the area name had been changed to Gungahlin, and the surveys of this period refer to Gungahlin Homestead, though the field books refer to Gungahleen. The house was still known to its occupants as Gungahleen up until the late 1930's. At some time during the 1940s the name was changed to Gungahlin. This name has continued in use for the area and Homestead.

## **2.4 Edward Kendall Crace**

In 1877 Edward Kendall Crace negotiated the purchase of Ginninderra/Gungarline from Davis Jnr. Some Histories indicate that Crace and Davis Jnr went into a partnership. What is more likely is that Crace bought the property on conditional purchase in 1877 and over the next few years paid Davis Jnr in regular instalments until the purchase was complete. On 29 September 1878 Crace transferred Gungarline or parts of the property to his wife's trustees, Henry and the Rev H W Mort.

The purchase of Gungarline made Crace the fourth squire of the district. Crace made the home at Gungarline the centre of his activities, and he later named the property Gungahleen.

There were some legal difficulties in settling the title but it appears that these were settled by 1880. In December of 1879 Crace received from his father in England, wallpapers for Gungahleen.

In January 1880 John Ryan of Ginninderra disputed the Crace title to Morisset's original holding of 728 acres. There was much dispute, legal action and the matter was debated in the Legislative Council of NSW. Eventually Crace was given "quiet" possession of the extra acreage; again the title was not changed and the matter dragged for years afterwards.

In 1880 Crace bought Charnwood making Gungahleen one of the largest properties in the district.

In 1880, Crace was having problems with accommodating his family in the Davis house. He wrote to his parents concerning possibilities of extending the house. Any extensions would, he wrote, have to be small because of a shortage of funds.

In 1881 Crace sent a rough pencil plan of the ground floor of Gungahleen including his proposal for an extension of the house to the south to his father in England (see Figure 3). This plan reveals the addition of the two bedrooms on the north west, under and accessible from the verandahs. These are believed to be the strangers' bedrooms and are annotated as bedrooms. It is unclear when they were built, but it seems likely, given Davis Jnr's close association with Ginninderra, and his small household, that Crace with his growing family was responsible for them. Also noticeable from this plan is the conservatory on the north and east verandah. On the south west verandah is another small room and there is a pantry on the south east. These

verandah rooms would appear to be additions to the original Davis house.

In 1883, Crace finished a major extension to Davis Jnr's original house (see Figures 7, 8 & 9). The upshot of sending his sketch plan to England in 1881 was that through John G Crace, Lewis Crace, his brother and architect prepared the documents necessary for the extension.

**Note:** A description of the interior of the 1883 addition has been included at Appendix B.

Also built at this time was a two storied block joining the two wings and sympathetic to the original Davis homestead. On the ground floor was a kitchen, pantry, a store with shelving and a toilet with wash stand. In the pantry were the bells and a sink. One the first floor was a bedroom, another room and toilet. (This is referred to as the joining block.)

In the kitchen was a large wood range with a water jacket surrounding the range and supplying hot water. Next to the range was a baker's oven. Behind the oven and range in the pantry was the tank for the hot water.

On the outside, the new wing of the house was coursed, rough faced sandstone. This stone may have been quarried from Black Mountain. Prominent on the south face were the two large bays above which rose gables, tipped with ornate finials (see Figure 7).

The timber blinds were a mid tone. The verandah roof was painted in a two coloured stripe (see Figure i). The sills, string courses and lintels appear to be either unpainted or a mid-tone colour.

The joining block was either unpainted or painted in an off-white colour. Many pipes were wall mounted on this joining block. In the front of the joining block there was a lattice screen. Some distance in front of the main house was the rose garden (see Figure 9).



**Figure 07: View of House from South West c1890**

*Source: Figure 6, 1982 CMP*



**Figure 08: View of House from bottom of Carriage Loop c1890**

Source: Figure 7, 1982 CMP



**Figure 09: View of House from South c1890**

Source: Figure 8, 1982 CMP

A large number of trees and roses were ordered and planted at this time which blocked off one of the local rights of way used by selectors. Some of these selectors damaged fencing and the orchard when attempting to re-establish their road way.

In 1885 Edwards was in England purchasing Devon cattle from the Queen's farm at Windsor and from the herds of Lord Falmouth. When he returned to Gungahleen he was able to set up a Devon stud in 1886. Also in this year Crace had 5000 acres surveyed into 200 acre blocks for leasing. In August of 1887 Crace had installed the first private telephone in the district, which was connected to the Ginninderra Post Office.

In August 1887 Crace was attempting to raise a loan using the property as collateral. At the time the property was described thus:

*"The mansion of Gungahleen is a most substantial character and surrounded with excellent improvements including large orchard (1400 trees) kitchen garden, avenue of English trees and shrubs, dam forming miniature lake with windmill pump and gear supplying home with water."*

The orchard was about 5 acres in area. In 1888, Crace had Hudson Bros. of Sydney build new staff quarters.

In 1890 Crace and family went to England on the P&O Liner Arcadia. One purpose of the trip was to give his children a good English education; he also took the opportunity to buy more cattle and sheep for his stud.

While in England Crace received news of a crippling financial crisis. He decided to return to Australia. The deep economic recession forced Crace to heavily mortgage his property in 1892. Later in that year on 20 September Crace, was killed along with his groom trying to cross the flooded Ginninderra Creek at a crossing near to George Harcourt's store, close to Ginninderra Cottage. The executors of his will were James Johnson, a solicitor and Laidly Mort. It was only because of the close ties of the Crace family with Mort & Co that saved Gungahleen from a sale to pay probate. Mort & Co undertook to let Kate Crace and the manager of the property, work to clear the debts on the property. Grant was succeeded by a Mr Atkinson as manager of the property. By 1900, Everard Crace had undertaken the management of the property.

Edward Crace was prominent in the social and business affairs of the community including:

1978 – Chairman of Weetangera School Board

1882 – Church Warden or Officer, St John's Church

1892 – Visiting Justice, Queanbeyan Gaol

The Alter Rails at St John's were donated by Kate Crace in memory of Edward.

One lych gate at St John's commemorates Kate and Edward, Blanche and Everard. It was donated by the parishioners of the district in memory of the family.

## **2.5 Everard Crace**

When Edward Crace returned to Australia in the early 1890's, Everard was left in England at Charterhouse School. He returned to Australia to manage Gungahleen. In December 1903 Everard married Blanche Lingen at St Marks, Darling Point.

From 1903 Everard and family were living at the old Cottage at Ginninderra where they remained until 1915 when they moved back to Gungahleen.

In 1905, the woolshed was burnt down and a new one was built a short distance away. Also in 1905 the spring races were held at Gungahleen.

In 1911 the Commonwealth of Australia created the Federal Capital Territory. As part of the Territory, the Commonwealth resumed Gungahleen in 1915 and large areas surrounding. In 1915 Kate Crace and her unmarried daughters, Dorothy and Bessie moved to Sydney while Everard and his family moved into Gungahleen which they leased along with 400 acres. Everard returned from the war in poor health, and died two years after his wife in 1928. The Crace family left Gungahleen after Everard's death in 1928.

Everard was very active in local affairs holding a number of executive positions including:

1901 – Vice President Ginninderra School of Arts

1902 – Vice President Ginninderra Race Club

1905 - Only President Ginninderra Farmer's Union

A description of the Homestead building and photos as the time of resumption by the Commonwealth, is included in Appendix C.

The plan of the Homestead and out buildings in 1915 is shown in Figures 10, 11 & 12. Into the 1920s and up until 1928 when the Crace family left Gungahleen a number of further changes took place. By 1922, the east verandah had been made half weather board and the top was 6 pane centre horizontal pivot windows. At the same time a small room with a low ceiling was in the corner of the scullery and the eastern verandah. This room was rendered brickwork and was demolished before the 1920s.

At some time after 1915 the door from the dairy to the Servants' Quarters was closed up. A new bathroom was made on the first floor in the joining wing.

The hall was redecorated such that an imitation brown wood paint/wall paper was applied as a dado to the walls (see Fig 13). On top of this it was trimmed with a small bead. Above this was a lighter wallpaper.

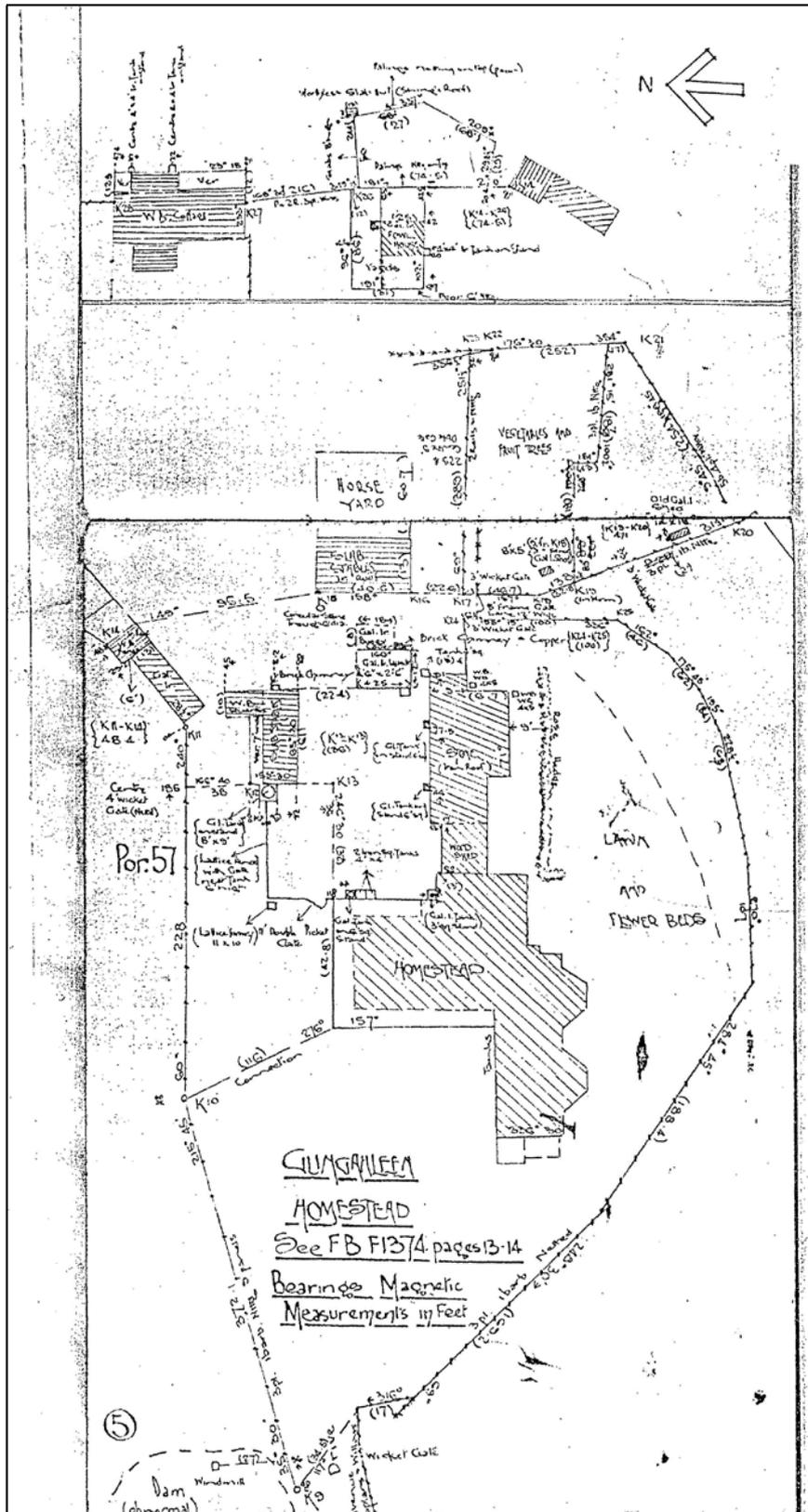
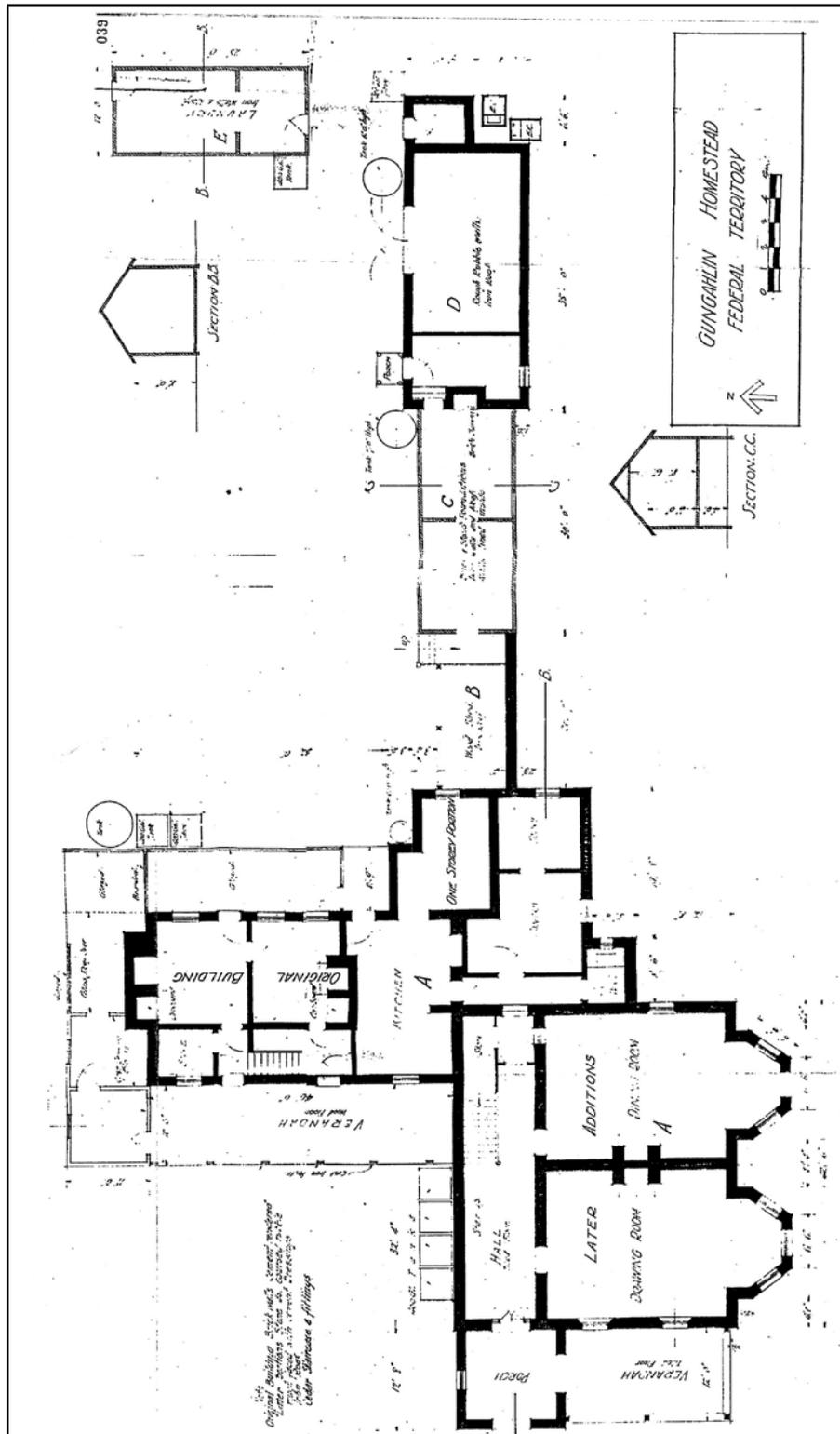


Figure 10: Part of Field Book for 1915 Survey

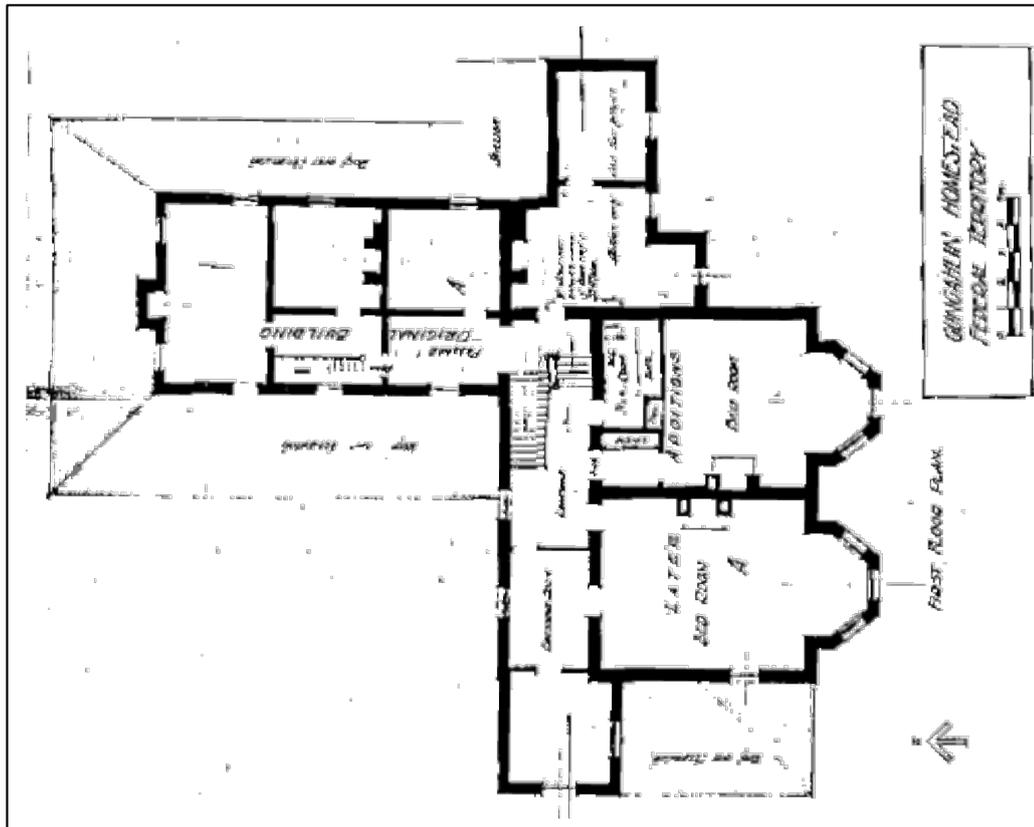
Source: Figure 25, 1982 CMP



**Figure 11: Ground Floor Plan c1915**

Source: Figure 29 & 30, 1982 CMP

Note: This image as been digitally altered to combine two photos to make the one image.



**Figure 12: First Floor Plan c1915**

Source: Figure 31, 1982 CMP

## 2.6 Dr Frederick Watson

On the 14 June 1928 Dr Frederick Watson of Sydney took up a ten year lease on Gungahleen. Dr Watson was the honorary librarian and trustee of the Public Library of Sydney from 1910 – 12. He was appointed editor of Australian Historical records in 1912 by the Commonwealth Government. The Historical records of Australia were published in 33 volumes between 1914 and 1925. In 1929 he was briefly elected as a member of the Federal Capital Commission. He published “Brief History of Canberra” in 1927, including a very brief mention of Gungahleen, but this book was written before he was in residence at Gungahleen. Dr Watson had three daughters and a son. One daughter, Sheila was married from Gungahleen.

Dr Watson maintained a small farming interest and in 1933 this included 7 horses, 2 cattle, 1023 sheep on an area of 764 acres. The house was lit by carbide gas from a gas generator east of the stone coach house.

The white residue from the gas generation process was used as a paint on fences close to the house. Gas lighting was used less and large numbers of kerosene lamps were deployed around the house. Sometime during Dr Watson’s stay at Gungahleen, Lady Isaacs, wife the Governor General, Sir Isaac Isaacs planted a tree to the southern end of the carriage loop (there is no indication of where this tree was or if it survives in 2004).

During the Watson period there were a number of minor alterations made to the Homestead. On the northeast corner of the 1860’s verandah a new masonry room was built and this was used as

a meat and dairy house. A sink was located in the northeast corner of the kitchen.

Throughout the house cedar picture rails were installed. In the drawing room and bedrooms the rail was painted, elsewhere it was stained (see Figure 13 and 14). Staff toilets were installed in the eastern ground floor store

In 1928 Watson added a second bathroom upstairs<sup>3</sup>.



**Figure 13: Drawing Room in the 1930s**

*Source: Figure 40, 1982 CMP*



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<sup>3</sup> P Watson personal comment annotation on EMA copy of 1982 CMP

**Figure 14: Hall in the 1930s**

*Source: Figure 42, 1982 CMP*

In the drawing room, above the picture rail was white painted. The ceiling cornice and wall below the picture rail were painted a mid-tone colour. Curtains were hung off large timber curtain rods.

Outside a number of other changes had also taken place. A large water tank had been raised on a timber stand to the south of the joining block. Over the scullery two water tanks were mounted on a timber platform (see Figure 15).



**Figure 15: Back Court Yard in the 1930s**

*Source: Figure 41, 1982 CMP*

In the garden a rock lined path was made across the island formed by the carriage loop. A new tennis court was installed south of the house. The existing earth court was below the dam level behind the poplars<sup>4</sup>.

Gungahleen in the 1930s was a popular place for the local pilots to land their planes, turn them around and head back to the city and airport. One of these planes was known as the 'Flying Flea'.

At this time the cottage to the north of the main house was occupied by the De Smet family. Mr Jules De Smet was in the employ of Dr Watson. Also there was a cottage at the front entrance to Gungahleen off the Barton Highway. This cottage was rented to the Ashworths. In 1938 Dr Watson surrendered his lease and took out a new 20 year lease form 21.1.38 to 30.6.58.

## **2.7 Ambrose John Kitchen**

On 10 April 1940 Dr Watson sold his lease to a Mr Ambrose John Kitchen. Kitchen attempted to auction his lease in 1949 and in an advertisement on 9 April, Gungahlin was described as a:

*"Two stored stone, pise and concrete structure in good condition of about 8,000 square feet in the main building comprising large reception and dining rooms, with attractive reception hall and staircase, eight bedrooms plus four servants' bedrooms, three*

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<sup>4</sup> ibid

*bathrooms with kitchen and offices, with electric light, hot and cold water and sewerage connected. The outgoings comprise garages for up to six cars, storerooms, sheds, dairy and other sheds, and two cottages for staff or letting.*

The reference to pise and concrete is an error.

Kitchen vacated the property by the 1<sup>st</sup> August 1949.

Sometime during Kitchen's occupancy, the name of Gungahleen was changed to Gungahlin.

Electricity and town water was connected to Gungahlin during this time<sup>5</sup>.

## **2.8 Canberra University College**

In July 1949 the Council of the Canberra University Collee (later to become the Australian National University), considered a proposal to use Gungahlin Homestead as a residential hall for students. The Department of the Interior purchased the lease for Gungahlin in 1949. It was decided that the Homestead would not be leased as before, but rather that the University be given permissive occupancy.

The University used the Homestead, two cottages, outbuildings and about 46 acres. The gardens were maintained by the Parks and Gardens section of the Department of the Interior. It was planned that the Homestead would accommodate 30 students with another 24 to 30 in outbuildings or new residential buildings.

A doorway was put through to the ground floor bathroom from the scullery. The bathrooms were generally upgraded but there are no further details about upgrading work.

Occupation was planned for March 1, 1950. In the interim a caretaker, Mr Cater and his family were brought out from England and installed to look after the house and prevent squatting. He and his family occupied six rooms. It appears that after occupation, this family stayed. Mr Cater was employed as a porter or general factotum and Mrs Cater was a housekeeper/cook. They moved from the Homestead to one of the cottages during or shortly after the period of refurbishing. Extensive renovations were made to the cottage just north of the main house. Later, Agnes Bonner became the cook.

On the 11 or 12 March 1950 the Gungahlin Hall of residence was opened.

The Homestead was, as it turned out, occupied by fewer than half the estimated number of students. As well as the main house students were housed in the servants' quarters. Many students were cadets from the Department of External Affairs. The higher levels of occupancy originally proposed were contingent on renovations and additions which never took place. From the beginning the type of Residential hall was considered experimental as a form of student accommodation.

In their first year, the students held dinners, film nights and parties under the supervision of the Warden, John Clark or his deputy. The lawn tennis court had been eroded by rain prior to the Hall's opening. It was repaired and re-seeded by the Parks and Gardens section. ON weekends the tennis court was occasionally used.

Students were bussed daily to Hotel Kurrajong and latterly the Melbourne Building. At the Homestead they maintained a vegetable garden and used the orchard to supply their needs. Wood fires were used to heat the house, though electric radiators were available. It was up to the

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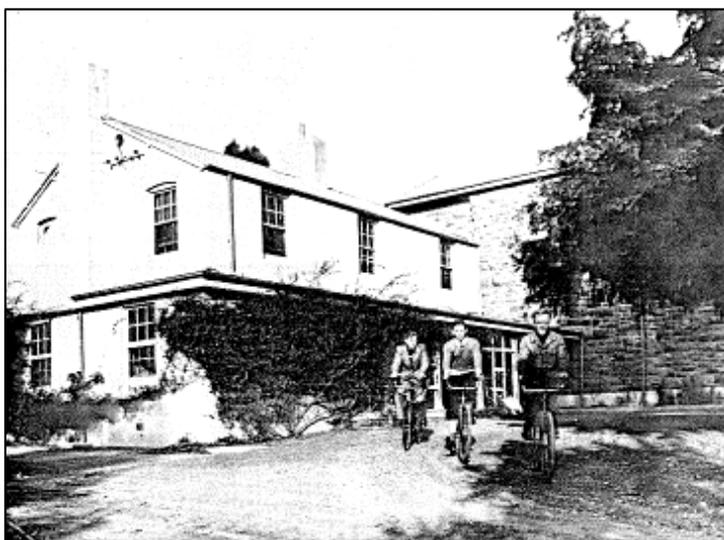
<sup>5</sup> ibid

Warden and students to forage for timber, often from neighboring farmlands.

In addition to the housekeeper who was also the cook, there was a scullery made and a part-time waitress. These staff was housed separately.

The wood range in the kitchen was still in use, although the hot water service was fired wit coke. In 1950 the Warden reported a large tree planting campaign. Parks and Gardens supplied 320 pines which the Warden and the students planted around the gardens and down the driveway.

In 1950 the Homestead was in poor repair, particularly the bathrooms and in December the house was closed for repairs.



**Figure 16: 1860s Wing, c1950s**

*Source: Figure 46, 1982 CMP*

As part of the renovations and maintenance on Gungahlin, the Homestead was painted externally; (see Fig 16) the 1860's house, the lintels, sills and stringcourse on the 1883 house. The strangers' bedrooms had been rendered and painted in the same style as the Davis house. Flyscreens had been fitted to the windows. The brick coursing on the chimneys had by this time been removed and the chimneys repaired. The rain heads on that part of the house had also been removed. A door had been put through to outside form the scullery and a window put in the north wall of the scullery.

The door from the kitchen to outside had been made into a window. In the conservatory there was a concrete hob around the outside wall. A door had been installed in the centre of the northern wall of the servants' quarters. A new wall was put in to create a corridor in the first floor joining block toilet. The layout of the bathroom on the first floor adjacent to the main bedrooms was slightly altered.

By August 1951 an electric stove was installed in the kitchen. In 1952 the house reopened for students. The residence was used by the Warden and his deputy, (who was a lecturer for most of the time), External Affairs cadets, and officers of the Department of External Affairs. There were one or two other students; however, for the most part the house was used by people connected with External Affairs.

The College thought that Gungahlin was too far from Canberra to be fully effective though the main disadvantage of using the house was its high running costs.

Gungahlin was run at a loss by the College who began to offset this loss by seeking funds from the Department of the Interior. As Gungahlin can be used more by External Affairs, that Department undertook to fund its operations in 1952. The issue of the continued use of Gungahlin came to a head in early 1953 before the new academic year.

The Department of the Interior and the Principal (Tom Owen) of the Canberra University College were duly notified that no funds would be forthcoming for the continued use of Gungahlin. On 1 April 1953, the University College advised the Secretary of the Department of External Affairs that Gungahlin would close as a Hall of Residence on 23 May 1953.

## **2.9 CSIRO**

### **2.9.1 OVERVIEW**

The CSIRO Wildlife Survey Section (now Ecosystem Sciences) moved to the Gungahlin Homestead Precinct in October of 1953.

The Division began in 1949 as the CSIRO's Wildlife Survey Section. Its purpose was to take a national approach to controlling rabbits, a major pest for primary industry and to begin studies into Australian fauna. In 1962, after more than a decade devoted largely to rabbit studies, the Wildlife Survey Section was renamed the Division of Wildlife Research. This and subsequent name changes represented a realignment of scientific direction and the incorporation of units from other CSIRO divisions, as the Division moved from research on single animal species towards a broader ecological approach. When the CSIRO's Rangelands Research unit joined the Division of Wildlife in 1982, the Division was renamed the Division of Wildlife and Rangelands Research. A further name change to the Division of Wildlife and Ecology, occurred when 40 staff from the former CSIRO Divisions of Water and Land Research and Forest Research joined the Division in the mid 1980s.

In October 1953 the Gungahlin Homestead Precinct became the Headquarters of the CSIRO Wildlife Survey Section. In 1954 a specialist Wildlife Library was established at Gungahlin<sup>6</sup>.

Initially the existing buildings were adapted to CSIRO's processes. Over the years new buildings have been erected, some of which have since been removed. With the expansion of CSIRO's operations on the precinct, some of the 19<sup>th</sup> Century buildings, structures and fences have been demolished (refer Figure 17).

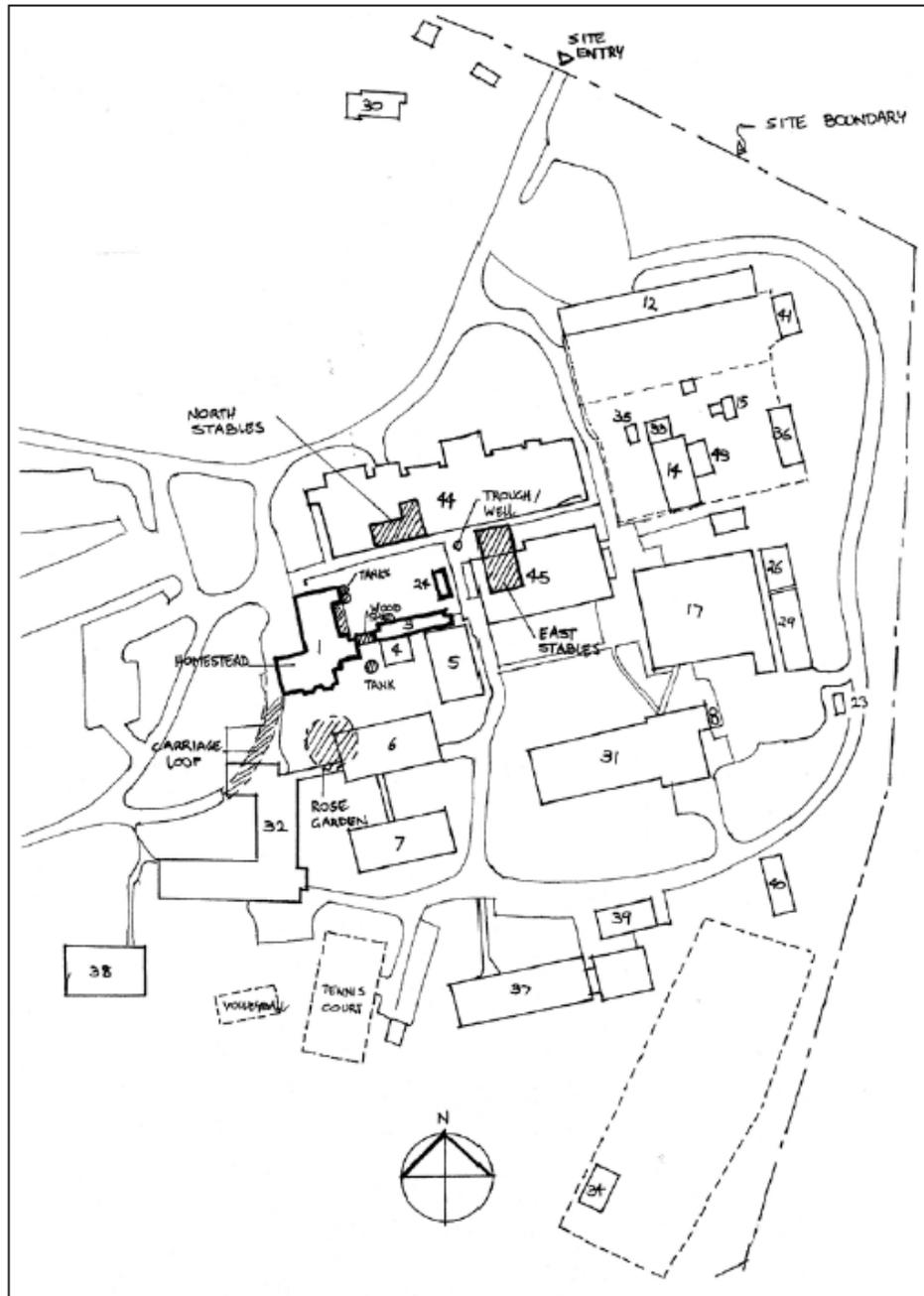
The earliest surviving CSIRO structure is Building 012, the Workshops and Field Stores. The first stage of this was erected in 1956. (The location of CSIRO Buildings is shown on Figure 18).

Between 2010 and 2012 the CSIRO Division of Sustainable Ecosystems merged with the Division of Entomology to form the Division of Ecosystem Sciences. The Gungahlin based staff were relocated to the Black Mountain Campus (where Entomology were already located). The National Wildlife Collection has remained on site. CSIRO also continue to use a number of storage buildings on the site and use some of the paddocks for research projects. The ACT Government also presently sublease one building on site.

CSIRO are currently considering options for how the accommodation and facility of the site fits into their corporate operational and accommodation requirements.

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<sup>6</sup> "Of Beauty Rich and Rare – Fifty Years of CSIRO Wildlife & Ecology", CSIRO 1997 Survey Beatty & Sons Pty Ltd, Sydney, page 69



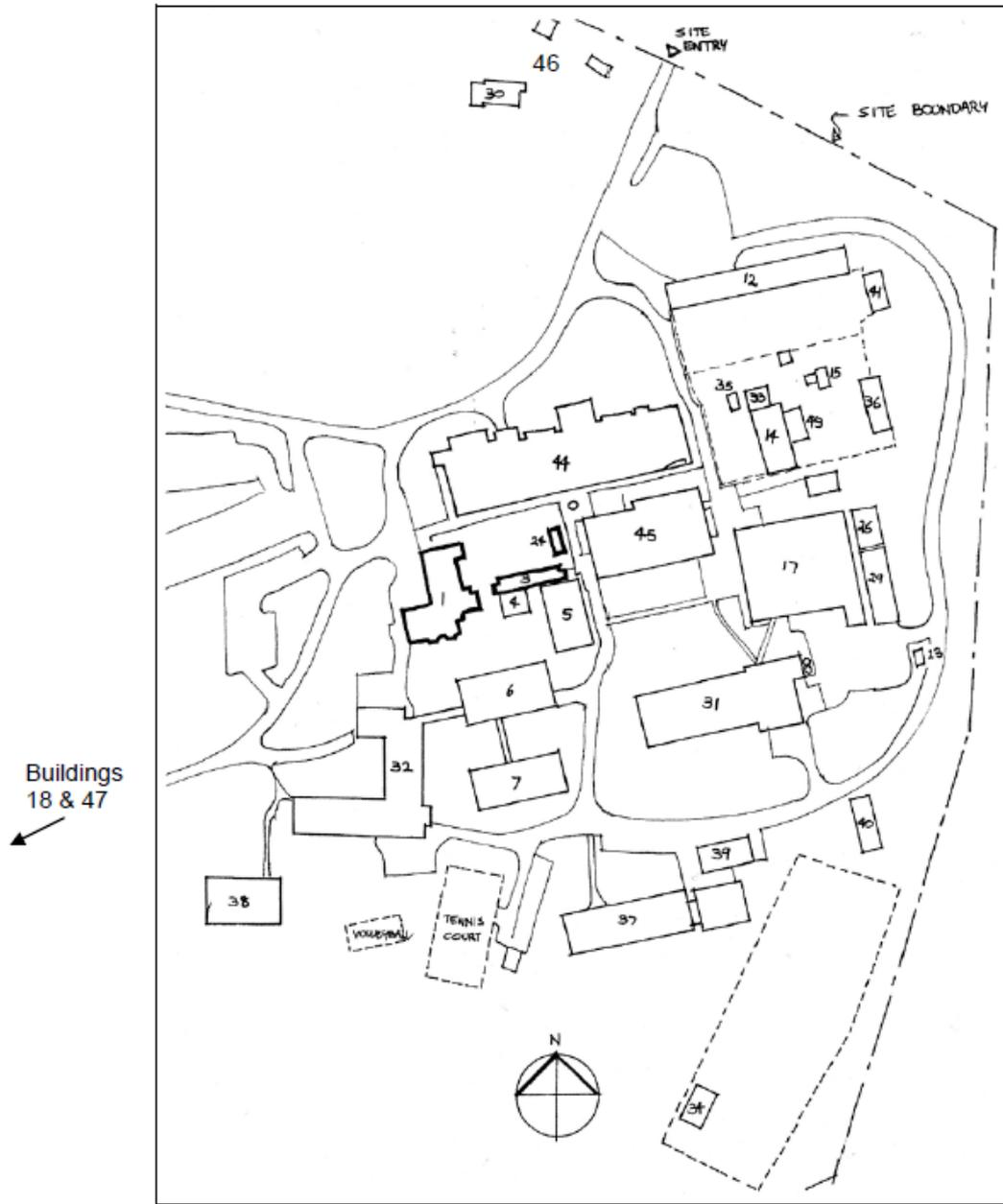
**LEGEND**

- |                               |                                  |                          |                              |
|-------------------------------|----------------------------------|--------------------------|------------------------------|
| 1. Homestead                  | 14. Store                        | 30. Caretakers Residence | 38. Environment ACT          |
| 3. Servants' Quarters         | 17. ANWC Building                | 31. Animal House         | 39. Soil Laboratory          |
| 4. Common Room                | 22. X-Ray Lab                    | 32. Laboratories         | 40. Glass House              |
| 5. Global Change Lab          | 23. Bug House                    | 33. Store                | 41. Tractor Shed             |
| 7. Francis Ratcliffe Building | 24. Herbarium                    | 34. Animal Pens          | 43. Store                    |
| 12. Workshop/Field Stores     | 25. Light Controlled Experiments | 35. Store                | 44. Graham Caughley Building |
| 13. Aviary                    | 26/29. Dingo Pens                | 36. Store                | 45. John Calaby Building     |
|                               |                                  | 37. Rangelands           | ☒ Demolished Elements        |

NOTE: Building numbers used on plan correspond to building numbers on the HMP Inventory Sheets.

**Figure 17: Plan of Demolished items (since 1953)**

Source: EMA



**LEGEND**

- |                               |                                  |                          |  |
|-------------------------------|----------------------------------|--------------------------|--|
| 1. Homestead                  | 14. Store                        | 30. Caretakers Residence | 38. Environment ACT                              |
| 3. Servants' Quarters         | 17. ANWC Building                | 31. Animal House         | 39. Soil Laboratory                              |
| 4. Common Room                | 22. X-Ray Lab                    | 32. Laboratories         | 40. Glass House                                  |
| 5. Global Change Lab          | 23. Bug House                    | 33. Store                | 41. Tractor Shed                                 |
| 7. Francis Ratcliffe Building | 24. Herbarium                    | 34. Animal Pens          | 43. Store  |
| 12. Workshop/Field Stores     | 25. Light Controlled Experiments | 35. Store                | 44. Graham Caughley Building                     |
| 13. Aviary                    | 28/29. Dingo Pens                | 36. Store                | 45. John Calaby Building                         |
|                               |                                  | 37. Rangelands           | — Pre CSIRO Era Pastoral<br>Historical Buildings |

NOTE: Building numbers used on plan correspond to building numbers on the HMP Inventory Sheets.

**Figure 18: CSIRO Buildings Location Plan**

Source: EMA

## **2.9.2 RESEARCH UNDERTAKEN AT GUNGAHLIN**

Since 1953, CSIRO scientists based at the Gungahlin Homestead Precinct have undertaken significant research into animal behavior, which has had a far reaching economic impact on Australia.

In the early 1950s CSIRO Wildlife and Ecology staff were at the peak of activity in the fight to eradicate rabbits. The myxomatosis virus had been researched by CSIRO scientists (and others) from the 1930s but it was only in the late 1940s and early 1950s that the campaign achieved success at epidemic levels.

The Bureau of Agricultural Economics estimated that the production increase in the sheep and wool industry in 1952-53 as a result of myxomatosis was worth more than £30 million<sup>7</sup>.

Key scientists involved in the (CSIRO) research included Francis Ratcliffe, Bernard Fennessy, John Calaby, Roman Mykutowycz and Frank Fenner (ANU). The myxomatosis research established the Wildlife Survey sections legitimacy in scientific research and secured substantial funding from the wool industry, which continued over the next four decades. Money from primary industry enabled the new Division of Wildlife Research (renamed in 1962) to fund a dramatic expansion in its research Portfolio during the 1960s and 1970s<sup>8</sup>.

In the 1950s CSIRO conducted research into reducing the population of red kangaroos seen as competitors to grazing sheep. They also studied the impact of wild geese on rice growing areas in the Northern Territory and New South Wales. This research continued into the 1960s.

A review of the Division's operations in 1959 pointed its research into new directions. Rather than responding to rural industry pressures the Division was not to determine its own direction and embark on research with potential long term implications. The study recommended the construction of extra laboratories at Gungahlin and some modest expansion in staff numbers<sup>9</sup>. Harry Frith was appointed as the first chief of the renamed Division of Wildlife Research in May 1961.

Key buildings constructed in the following decades (1960s) included the Global Change Laboratory (Building 005, see Figure 19), Aviary (Building 014), Common Room (Building 004), Myky's Lab (Building 018, see Figure 20) and Bug House (Building 023)<sup>10</sup>. All of these were erected by CSIRO staff.

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<sup>7</sup> *Ibid*, page 18 - 24

<sup>8</sup> *Ibid*, page 28

<sup>9</sup> *Ibid*, page 34

<sup>10</sup> CSIRO Building Details for Gungahlin Site



**Figure 19: Global Change Laboratory, Building 005**

Source: EMA 2010



**Figure 20: Myky's Lab, Building 018**

Source: EMA 2010

In the 1960s and 1970s research into control of kangaroos became a major focus of the Division's work, responding to concerns on their impact rural production. From the late 1970s Graeme Caughley's pioneering research into ecology modified government management programs. His work helped to counter overseas opposition to the program. Gungahlin was the base for this research.<sup>11</sup>

Frith's enthusiasm for wildlife conservation in northern Australia was instrumental in securing government support for the establishment of Kakadu National Park.<sup>12</sup>

As the Division's research expanded in size and scope in the 1960s and 1970s the need to support the research with other services expanded. A library was initially established in one of the large upstairs bedrooms of the homestead. The library was established with a policy to obtain publications of particular relevance to the Division and avoid information accessible in other libraries. Key research team leaders advised librarians on acquisition of specialist books and journals. Whilst Gungahlin remained the central library, libraries were also established at regional centres.<sup>13</sup>

In the 1980s the library was relocated from the Homestead to Building 006. In 1996 a new library was established in the new John Calaby Building (Building 045).

By the early 1970s the Division was a widely respected wildlife and conservation research provider. Division staff were active members of a number of State, Territory and Federal conservation and pest advisory committees. Bernard Fennessy was known throughout Australia for his participation in state vermin committees.<sup>14</sup>

In 1976 the Australian National Wildlife Collection held in Gungahlin Homestead (ref also Section 2.9.3) was recognized as a national heritage item through its gazettal. The Collection contains rare specimens of bricks, reptiles, frog and mammals including a collection of 5,000 eggs of Australian birds.

During the 1970s the Division's presence at the Gungahlin Homestead Precinct continued to expand, which required construction of new buildings including Francis Ratcliffe building (Building 006 and 007), Australian National Wildlife Collection (Building 017, see Figure 021), Dingo and

<sup>11</sup> Op Cit Beatty & Sons Pty Ltd, page 42

<sup>12</sup> Ibid, page 42

<sup>13</sup> Ibid, page 44

<sup>14</sup> Ibid, page 44

animal pens (Buildings 026 and 029), Caretaker's Residence (Building 030, see Figure 22). In 1980 Harry Frith retired as Chief of the Division.



**Figure 21: Australian National Wildlife Collection, Building 017**

*Source: EMA 2010*



**Figure 22: Caretaker's Residence, Building 030**

*Source: EMA 2010*

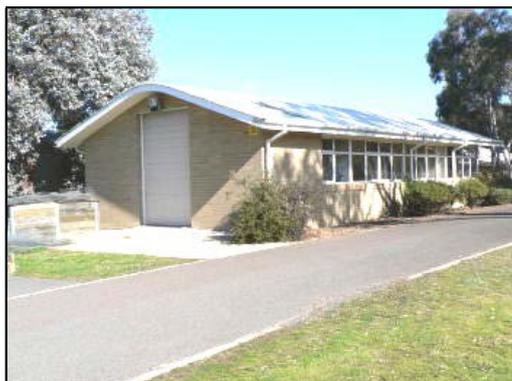
In 1982 Charles Krebs (USA born) was appointed as the new chief. Krebs introduced the Division to increased plant ecology research. Whilst only chief for two years (resigning for family reasons) he oversaw the merging of the Rangelands Research unit into the Division in December 1982. This merger brought a broader ecological approach to the Division. Following the merger, the Division was renamed the Division of Wildlife and Rangelands Research.<sup>15</sup>

In 1985, South African born Brian Walker was appointed the third chief of the Division. Walker's efforts to unite the new Division and establish a common direction were seriously hampered in the next decade due to federal funding cuts and loss of industry funding due to economic hardships. The Division's response was to seek new specific program funding from private industry schemes and research was required to be able to demonstrate national economic benefit to continue.<sup>16</sup>

One outcome of the economic tightening was the closure of the Division's (Rangelands) Deniliquin facility in 1989 and its relocation to Canberra. New laboratories were constructed at the Gungahlin Homestead precinct to permanent accommodate the Rangelands Division and support their research activities in 1991 (Building 037 and 039, see Figure 23). In 1996, a further phase of redevelopment occurred at the Precinct to provide new facilities to support the Division's research activities.

<sup>15</sup> Ibid, page 49

<sup>16</sup> Op cit, Beatty & Sons Pty Ltd, page 53



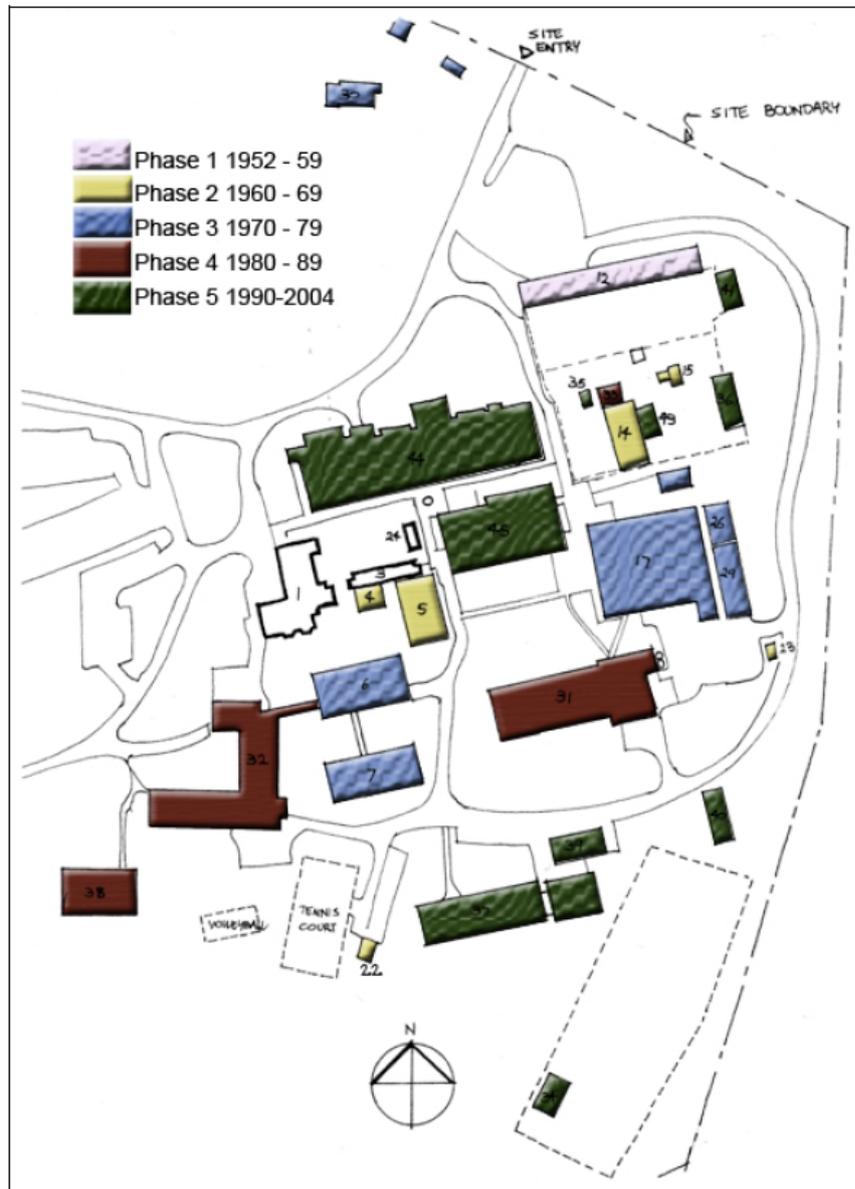
**Figure 23: Soils Laboratory Building 39**

*Source: EMA 2010*

In 1999 Brian Walker resigned as Chief of the Division. Steve Morton became the new Chief and held the position for three years. Following this Brian Keating was acting Chief for five months. In 2002 – 2003 the Division of Wildlife and Ecology merged with the Division of Tropical Agriculture to form the new CSIRO Sustainable Ecosystems Division (CSE). CSE's research was to focus upon challenges of social, economic and environmental sustainability in Australian Landscape. The first Chief of CSE was Dr Andrew Johnson. One of the organizational changes to arise from the merger is that the Chief's permanent base has been relocated to Brisbane.

In 2002, the Commonwealth sold the Gungahlin Homestead precinct to a private company, Gunyar Pty Ltd. CSIRO now have a 20 year lease over the site (commenced 2002) and retain responsibility for management of the property

The locations of buildings constructed by CSIRO are shown on Figure 24 including the phases of development as referred to in Section 3.5.



**LEGEND**

- |                               |                                  |                          |                              |
|-------------------------------|----------------------------------|--------------------------|------------------------------|
| 1. Homestead                  | 14. Store                        | 30. Caretakers Residence | 38. Environment ACT          |
| 3. Servants' Quarters         | 17. ANWC Building                | 31. Animal House         | 39. Soil Laboratory          |
| 4. Common Room                | 22. X-Ray Lab                    | 32. Laboratories         | 40. Glass House              |
| 5. Global Change Lab          | 23. Bug House                    | 33. Store                | 41. Tractor Shed             |
| 7. Francis Ratcliffe Building | 24. Herbarium                    | 34. Animal Pens          | 43. Store                    |
| 12. Workshop/Field Stores     | 25. Light Controlled Experiments | 35. Store                | 44. Graham Caughley Building |
| 13. Aviary                    | 26/29. Dingo Pens                | 36. Store                | 45. John Calaby Building     |
|                               |                                  | 37. Rangelands           |                              |

**Figure 24: Phases of CSIRO Development**

Source: EMA

In 2008-09 CSE took on the research activities and staff from the former Forestry Biosciences Division. In 2010, CSE merged with CSIRO Entomology to become the CSIRO Ecosystem Sciences, whose charter is to apply multidisciplinary science to the sustainability of Australia's agriculture and forestry, built environs, biodiversity, communities and industries. The chief of this new Division is Dr Mark Lonsdale.

### **2.9.3 AUSTRALIAN NATIONAL WILDLIFE COLLECTION (ANWC)**

The following brief history is taken from that on the CSIRO website.<sup>17</sup>

In the late 1950s, researchers at CSIRO's Wildlife Survey Section were attempting to establish baseline information on the wildlife of Australia and were concerned that their carefully collected and preserved specimens were not being stored in one location.

The 1960s were a time of rapid growth in wildlife study in Australia. Through the early 1960s CSIRO scientists made a number of collections in the course of their research.

'This material stamped the character of the ANWC collections – well-prepared specimens with full biological data, gathered by professionally-trained staff in the course of scientific research,' says ANWC retired Curator-in-Charge Dr Richard Schodde.

CSIRO's Wildlife Survey Section (later to become CSIRO Wildlife and Ecology and now CSIRO Ecosystem Sciences) was headed by Dr Harry Frith, an energetic and passionate wildlife biologist and conservationist. He had with him a team of young biologists who shared his passion for Australian wildlife, but they were limited by a lack of basic knowledge about species diversity, distributions and abundances. There was really only one way to address this limitation – survey.

Dr Frith organized a series of expeditions to northern Australia in the period 1961-68, heading the team as senior ornithologist. These expeditions brought back substantial quantities of bird, mammal, reptile and amphibian specimens. Other expeditions soon followed to the Sir Edward Pellew Islands, MacArthur River and the Nicholson River.

The first recordings of bird songs made by Mr Norm Robinson later formed the basis of the ANWC Sound Library.

By the mid 1960s there were around 8,800 bird and 8,500 mammal specimens in the Division, but nowhere central to store them. The birth of the ANWC was marked by a decision in late 1966 to consolidate the specimens into one collection.

Throughout the 1970s faunal surveys in Kosciusko National park in southern New South Wales, the Lake Cowal region of New South Wales and the Alligator River region of northern Australia swelled the Collection.

Mr John Wombey began to build a reptile and amphibian component at this time. The mammal collection was also expanding, as research proceeded into mammalian 'pests' such as:

- Dingoes;
- Wallabies; and
- Kangaroos.

It yielded a new, western species of grey kangaroo, the range of which overlapped with the eastern species in the Murray-Darling Basin.

Collections were also made of:

- Feral pins;

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<sup>17</sup> CSIRO "Our History" [http://www.csiro.au/science/ANWC-history--ci\\_pageNo-1.html](http://www.csiro.au/science/ANWC-history--ci_pageNo-1.html)

- Foxes;
- Feral cats; and
- Greater gliders.

At the same time, many new bird specimens were arriving. These included collections of:

- Australian ravens;
- Corellas;
- Black Cockatoos (including a previously unknown second species of the white tailed black cockatoo);
- Hybrid Adelaide rosellas; and
- A comprehensive collection of bats.

In April 1976, the collection was formally recognized by its gazettal as the Australian National Wildlife Collection by the Commonwealth Government. According to the annotation that accompanied the gazettal 'the title emphasizes [the ANWC's] status as a national heritage.

Its activities dwindled towards the end of the 1970s and into the 1980s, as staff moved on and collection acquisition fell away. But it resurged in the mid-1980s, with the ANWC establishing a role in the emerging field of molecular biology. New collections were made to create a deep-frozen tissue bank and the ANWC now holds the world's largest tissue bank of Australo-Papuan birds.

The premises of the ANWC at CSIRO Ecosystem Sciences at the Gungahlin Homestead precinct have expanded as the Collection has grown and the storage facilities that have been developed for specimen preservation have reached international best practice standard. The Collection is owned and managed by CSIRO. Should they ever move from the Gungahlin Homestead Precinct, the Collection would be relocated to a new facility at a CSIRO Campus.

## **2.9.4 PHYSICAL CHANGE TO PRE 20<sup>TH</sup> CENTURY BUILDINGS**

All of the timber outbuildings have been demolished and the Horse Trough has been removed. The Well was covered over but the top section reconstructed in 1996 as part of a major site redevelopment. The stone Coach House, Cellar and Servants' Quarters have to some extent been preserved as a recreational facility for CSIRO personnel. The original metal pan tile roof has been replaced, new floors installed, new doorways formed and others altered, new windows installed and some stone work has been sandblasted. Some new fixed furniture has been installed in the past 60 years.

A chronology of other key physical changes follows (adapted from 1982 CMP. Where works have since been reinstated to original, they have been removed from the 1982 list). Locations of work and known earlier buildings adjacent to the Gungahlin Homestead are shown in Figure 17:

- The wood shed between the Scullery and the Servants' was gone by 1957. The wooden steps up to the Quarters were replaced with concrete by this time. A door was put through the north wall of the Quarters between the windows and sometime later it was closed up.
- The tank or tanks on a large wooden stand to the south east of the building was pulled

down in about 1958.

- The eastern Stable building was demolished in about 1958 (see Figure 17).
- In 1961, the north Stables were demolished (see Figure 25).
- The old horse trough has been demolished.
- A new ceiling was installed over the old lathe and plaster ceiling in the eastern first floor bedroom in about 1964 – 1965.
- At some stage a new window was fitted to the east wall of the second major bedroom on the first floor.
- In the 1970s the earth closet east of the Scullery was demolished and the wall which formed the south wall line of the Servants' Quarters and Coach House was altered. The wall ended at its closest point to the Gungahlin Homestead was finished off and an archway formed.
- Around 1970 the original metal pan tile roof to the servants' quarters and coach house was replaced with galvanized, corrugated iron. In the 1970's the building was altered to become a staff recreation area. New aluminium sliding doors were installed. (These have since been replaced with timber framed doors). A doorway was put through to the servants' quarters through the wall adjacent to the chimney. The partition wall in the servants' quarters was removed and a new doorway was put through the south into an adjoining building replacing a window. A new floor was put in and some of the joints replaced. New windows were put in to replace the old. A commercial kitchen servery unit has been installed into the former Servant's Quarters.



**Figure 25: Stables East of Laundry, March 1957.**

*Source: Figure 51, 1982 CMP*



**Figure 26: Part of Old Stables left of New Garage, March 1957.**

*Source: Figure 50, 1982 CMP*

Gungahlin Homestead is now substantially restored to its layout at time of construction. Over time rooms have been made into laboratories and then converted back to office use. Windows changed, verandahs enclosed, bathrooms altered, rooms subdivided and fire places closed in. A further list of building works include:

- Wall safe in Master Bedroom wall papered over.
- The roof on the 1883 home was replaced.
- Floor boards and joists were replaced due to deflection and rotting. As the main bedroom was to be used (for a short time) as a library, this floor was reinforced with a beam and column in the room below. At some stage the dining room floor was replaced, and reinforced to withstand a compactus unit. A concrete floor has been put into the former Scullery.
- Ceilings were replaced in the Dining and Drawing Rooms.
- Ceiling replaced in first floor, north room 1860's wing.
- A rewiring was undertaken in 1953.
- New plumbing was fitted in 1953 to many rooms (the Laboratories) but has since been removed. The boiler rooms and old Laundry in the joining wing were removed and new toilets made.
- Laboratory benches and cupboards were fitted to many rooms, but have now all been removed (2010).
- Prior to or early in CSIRO's occupancy the north verandah was closed in with a fibro clad wall. A corridor was left to one side to form a porch for this room and the earlier verandah room to the west. Another fibro clad room was built under the west verandah and again a porch was formed between this room and one of the older verandah rooms in the north west corner. This porch allowed access to that room. The east verandah was removed entirely between the scullery and the meat/dairy

room. Since 1982 the rooms on the north verandahs have been opened up and the external wall reconstructed so that the verandah area enclosed now consists of 3 rooms including the earlier corner room (north west).

- Cast iron columns were removed from the west verandah of the Davis house and the rest of this verandah was enclosed in 1956 – 57 by weatherboard. The porch between the earlier fibro room and one of the old north west strangers' bedrooms was closed up at this time and another corridor to the west door of the Davis home formed. At some later stage a new door was framed to the southern end of this verandah. Since 1982 a door has been added on the porch and two service rooms formed to the north of the new passage. The southern verandah area has been restored as a single room, with a large opening in the former external masonry wall of the 1860s building. The external wall has been reconstructed and the weatherboard has been replaced with fibro cement sheet. CSIRO have since acquired the original columns and are looking at proposals to install them near the verandah in an interpretative form.
- The roof to the verandah areas on the west and north was replaced 1956-1957. A skylight was installed in the west verandah. The floor to this verandah was hardwood joists on eucalyptus bearers on ground. This was replaced with brick piers, new joists and boarding.
- The main roof the 1860's building has been replaced.
- The north wall of the 1883 wing was stabilized, re-pointed and partially bagged in 1956-57.
- The verandah for the 1883 building was enclosed and a new timber floor used to cover the existing tile work in the late 1950's. This was reinstated as a glass enclosed verandah and the timber floor removed around 2000 with the tiled floor being exposed and restored. The room now functions as the Reception area for the site.
- The main doors (of the 1883 wing) were shifted forward to the line of the verandah.
- In 1980 a membrane damp proofing was cut into the base course of parts of the east wall of the 1860's Davis Building.
- The rose garden on the embankment was removed because of new buildings (Building 006). Construction of Building 032 also cut off part of the carriage loop.
- The arbutus which contained the station bell has long since disappeared and the bell's whereabouts is unknown.

Between 1982 and 2004 CSIRO undertook significant conservation and restoration works to the interior and exterior of the Homestead Servants' Quarters, Coach House and Laundry Buildings. It is not possible in this report to detail the works but the key highlights have been:

- Remove ivy growth and restore stonework.
- Roof repairs all buildings.
- Complete repainting of all external and internal surfaces of (or wall paper to some rooms) all three buildings.
- New carpets throughout homestead.

- Refurbish Gungahlin Homestead bathrooms.
- Conservation works on entry hall tiling.
- Restoration of front verandah 1883 wing.

These works have conserved the fabric of the building and enhanced its presentation. In the process, many intrusive partitions have been removed from the Homestead. This has reinstated nearly all the main rooms of both wings to their original configuration. The rooms within the 1860s verandahs have been removed restoring a singular space. These changes have significantly improved the ability to interpret the plan and spaciousness of the homestead at the end of the Crace occupation (circa 1920). CSIRO staff at the Gungahlin Homestead Precinct have been keen participants in the restoration of the Homestead.

(Refer to *Gungahlin Homestead Conservation and Management Plan*, Philip Cox and Partners Pty Ltd, December 1982 for further details about the pre 195h Century Buildings.)

### **3.0 PHYSICAL EVIDENCE**

Section 3.2 to 3.5 of this report is based on the condition report from the 1982 CMP which covered the Gungahlin Homestead (Building 001), Maids' Quarters and Coach House. This report was updated for the 2004 CMP.

Where changes to intrusive fabric or repair works have occurred, the 1982 description is deleted. Current usage of a space is shown and former (1982) use in brackets. Other buildings are briefly described in section 3.4 and an inventory sheet for each structure is included in Appendix D.

#### **3.1 Setting**

The study site is encircled by two main and one secondary road. The western boundary is bordered by the Barton highway which is one of the two principal highways leading to Canberra from the north. The Original Gungahlin Homestead driveway leads from the Barton Highway. The western boundary is also defined by a line of poplars which extend from the driveway along most of its length. Some thinning of the plantings (including some pines) has occurred in the past 10 years to remove dead and unhealthy trees.

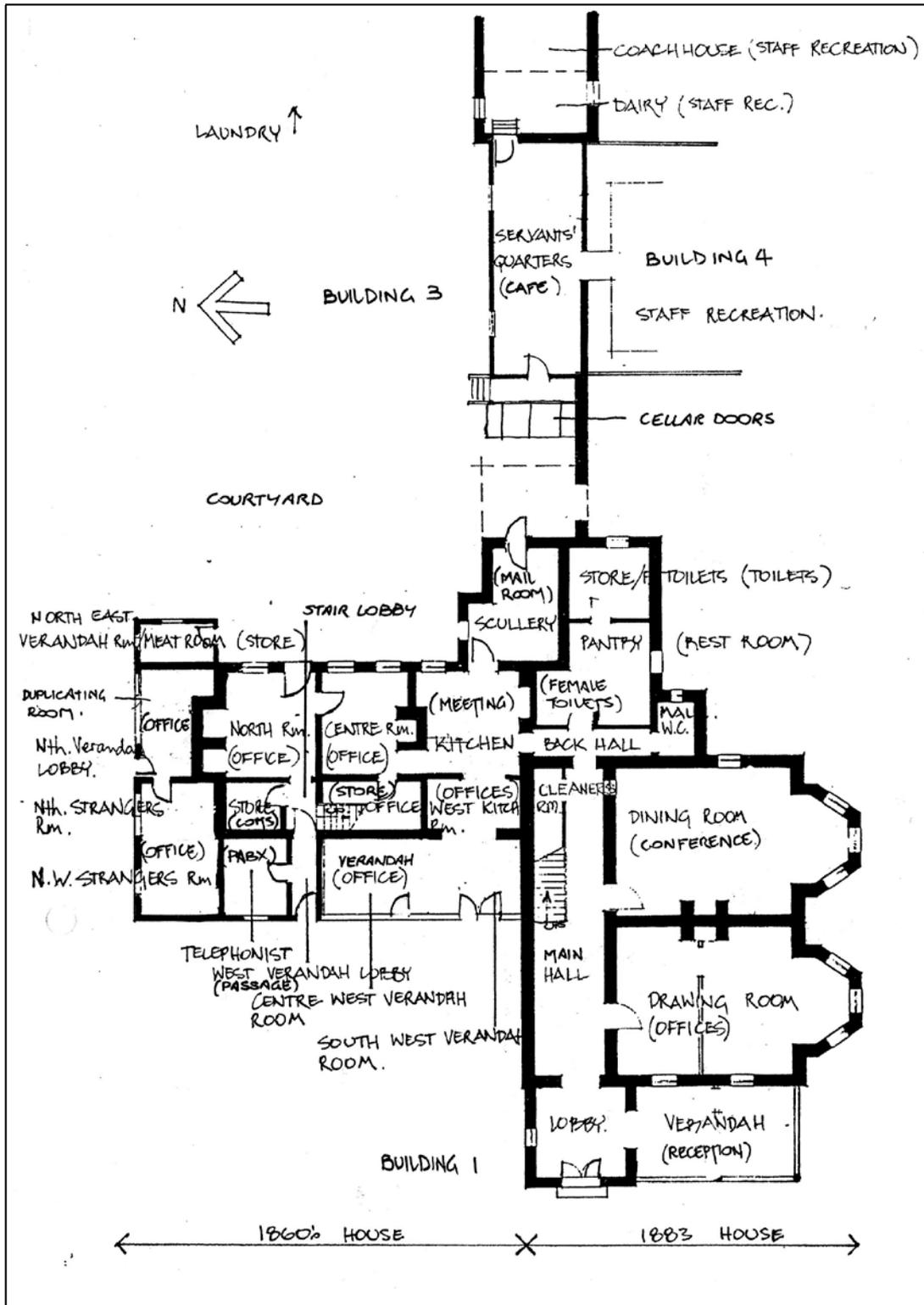
The south eastern boundaries of the Precinct are close to Gungahlin Drive which is a major north-south arterial in Canberra. This boundary is visually quite open with tree planting limited to the eastern boundary. To the south, the Precinct is principally open with grassland with scattered eucalypts. It is from the south on Gungahlin Drive that the broadest views in to the site are available.

The northern boundary of the Precinct adjoins Bellenden Road which is now a dead end street. The street provides access to CSIRO and two radio stations. A continuous line of eucalypts along this boundary provides a visual screen to the Precinct. There are filtered views of the Homestead and other buildings from Bellenden Road. To the north of Bellenden Road, the land is generally undulating open native grasslands.

The original Homestead buildings are located on the highest point of the study site, toward the north east corner of the site. When completed it would have been a landmark building and provided expansive views in all directions. The later buildings have been constructed in an arc around the homestead to the north east and south. The buildings and mature tree plantings now obstruct views out of and into the site. The heritage buildings are nearly obscured from view outside the Precinct.

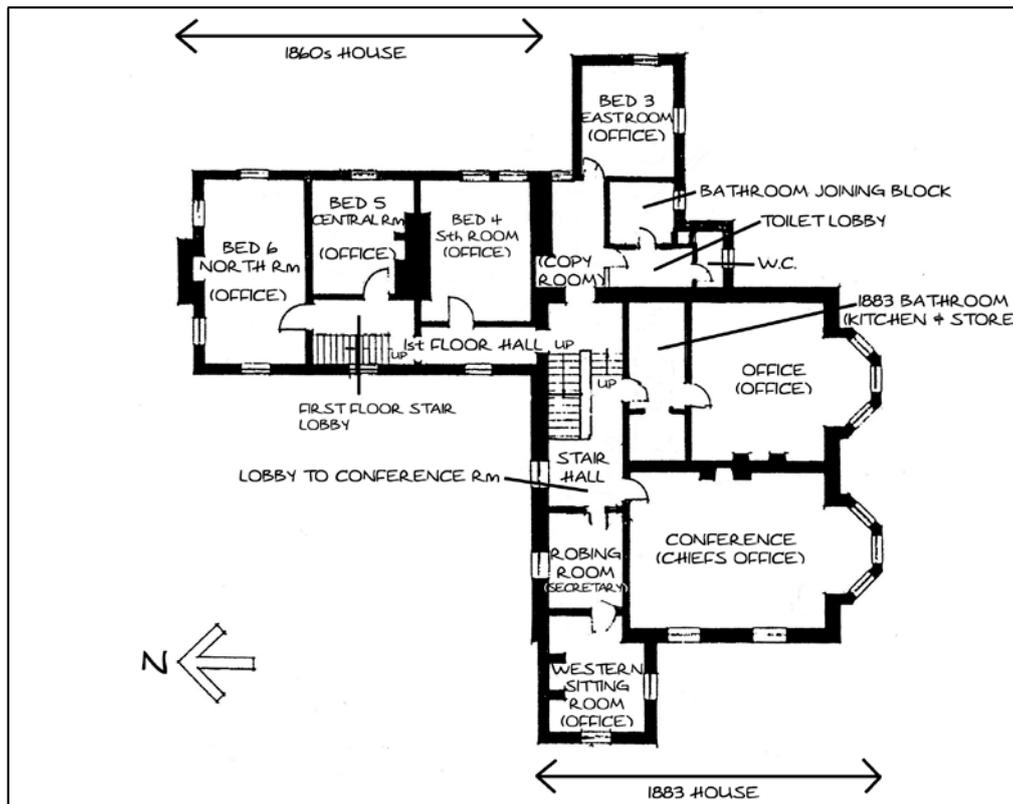
#### **3.2 Homestead Building: Ground Floor Interior**

Floor plans of Gungahlin Homestead in 2004 are shown in Figure 27 and 28.



**Figure 27: Homestead Ground Floor Plan 2004**

Source: Based on Figure 63, 1982 CMP



**Figure 28: Homestead First Floor Plan 2004**

Source: Based on Figure 64, 1982 CMP

**3.2.1 LOBBY**

**Floor** – The floor is decorative mosaic tiles. There are some loose tiles and minor loss of grout. The walls have a 200mm high concrete skirt painted cream (see Figure 29).



**Figure 29: Lobby Floor**

Source: EMA 2010

**Walls** – The walls are random rubble stone work. The arch to the south has a cream painted cement rendered quoin. Inside the arch is a stained part glazed timber framed door and sidelight. There is an opening in the east wall with a quoin of similar finish. The bell pull is to the right in the quoin. Inside this opening is the original white painted door frame, side and top lights of acid etched glass (door leaves have been removed). In the north wall is another acid etched window with a white, rendered quoin. The glass is cracked near the top. The west wall opening and quoin is partially covered by the timber frame and fibro infill for the relocated original doors. The doors are white painted and in good condition, though over painted, and the original furniture is intact. A vertical crack in the northwest corner (previously patched) has opened up slightly. There is also cracking in the render quoining on the north side of the eastern doorway and in the stonework in the south-west corner of the room above the doorway.

**Ceiling** – The ceiling is white painted plaster in good condition. There is no light.

### 3.2.2. RECEPTION (OFFICES)

**Floor** – Original floor has been reconstructed exposing tiled floor as on entry lobby. Outer walls are full height aluminium framed windows fixed between original verandah posts. The ceiling is original beaded profile tongue and groove timber paint finished. The inner two walls are rubblestone as for the external walls typically.

**Windows** – Two clear glazed timber framed windows are located in the east wall. A modern free standing stained timber reception desk is located in the reception area. There are recessed dichroic down lights in the ceiling.

The room is in good condition.

Walls are rough faced non-coursed sandstone as for the Lobby. There is some minor cracking in the north wall over the entry door (east and west side), and evidence of mismatched mortar repairs to older cracking in the same area.

### 3.2.3. MAIN HALL 1883

**Floor** – the floor is decorative mosaic tiled. There are numerous cracked and some loose tiles but the floor is sound. The skirting is ornate profiled and stained cedar. There is a rendered concrete step to the lobby and a painted render patch in front of the door to the drawing room.

**Walls** – All walls are wallpapered up to a stained cedar picture rail, above which is white painted (see Figure 30). The wall paper is in good condition but lifting in several locations (along joints).



### **Figure 30: Main Hall**

*Source: EMA 2013*

On the south wall are the server and two doors to the main ground floor rooms. All are stained cedar. To the east is a door frame with ornate architraves similar to other doors in this area. The door has been removed.

See section 3.26 for the details of Main Hall Stair.

On the other wall is the cedar fire surround probably removed from one of the 1860's first floor bedrooms. There is also the fire indicator board with surface mounted duct running to the top of the skirting and ceiling. The west wall is almost entirely the stained cedar frame for the main doors and the side lights of etched glass.

**Ceiling** – The ceiling is a herringbone pattern of timber beads on plaster. This is all white painted. Track lighting is suspended from the ceiling. This ceiling treatment finishes towards the east end where it is plain, white painted plaster. The ceilings in the hall are in good condition with minor peeling of paint on the west end. There are several minor cracks on a North – South alignment through the ceiling.

Fireplace – The fire surround is in good condition with only surface marks to the stained cedar.

#### **3.2.4. OFFICES (DRAWING ROOM)**

**Floor** – Carpet on timber throughout. Skirtings are painted pink and are generally very ornate, as used throughout the main rooms of the 1883 house. Infill walls have plain square profile skirtings.

**Walls** – With the exception of the infill wall, which is stud framed and plasterboard lined, the walls are plastered masonry throughout and painted in with a picture rail. The Southern window in the west wall is boarded up with canite. There is also a new timber bookshelf in the window opening. The fireplace is bricked up and rendered over and a simple skirting fixed in front. Either side of the fireplace are built in painted timber shelves and cupboards. On the north wall is the original door painted pink. The door furniture has been changed.

Dividing this room is a framed, plasterboard faced wall. There is a modern painted timber door in the wall. This addition bisects the fireplace and also runs into a large rendered column in the centre of the room. The wall is finished in floral wall paper and in good condition.

The walls in the window area have several cracks (vertical and horizontal), but the wall appears stable. There is evidence of either rising damp or water leaks below the sill in the drummy render and feeling paint. The windows are in fair condition and have venetian blinds except or the centre bay which has no blinds.

All of the outside corners of the room have a vertical dowel plastered into place.

**Ceiling** – There is an ornamental cornice throughout, and a coffering pattern formed by timber beading. The ceiling is white. The ceiling is interrupted by the cross wall, a large boxed beam which runs from north to south across the column and it joints onto another beam across the bay. There is some minor cracking and peeling paint as well as damage to the cornice and coffering. A more prominent crack appears in the ceiling of the bay window. There are fluorescent lights in both rooms.

### **3.2.5. CONFERENCE ROOM (DINING ROOM)**

**Floor** – The floor is modern carpet. The hearth is modern tiled with stained timber edge boards. Skirtings throughout are deep cream painted original ornate cedar.

**Walls** – Walls are cream painted plaster. Paint work is in good condition. There is a painted cedar picture rail around the room and vertical timber dowels mortared into place on corners. There is some minor cracking in the east wall above picture rail.

**Doors** – The door furniture has been replaced. To the east the server has been removed. Entry doors is 4 panel stained timber.

**Windows** – Windows are generally in good condition with the addition of new furniture. There are timber venetians on windows. The dowel corner detail is damaged in the bay. Rising damp or water leaks around windows evident in cracks and peeling paint. Minor peeling of paint also occurs on the east wall.

**Fireplace** – There is a fire place in the centre of the west wall which has been reopened. The fireplace surround has been removed.

**Ceiling** – The ceiling is not the original plaster work and there is a new cornice. There is some movement and cracking evident (particularly near window bay). There are three fluorescent fittings in the ceiling which is in good condition.

### **3.2.6. MAIN HALL STAIR**

The main stair is stained with a carpet runner located centrally held in place with stair rods. The stair is in good condition but there is minor damage, holes for wiring and some minor splitting. The stained finish is in a good condition. There are some loose balusters on the stair and level 1 balustrade. The paneling beneath the stair is in good condition. There is a stained cedar door to the east, but the door furniture has been changed.

### **3.2.7. CLEANERS ROOM (UNDER STAIR)**

(Locked not re-inspected 2013).

**Floor** – Floor is concrete slab throughout. Tiled area recorded in 1983 has been removed.

**Walls** – Two of the walls are plaster work which is rough and damaged in patches. The paintwork is light colour but badly deteriorated. On the north and east walls are unfinished timber shelves. On the east wall also is a very small window. The glass is broken and the window is boarded up from the outside. The timber work is good but for the poor paint finish. The south wall is partly lathe and plaster. The paint work is in a poor state. One the west wide of the door is in the inside of the cedar paneling for the stair. Spare floor tiles and disused early (original) pendant light shades are stored in the room.

**Ceiling and underside of stair** – The ceiling is plasterboard and painted white. There is newer fibrous plaster toward the bottom of the stair than at the higher parts. The old plaster is sagging and the paintwork condition is poor. The stair rests on several struts in the room. There is a light point and only a corner bead for a cornice. The flat part of the ceiling has cover beads.

### **3.2.8. BACK HALL (PASSAGE)**

**Floor** – Floor is carpeted. Painted cedar skirting is smaller and simpler than used in the rest of the 1883 house, but is common to the 1860's house.

**Walls** – The plaster walls are painted cream over wall paper. The wall finish is in fair condition. There are painted doors in all walls. The west doorway is without a door and on the jamb lining there is a small metal cover plate. Northern doors have been removed leaving a clean timber reveal. Doors in the east and south walls lead to toilet areas. Doors appear to be original but have been modified with louvres replacing the fixed panels in bottom of door. Doors are paint finished.

**Ceilings** – The ceiling is fibro cover beads on joints and as cornices. There is one light fitting.

### **3.2.9. MALE TOILET, GROUND FLOOR**

**Floor** – The floor is modern ceramic tiles.

**Walls** – Rendered and cream painted walls. A 150mm high tiled skirting on all walls. A modern vanity basin, WC and mirror have been installed. The glass in the window is translucent and the frame and window painted. The sill has been damaged. The door is painted. Some moisture damage evident low on walls adjacent WC pan.

**Ceiling** – Painted plasterboard with no cornice. It is only 2100 above floor and may be built under an early ceiling. A central recessed fluorescent light is located in the ceiling. There is minor water damage to north east corner of ceiling. The room is a late 20<sup>th</sup> century fitout and is generally in good condition. There is peeling paint on part of the east and north walls which appears to be moisture related.

### **3.2.10 FEMALE TOILET AND CHANGE ROOM**

**Floor** – Modern cream ceramic tiles and skirting. The change room/lobby area floor is carpeted in near new condition.

**Walls** – The walls are cream painted render. The door through to the toilets has been removed but frame remains.

**Ceiling** – The ceiling is flush set painted plasterboard with no cornice. Ceiling is at 2100 above floor and may be below an earlier ceiling. There are no fixtures in the change room/lobby area other than a set of former shower taps on south wall.

Bathroom areas have been refurbished since 1983 but partitioning has not changed.

### **3.2.11 MEETING (KITCHEN AND OFFICE)**

**Floor** – Flooring is modern salmon coloured carpet.

**Walls** – Painted cream, plaster on brickwork. The west wall is a modern framed, fibro-lined wall and a door in the opening. In the south wall is in the recess for the kitchen range, converted to a glazed display cupboard beside which is painted over baker's oven. In the east wall there is a modern half glazed door, painted white, and an original (1860s) window. This window is in good condition.

The north wall to this office is the back of a fire place, plastered and painted. The office has been removed from this room since 1983 and the room refurbished. Minor peeling paint besides chimney.

**Ceiling** – Fibro with timber cover moulds at joints. There are surface mounted track lights and wall switches. There is a boxed beam across the ceiling.

### 3.2.12 MAIL ROOM (SCULLERY)

**Floor** – Modern ceramic tiles with contrast border tiles in good condition. There is a new profiled timber skirting to all walls, painted black.

**Walls** – Plaster on brickwork, painted in cream. The walls have been patched many times for rising damp (no evidence of problem recurring presently). There is a painted window on the north wall. The window is in good condition but has been painted shut. There is a half glazed original timber door to the east. This is in good condition, new furniture has been installed. There is evidence in the south wall of a former door. There is a timber wall plate, painted with cover moulds in good condition. Surface mounted tracks lights. The room is in good condition.

**Ceiling** – White painted fibro with cover moulds in good condition. Surface mounted tracks lights. The room is in good condition.

### 3.2.13 OFFICES (WEST KITCHEN ROOM)

**Floor** – Timber with carpet throughout in fair condition. There is a step down in the western opening, through to the verandah office.

**Walls** – The walls are plastered and finished in textured wall paper (modern), except for part of the east which is mostly framed fibro. In the east is a modern door and the framed wall fills in a large opening. The west wall is substantially a large rendered and painted opening. There is extensive drummy render and cracking paint in the wall face. There is a vent above the opening. Paintwork is cracking and lifting.

**Ceiling** – Fibro with cover beads and painted white. There are 4 surface mounted fluorescent light fittings and the ceiling is in good condition.

### 3.2.14 VERANDAH OFFICE (SOUTH WEST VERANDAH ROOM)

**Floor** – Timber with modern carpet over in fair condition.

**Walls** – All except west are framed up with fibro with modern textured wall paper finish. The east wall has a large rendered opening and on one side is the switchboard and electrical meters. Across the south is a cupboard and sink unit. There is a 20 x 70mm skirt on the west, south and north walls. In the west wall there are glazed timber doors and the remainder of the wall is half glazed, 12 pane double hung sash timber windows

**Ceiling** – This is original raking v-joint timber boarding painted white and in good condition. Some boards have moved a little and there are minor gaps. There are 8 surface mounted fluorescent light fittings.

### 3.2.15 OFFICE (CENTRE ROOM, 1860s GROUND FLOOR)

**Floor** – Timber with modern carpet over in good condition. The floor steps up in the door alcove to the south (carpet is worn on threshold). Skirtings in this room are original but these are smaller versions of the other 1860s skirtings used throughout the main rooms of this part of the house. Skirtings have been removed on north, east and west walls and replaced with black skirting ducts.

**Walls** – These are cream painted, plasterwork in good to fair condition. There is a white painted original door in the north wall with new furniture. There is a door architrave only to the west which is painted and in good condition. The opening has been sealed with a vinyl faced accordion door. The door to the south is original painted white and is in fair condition. Plasterwork around the door is rough. There were dowel corners to the outside corners of the

fireplace and the western one has been removed and the plaster made good. The slow combustion heater in the fireplace has been removed and the fireplace opening reinstated since 2011.

There are three air vents and two original windows in the east wall which are painted white. Each window has Venetian blinds. There are small cracks in two of the panes.

**Ceiling** – Plaster with a pattern of timber beading. There is a boxed beam across the ceiling which is white painted and in good condition. There is a timber wall plate on the east side of the ceiling. There are 5 surface mounted fluorescent lights.

### **3.2.16 STORE (OFFICE UNDER STAIR, 1869)**

**Floor** – Through the east door there is a step down on to the timber floor with old green vinyl in poor condition. A carpet remnant covers part of the floor.

**Walls** – The plastered walls are covered by old green wallpaper in poor condition. The walls are mostly covered with stained timber cupboards and there are exposed metal conduits. Skirtings are of the lesser, 1860s type – though they are not on the major part of walls because of the cupboards. The east doorway is in fair condition and has a modern accordion door. There is evidence of water leaks on the west wall. The north wall is dominated by the rising cedar stair and a modern stained timber cupboard. Both are in good condition.

**Ceiling** – Is plastered, there is some cracking and paint deterioration. Condition is fair. There are two light fittings (neither working at time of inspection). Missing render on threshold to external door.

The room retains rare examples of early finishes in the building.

### **3.2.17 OFFICE (NORTH, 1860s GROUND FLOOR ROOM)**

**Floor** – Is modern carpet on timber. The skirtings are original 1860s, (the larger skirting type). These are in good condition except for some nail holes and minor movement of the skirting from the wall. The heath is terracotta tiled in good order and there is a timber edge strip. An area of render is missing on the external door threshold.

**Walls** – The walls are cream painted plaster work, some walls are painted over wall paper. Paint work is in good condition. The south door is original and has some original furniture. The door on the east wall is in good condition. A panel moulding is missing from one of the bottom panels. There is a new lock. The adjacent window is in good order. There is a Venetian blind fitted.

The north wall features a fireplace which has been closed up. Original cedar fire surround in good condition. Beside the fireplace is an original cedar cupboard in an alcove. This is in good condition although on top of it is a modern painted timber cupboard. In the cedar cupboard under the linoleum are original floor boards, two of which are loose and lead to a small 'safe' area which was part of the original design. The interior of the cupboard is lined in early wall paper and linoleum flooring.

**Ceiling** – Plaster work with timber beads. There is a large modern boxed beam across the room and two fluorescent lights. One the eastern wall is a timber wall plate bolted to the wall.

### **3.2.18 STAIR LOBBY, 1860s GROUND FLOOR**

**Floor** – Timber with deep red carpet over as for stair and Level 1. Large step up from the general floor level. The skirtings are in good condition and are the stained ornate 1860s type.

**Walls** – Walls covered with floral modern wall paper in good condition. Some edges at joins are lifting. The east and north stained cedar doors are in good condition with new lock furniture in the north door. The west door is in good order. New handles are attached to the original lock. This door is stained internally.

**Ceiling** – Is plaster. The paintwork is good and there is one light point.

### **3.2.19 STORE ROOM, GROUND FLOOR 1860s**

(Locked not re-inspected 2013)

**Floor** – Timber floor with old linoleum flooring throughout (fair condition for age). 160mm high dark stained skirting.

**Walls** – Light brown patterned wall paper, full height fair condition. A sheet of MDF is screwed over back of door. Cracking is evident in south east and south west corner and over the window, otherwise the walls are sound. There is a high level dark stained timber framed pivot window in the west wall. The window is otherwise in good condition and parts of the original furniture are in place, including sash cords.

**Ceiling** – The plaster work is cracked and has been patched. It is in fair to poor condition and looks unstable in some areas. There is a single surface mounted, fluorescent light fitting.

Computer patch panel installed in room with surface mounted conduits on south wall. Room contains rare representation of early finishes in the building.

### **3.2.20 1860s STAIR**

The stained cedar stair is in generally good condition. The stair is carpeted to match main floor area in the lobbies. The main form of damage to the stair is scratching or denting. The skirtings have minor damage and splits. The paneling to the side of the stair is in good condition apart from surface marks. There are some loose balusters in the first floor balustrade. The stain finish on the cedar is in fair condition.

### **3.2.21 PASSANGE (VERANDAH LOBBY)**

**Floor** – Modern red carpet on timber floor. There are two steps down to the verandah floor level.

**Walls** – Framed up fibro with timber cover beads and 20 x 70 timber skirt. The walls are green paint and in good condition. Two metal vents in the north wall as well as a modern timber door, painted with a fly wire screen and bottom hung window.

An original door in the east wall is painted and in good condition. The west wall has a modern door which is timber framed and multi-panel glazed.

**Ceiling** – Original 1860's raking ceiling boards, painted white and in good condition.

### **3.2.22 PABX ROOM (TELEPHONIST'S OFFICE, WEST VERANDAH 1860)**

(Locked not re-inspected 2013)

**Floor** – Timber with sheet vinyl in fair condition. Skirtings have been removed. Server unit on south wall .and freestanding in room.

**Walls** – Lined full height with foil on all walls.

**Ceiling** – Raking ceiling retained but lined with foil sealed at edges. Single modern surface fluorescent light. New double hung sash timber window on west wall. Telephone panels and frames on east and south walls.

### 3.2.23 OFFICE (NORTH – WEST AND NORTH STRANGERS ROOM)

**Floor** – Timber with broadloom carpet over. Carpet is fraying around manholes. This room has been enlarged since 1982 to incorporate the adjoining room to the east. Skirtings are bullnosed modern timber profile except small section 1860's skirting in south east corner.

Vertical cracks full height in north west and south west corners. Plasterboard over original masonry wall.

**Walls** – Half of the north and all west walls are painted. The south, east and half of the north walls are painted plasterboard. All finishes are in very good condition. There is a replica timber framed double hung sash window in masonry section of north wall. The remainder of the wall has been reconstructed with new timber windows matching every detail.

**Ceiling** – The ceiling is painted raking plasterboard which hips in the corner. There is a 600mm square set down in the south – east corner. The ceiling is in good condition and is painted white. There are three light fittings.

Generally fabric is in fair to good condition.

### 3.2.24 OFFICE (DUPLICATING ROOM AND NORTH VERANDAH LOBBY)

This room has been enlarged since 1982 to incorporate the former entry lobby. The work was undertaken in 1996.

**Floor** – Suspended timber floor covered in broadloom carpet. Manhole formed in centre of room.

**Walls** – North and west are timber framed finished in painted plasterboard and vertical crack in north west and south west corners. The entry door is flush panel and in good condition. The east and south walls are painted render, with 300mm high rendered skirting. The paintwork throughout is in good condition. New timber framed doors and windows installed in north wall to earlier detail.

**Ceiling** – Painted plasterboard. There is a 75 x 20mm cornice on all walls. The ceiling is white and in good condition. There are two modern surface mounted fluorescent light fittings.

The room is generally in very good condition. However there is evidence of recent water leak in the centre of the ceiling.

### 3.2.25 STORE (NORTH – EAST VERANDAH ROOM)

**Floor** – Covered in carpet

**Walls** – All walls are fibro, screw fixed to battens and trimmed with aluminium edge pieces. The cream paintwork is in fair condition, although extensively marked. In north wall is an opening with a fixed fly screen. There is a four pane highlight window in the east wall in fair condition. There is a unit heater on this wall and a stained timber bench along the full length. The benchtop has been covered with carpet tiles. This is in fair condition. In the bench is a porcelain sink which wastes through the wall. There is a timber framed fly screen door in the south wall in fair condition. Part of the screen has been covered in Perspex. On the west wall are three stained timber shelves on metal brackets.

**Ceiling** – The ceiling is paint finished raking canite with cover strips. There is a single, surface-mounted light with bell-shaped cover and an old exhaust fan.

Interior of room is generally sound and in fair condition.

### **3.3 HOMESTEAD BUILDING: FIRST FLOOR INTERIOR**

#### **3.3.1 WESTERN SITTING ROOM (OFFICE)**

**Floor** – Room is carpeted except for exposed original ceramic tiled hearth.

**Walls** – Plaster white painted above the painted cedar picture rail, wall papered below. The walls and finish are in good condition. All original timber work is painted (dark brown). There is a door to the east with original architrave. The door leaf itself is modern flush panel and half glazed. The south wall has a central window in fair condition. A fly screen is fixed externally. The furniture is intact and curtains have been installed on both windows in the room. There are timber shelves in the north west corner up to the picture rail. External corners have the dowel in plaster detail. The west wall bows out but has stabilized some time ago. The west window is in fair condition and one pane of glass is cracked. There is a fireplace on the north wall with a modern slow combustion stove inserted. There is some minor cracking at high level on the east wall.

**Ceiling** – Plasterwork with ornate timber bead pattern and two suspended fluorescent lights. The ceiling is white painted and in good condition.

#### **3.3.2 SECRETARY (ROBING ROOM)**

**Floor** – Carpeted throughout in good condition.

**Walls** – White painted above picture rail, wallpaper below. Finish is in good condition. Doorway in south wall has original paneled door and profiled architrave restored. On the east wall skirting has been replaced to match original. The east door is in fair condition, most of the original furniture is missing/replaced. A boxed duct rises from the floor to the ceiling cutting the picture rail in the north east corner. An original timber window in the north wall has pleated blinds and curtains fitted.

**Ceiling** – Plaster, white with ornate timber beading. There is one suspended fluorescent light. Ceiling is in good condition.

#### **3.3.3 STAIR HALL (LOBBY TO CONFERENCE ROOM)**

**Floor** – Floor is deep red carpet throughout and in good condition. Skirtings are stained original 1883.

**Walls** – Plaster with wallpaper below picture rail, white above – good condition. The original window in the north wall has curtains fitted, and original fittings. It is in good order. There are minor cracks and peeling paint in the west wall. The west door is in fair condition. It is dark brown painted similar to all architraves and doors in this room. Door furniture is not original. Telecom and electrical conduits are located on south wall. The south door is fair – new furniture is fitted. The stairway and landing are reinstated as an original single space. The balustrade is ornate timber with stain finish.

**Ceiling** – Plaster, white with ornate timber beading. The ceiling is in good condition. Central 3 lamp pendant (replica) base shroud loose.

### **3.3.4 CHIEF'S OFFICE (CONFERENCE ROOM)**

**Floor** – Timber with carpet in good condition. The heath is tiled and in fair condition. The 1883 skirtings remain throughout though may not be behind the (built-in) cupboard. The skirtings are in fair condition and are painted (dark brown). The dais in the bay to the south has been removed.

**Walls** – White painted above picture rail, wallpaper below. Both surfaces are in good condition. All original timber work is dark brown painted. On north wall are two original paneled doors in good condition. There is a modern cupboard unit on the east wall. There is a marble fire surround. The internal walls are rendered and painted. There is a cracked porcelain bell pull, without the lever beside the fire. The picture rail around the south and west windows has been modified by modern pelmets over the windows. The pelmet over the window has also caused the modification to the architraves. Apart from these modifications and the replacement of furniture, the windows are in fair condition. External corners have dwelling detail. There are heavy full length curtains fitted on all windows.

**Ceiling** – Plaster with ornate timber bead pattern. There are six surface mounted fluorescent fittings. The ceiling is white painted and in good condition. There is evidence of recent water leak near the southern end of the room (possibly also possums in roof). A water leak on the north side of the chimney is causing damage to the ceiling and wall.

### **3.3.5 KITCHENETTE AND STORE (BATHROOM) – MAIN HOUSE**

**Floor** – Timber with carpet condition is fair to good. The skirting is 70 x 20mm painted timber.

**Walls** – Plastered and painted in good condition. There are modern cupboards at the eastern end of the room. A storeroom has been constructed at the west end of the room. The door frame and leaf are replica moulded and paneled timber.

**Ceiling** – Modern plasterboard, white painted in good condition. There is a timber cornice, a manhole and two light points.

### **3.3.6 OFFICE (BEDROOM 2)**

**Floor** – Broadloom carpet in good condition.

**Walls** – The room is painted up to the picture rail and above. The finishes are in a good condition. The north door is a replica of the original (though not in its original location) and dark stained. It is good condition with several furniture alterations. There is a window in the east wall. The condition is good. The bay windows are in good condition with some evidence of water leaks below west window and minor cracking of wall below window. The fireplace has been reinstated. External corners are the dowel detail. There is minor cracking evident in the north wall and above the bay window.

**Ceiling** – Modern plasterboard with cover beads. It is white painted and in good condition. There are three modern, surface-mounted fluorescent fittings.

### **3.3.7 COPY ROOM (LOBBY JOINING BLOCK)**

**Floor** – Timber floor with red carpet in good condition, but needs re-stretching. There are original 1883 skirtings on all walls. All are dark stained and in good order.

**Walls** – Most walls are plastered brickwork, paint finished. The south wall is framed with timber cover battens and painted. These are in fair condition. The west wall has an opening with a painted timber architrave. On the north wall is the back of a chimney. The external corner in

this wall has a dowel corner detail. There is a modern door to the east in an original frame. On the right the architrave is cut by the abutting south wall. There is an electrical sub-distribution board on the south wall. There is a small door way next to this (through to toilets) and has a fixed glass light cover. Door leave has been removed but frame appears circa 1860s.

**Ceiling** – Fibro with timber cover beads, cream painted and in good condition. There is one light point.

### **3.3.8 TOILET LOBBY**

**Floor** – Timber and carpet in good condition. There are 1880's style painted timber skirtings.

**Walls** – Most walls are framed fibro and paint finished. The west wall is plaster on brickwork. All walls are painted and are in good condition. There is a modern four panel painted door opening in the east wall. On the south wall is another painted four panel replica door. Across the west wall is a framed enclosure clad with painted hardboard. This conceals old pipe work.

**Ceiling** – Plasterboard paint finished in good condition.

### **3.3.9 TOILET**

**Floor** – Concrete with modern ceramic tiles in good condition. New toilet and basin. Tiled skirtings.

**Walls** – Most walls are plastered and painted. The north wall is framed fibro with cover beads. There is a modern door in this wall. On the south wall is an original casement window, painted in good condition. The sill has been repaired.

**Ceiling** – Raking painted plasterboard. The ceiling is in good order.

### **3.3.10 TOILETS (BATHROOM)**

**Floor** – Concrete slab with modern ceramic tiles.

**Walls** – The walls are plaster on brickwork for the east and south and framed fibro for north and west. All walls painted full height with tiled skirting. New shower recess installed in north west corner. Hot water heater in south west corner. Modern ceramic wall basin on east wall and wall hung urinal on north.

Original double hung sash timber window on south wall in good condition. Modern lace curtains on window.

**Ceiling** – Painted plasterboard with recessed lights.

### **3.3.11 OFFICE (EAST ROOM BEDROOM 3)**

**Floor** – Broadloom carpet in fair to good condition. Skirtings are 250mm 1883 type high dark stained. Some loose floor boards, but floors are generally sound.

**Walls** – Render and paint, good condition. There is a window in the south wall. The damaged architrave has been repaired. In the west wall is a door with original architraves in fair condition. The modern painted timber door is fitted with a vent which has since been blocked off. There are two vertical cracks in north wall around possible former opening.

**Ceiling** – Plaster with timber bead pattern. Paint finish is in good condition. There are two fluorescent lights.

### **3.3.12 HALLWAY, 1860S FIRST FLOOR**

**Floor** – Timber with red carpet in fair to good condition. Carpet needs re-stretching in north half of passage. All skirtings are stained cedar and the more ornate of the 1860s type. They are in fair condition.

**Walls** – Modern wall papered up to stained cedar picture rail painted white above. Condition is good. The southern archway architrave has the dowel corner detail. There are 12 pane stained cedar windows on the west wall. Parts of the frame and glazing bars are worn. The finish is deteriorated. Two panes are cracked. The windows are in fair condition and the furniture has been altered. The north door is in good condition, it is stained. The lock and furniture has been changed.

**Ceiling** – White painted plasterboard no cornice in north end. The ceiling rakes down on one side and is in good condition. Original timber boarding painted white to north half. The ceiling rakes down for the centre to one side. The boards are in good condition and there is a single light point. There is a timber cornice on the west and a manhole.

### **3.3.13 OFFICE (SOUTH, 1860s ROOM BEDROOM 4)**

**Floor** – Timber with carpet in fair condition. The skirting is a modern replica of the ornate 1860s skirting dark stained.

**Walls** – All the walls are plastered and painted full height. All timber architraves have been replaced with stained timber to original profile. The west door has been reinstalled. The walls are in generally good condition, there is some minor cracking. There is a venetian blind on the east window which is in good condition. Original picture rail dark stained on all walls. There is water staining at the top of the south wall east end. External fly screen frame has dropped and is not secured. There are cracks in seven frames of the window. Some of the glass has bubbles which may indicate original glass.

**Ceiling** – Plaster with ornate timber bead pattern. There is minor cracking and on the east side the ceiling rakes down. There are two fluorescent fittings.

### **3.3.14 OFFICE (CENTRE ROOM, 1860s ROOM BEDROOM 5)**

**Floor** – Timber with carpet in fair condition. The hearth is painted stonework and is in fair condition. This is edged with timber and has a timber cover. The skirtings are the ornate 1860s type and stained. They are in fair to good condition.

**Walls** – The walls are painted full height. Original picture rail which is stained cedar. The wall finish is good. The western stained cedar door is in good condition apart from furniture alterations. There is a stained cedar window in the east wall. The external corners have the dowel detail. There is an original cedar fire surround in good condition. The fireplace has been closed up.

**Ceiling** – Plaster work painted white with ornate beading pattern. There is minor cracking and the ceiling rakes down to one side. Two fluorescent fittings are installed.

### **3.3.15 OFFICE (NORTH ROOM, 1860s BEDROOM 6)**

**Floor** – Timber with carpet in good condition. There are irregularities in the floor level, but generally the floor is sound. The hearth is painted render edged with timber. There are replica 1860s skirtings in this room, clear finished.

**Walls** – Walls are paint finished with clear finish timber picture rail. All of the windows in this

room have had glazing bards reinstalled. There is an old picture rail around parts of the room and new matching sections installed. The windows are in good condition. The fire place has been closed up and a modern heater installed adjacent. The fire surround is modern stained timber. The original southern door has been refurbished but has new furniture.

### 3.4 EXTERIOR OF GUNGAHLIN HOMESTEAD

The two wings of the Homestead are constructed in two distinct Architectural styles. The northern 1860s wing is designed in the Georgian style. It is a rectangular form with gable end to the north. The wing has a two storey core and single level enclosed verandah to the north and west.

The two storey section has rendered and paint finished masonry walls. 12 pane double hung sash windows are located symmetrically in each facade. The roof of the main building and verandah has been replaced with corrugated iron. The iron was once painted green but this has nearly all peeled away (Figure 31 and 32).

On the North West and north east corner of the verandah are two rooms with rendered and painted masonry wall. (During restoration works in the 1990s the walls of the west room were found to have glass bottles laid horizontally as a filler within the wall. This most unusual technique may indicate a lack of readily available masonry building materials or finance at the time of construction, the bottles being used to stretch the resources). There is some recurring cracking in the northwest corner.



**Figure 31: 1860s Wing from West**

*Source: EMA 2013*



**Figure 32: 1860s Wing from East**

*Source: EMA 2013*

Between the corner rooms the walls are timber stud frame with fibre cement sheet infill in the bottom half and clear glazed timber framed windows in the top. (The walls were reconstructed in the mid to late 1990s).

The exterior of the Georgian wing is in good condition due to conservation and restoration works undertaken by CSIRO since 1982.

The 1883 wing is larger and more dominant than the 1860s wing. It is constructed with sandstone walls with a small protruding entry wing on the west and double bay windowed gabled wall to the south (Figure 33).



**Figure 33: 1883 Wing from South West**

*Source: EMA 2013*



**Figure 34: 1883 Wing Main Entry**

*Source: EMA 2013*

The southern bay windows would have provided an expansive view southward to Black Mountain when erected and conversely due to the elevated location have been a prominent landmark when viewed from early roads and dwellings to the south. The white paint present on the north façade in 1982 has been completely removed as has the ivy over the south façade. The rendered and painted plinth shows evidence of rising damp in extensive peeling paint and drummy render.

Since 1982 the south western verandah has been restored as an enclosed verandah with frameless glazing fitted between the expressed original verandah posts.

The 1883 wing has large double hung sash timber framed windows throughout. These have been restored and repainted since 1982 and are in good condition.

The roof of the 1883 wing is corrugated iron and like the 1860s wing was previously painted but now is essentially worn off.

The 1883 wing is in good condition externally.

## **3.5 OUTBUILDINGS**

### **3.5.1 SERVANTS' QUARTERS and COACH HOUSE - EXTERIOR**

The building is constructed on a timber frame. The long axis runs perpendicular to the homestead. The Servants' Quarters entry is located close to the back door (Former Kitchen) of the Homestead.

The walls and hipped roof of the Servants' Quarters are clad in a rare profiled metal pan tile system which is paint finished. Some of the tiles have been damaged but the building cladding is generally sound (refer Figure 35). The roof is corrugated galvanized iron. Gutters on both sides are full of pine needles and leaves.



**Figure 35: Servants' Quarters and Coach House**

*Source: EMA 2013*

The Servants' Quarters walls and roof are timber framed and there is a timber entry door at the west end. The timber entry stairs to the landing have been replaced with concrete. The landing and portico have been restored to original detail. The western gable of the roof has an ornate scrolled timber barge board which is paint finished. The base timber is extensively weathered.

The Coach House section of the building has a similar roof finish to the Servants' Quarters and is an extension of the roof line. The walls are paint finished rubble stone. Conservation works were undertaken in the 1990's to stabilize the north wall at the same time the external stable doors were replaced with new to original detail. These are still in good condition. A modern timber framed sliding door and sidelights has been installed within the doorway.

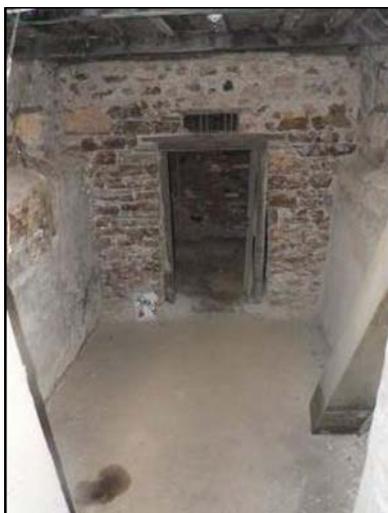
The east wall paintwork has extensive peeling and paintwork is in poor condition. The southern store wall is unpainted but in good condition.

### **3.5.2 SERVANTS' QUARTERS CELLAR - INTERIOR**

**Floor** – The steps down are rough concrete. The floor in the first room is concrete, which is damp and wet in parts, evidence of water entry in recent rooms. The floor in the other room is earth. There are two modern cement blocks mortared to the floor.

**Walls** – The original rough stone work has been variously mortared over or bricked over. Most of the old and the new are in fair to poor condition as all walls are affected by dampness. The wall dividing the Cellar has been left unrendered and the mortar and stone work is badly pitted and fretting away below door head level (Figure 36). For both the north and south walls there are two vents/windows in the first room and one in the second. There are other vents/windows in the first room and one in the second. There are other vents in the dividing and east wall of the second room. These vents have hard wood lintels, iron bars and fine mesh. The doorway between the rooms is formed in hardwood. One door is missing and the other is in poor condition. There are numerous pipes and conduits at ceiling level.

**Ceiling** – There are only the floor joists and boards. They vary in age and soundness. The Servants' Quarters verandah is fair while the quarters themselves have new boards and some new joists. There is a significant crack in the bearer above the entrance stairs which should be inspected for structural integrity as it supports the wall above.



**Figure 36: Cellar Interior**

Source: EMA 2013

### 3.5.3 CAFÉ (SERVANTS' QUARTERS) - INTERIOR

**Floor** – New polished pine floors in good condition.

**Walls** – Exposed posts with fibro and a pattern of horizontal timber beads. All white painted and in good condition. The west door is in good condition it is paint finish. Two panels are cracked. The architrave has been blocked out to fit this smaller door. There is also a painted timber flyscreen door at this opening. There is a small four pane window above. A modern laminate finished kitchen bench unit has been built in the north west corner. There are wall mounted lights. There is a modern door to the east next to the original fire place which remains open. The east wall is plastered brick work, painted white and in good condition. The cracked brick hearth is in fair condition. There is a new painted timber mantle shelf. Above the door fibro has been used. Above the fireplace is a boarded up window. There is a doorway and steps to the south connecting to the Common Room. A free standing commercial food serving unit has been installed in the room as part of the conversion to a café.

**Ceiling** – Raking timber each side and flat in the centre. Timber cover beads are used and the veiling is white painted. The ceiling is in fair condition and some boards have split. There is a bulkhead of similar construction across the room. Sheet metal has been used to patch the ceiling. Ceiling sags at western end.

### 3.5.4 STAFF RECREATION (COACH HOUSE) - INTERIOR

**Floor** – The modern pine floor is clear finished and in good condition. The skirting is all 10 x 50 mm pine clear finished.

**Walls** – Three of the walls are rough stone work while the fourth (west) is brickwork on a stone base. All walls have been sand blasted clean. The west face is the back of the chimney, on one side is a set of hardwood steps and modern door. There is a fixed glass window in the south wall. The frame is modern and painted but the lintel is original. Below this are three pieces of timber sawn off at the wall. There are significant full height cracks in the East (2), South (3), West (1) and North (5) walls which require investigation. IN the north wall is the opening for the old timber doors. The original door timber work has been kept and dark stained. There is a small window framed up in this wall also.

**Ceiling** – Rakes each side of a central flat ceiling. Fibro with cover beads. There are timber cross beams. Lighting is hung off the cross beams. The ceiling is in good condition. There is a manhole in the ceiling (east end). A small area of possum or water damage is evident.

### 3.5.5 SMOKE ROOM - INTERIOR

**Floor** – Concrete – Fair condition.

**Walls** – Walls are rendered and in poor condition with extensive cracking in render on the walls. The door is in the north wall. The door is vertical boarded timber with painted finish and is in fair condition. Several repairs have been made using sheet iron. The timber is browned, but painted yellow. There are several old latches on the door face.

**Ceiling** – Modern sheet iron nailed to ceiling timbers.

### 3.5.6 HERBARIUM (LAUNDRY) - EXTERIOR

The herbarium is a simple rectangular building with hipped roof (see Figure 37). The stud framed walls and roof are clad in similar metal pans to the Servants' Quarters.

There is a ledged and braced vertical boarded timber door in the north and south ends and two timber framed awning windows in each of the east and west elevations.

The building has been restored and conserved since 1982 and appears sound with finishes in fair condition.

Adjacent to the north east corner of the building within the new north south path is the reconstructed original well and Horse Trough (Fig 38). Gutters are full of leaves and pine needles.



Figure 37: Herbarium from North West

Source: EMA 2013



Figure 38: Reconstructed well  
Adjacent Herbarium

Source: EMA 2013

### 3.5.7 MEETING ROOM (LAUNDRY) - INTERIOR

Since 2004 the interior has been refurbished and converted to a single space. New wall and ceiling linings have been installed.

**Floor** – Concrete with carpet in good condition. 20 x 90 mm skirting painted cream.

**Walls** – All walls are flush set plasterboard, paint finished. The walls are in good condition. There is an exhaust fan in the west wall. Exposed distribution boards are mounted high up on the north wall. There is a new ledged and braced timber door and timber framed flyscreen door at the entry. The door is half glazed. A timber ledged and braced door in the north walls leads to the exterior.

**Ceiling** – Flat flush set plasterboard, paint finished. The ceiling is in good condition. There are three modern, surface-mounted fluorescent lights on the ceiling.

Generally the room is in good condition throughout have been refurbished since 2004.

### 3.6 CSIRO ERA BUILDINGS

Other than Gungahlin Homestead, Servants' Quarters/Coach House, Laundry and Well, all other structures on site relate to the occupation of the site by CSIRO and were erected post 1953. The buildings can be broadly grouped into phases of growth of CSIRO's operation on site. A brief description of buildings is provided below. An inventory sheet for each building on site was prepared in 2004 and have been updated in 2010. Inventory sheets are included in Appendix D. Location of buildings is shown on Figure 40 2010 Site Plan. The location of the phases of development is shown on Figure 431.

#### 3.6.1 Phase 1: 1953 to 1959

The only surviving building of this period is the Workshop Field Stores (Building 012), the first stage of which was completed by CSIRO staff in 1956. The building has since been extended twice but each time maintaining the simple plan, roof form and materials of the building (see Figure 39).

The Workshop building is a timber framed structure with a suspended timber floor on brick piers. The walls are clad principally in fibro (asbestos) sheet with some weatherboard cladding on south wall. The building has a corrugated iron clad skillion roof. The building is still actively used and generally fair to good condition.

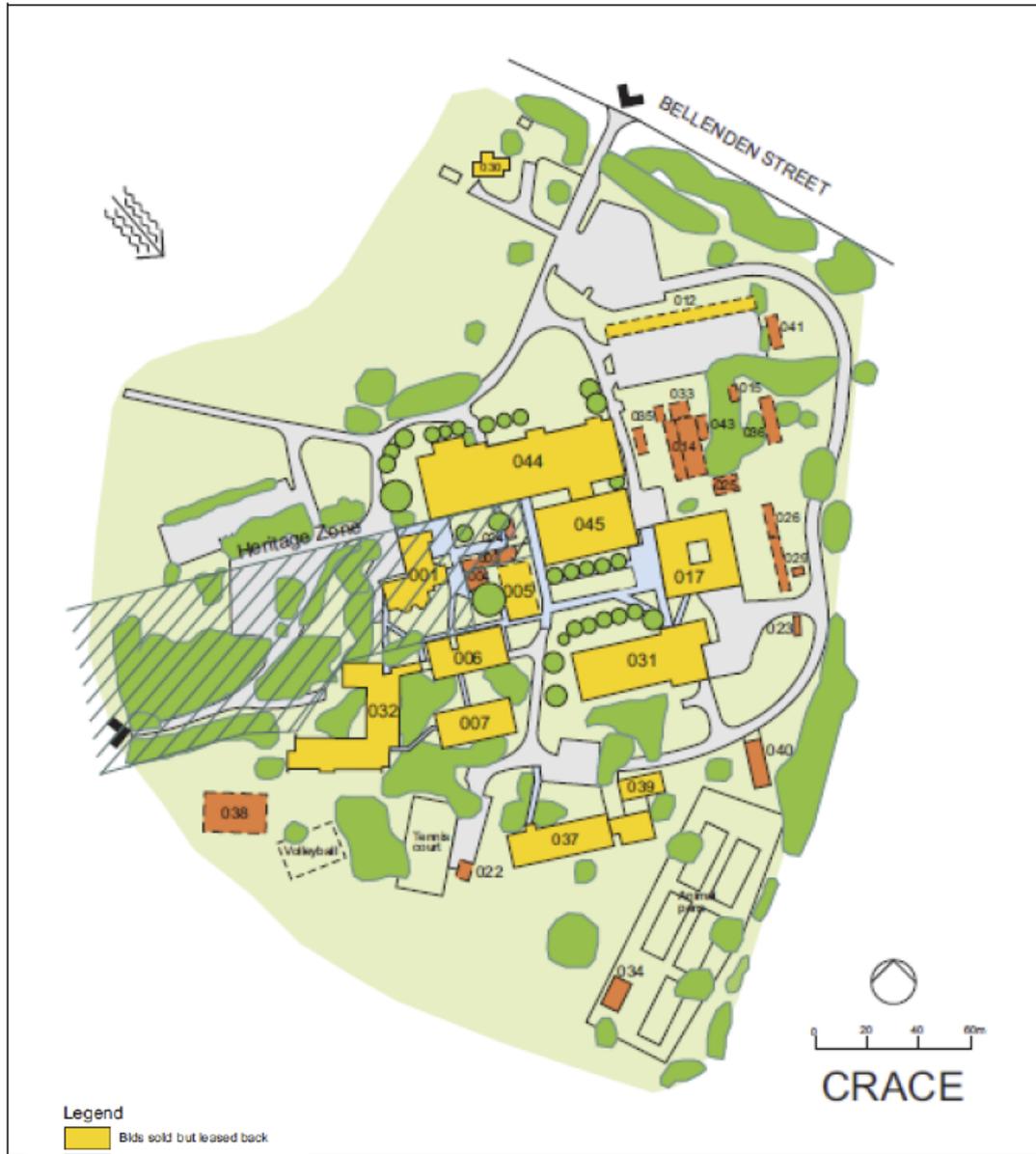
The building is a cost effective simple service building.



**Figure 39: Field Stores/Workshop**

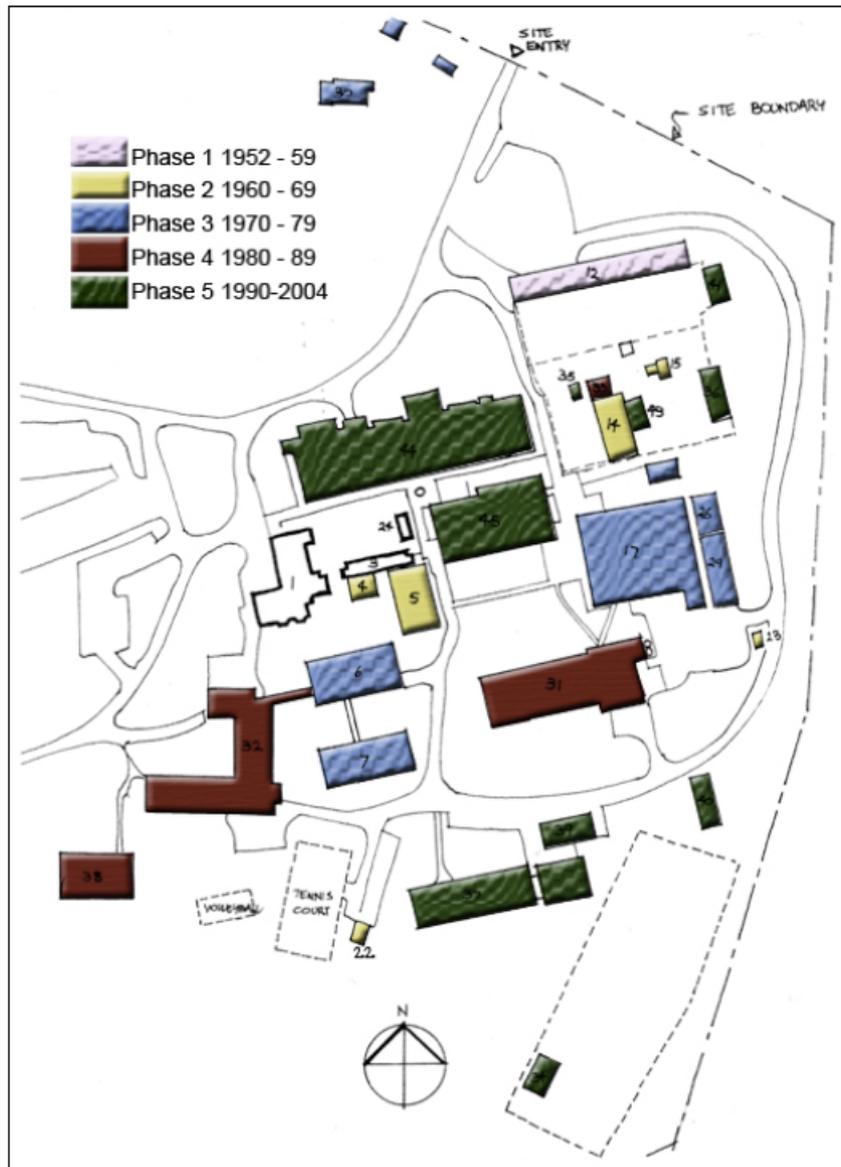
*Source: EMA 2013*

There were other minor buildings constructed the 1950s, but all have been demolished.



**Figure 40: Site Plan, Buildings 2010**

Source: CSIRO Business & Infrastructure Services



**LEGEND**

- |                               |                                  |                          |                              |
|-------------------------------|----------------------------------|--------------------------|------------------------------|
| 1. Homestead                  | 14. Store                        | 30. Caretakers Residence | 38. Environment ACT          |
| 3. Servants' Quarters         | 17. ANWC Building                | 31. Animal House         | 39. Soil Laboratory          |
| 4. Common Room                | 22. X-Ray Lab                    | 32. Laboratories         | 40. Glass House              |
| 5. Global Change Lab          | 23. Bug House                    | 33. Store                | 41. Tractor Shed             |
| 7. Francis Ratcliffe Building | 24. Herbarium                    | 34. Animal Pens          | 43. Store                    |
| 12. Workshop/Field Stores     | 25. Light Controlled Experiments | 35. Store                | 44. Graham Caughley Building |
| 13. Aviary                    | 28/29. Dingo Pens                | 36. Store                | 45. John Calaby Building     |
|                               |                                  | 37. Rangelands           |                              |

**Figure 41: Phases of CSIRO Development**

Source: EMA 2010

### 3.6.2 Phase 2: 1960 to 1969

Six buildings remain from this period of growth. They range in use from Common Room to offices or specific study buildings such as the X-Ray Lab, Aviary (now part demolished) and Bug House. All of the buildings were erected by CSIRO staff and with the exception of the Common room (Building 004) are face concrete block walls with low pitched corrugated iron clad roofs. The Common room is a timber framed structure clad in fibro (asbestos) sheet with a corrugated iron clad skillion roof.

All of the buildings have simple rectangular floor plans and appear to have been designed and constructed to be cost effective and low maintenance functional buildings. The buildings are more notable for their function than their design and construction. Key buildings in this phase are:

#### **Building 018: Animal Behaviour Building**

This building is located in a paddock west of the main dam. Also known affectionately by staff as Myky's lab, this is the building in which Roman Mykytowycz conducted his research into animal behaviour (see Figure 42).



**Figure 42: Animal Behaviour Building**

*Source: EMA 2013*

The building was originally constructed in 1966 and has been extended to the west and north, but the original section is easily defined. The building does not appear to be currently in active use. It appears to be physically sound with some minor deterioration in finishes.

#### **Building 005: Global Change Laboratory**

With Building 018, this was the first specific building constructed to accommodate a research program. It is a single level concrete block building located near the south wall of the Servants' Quarters Building (see Figure 43). The building's exterior shows little evidence of change however the interior fitout may have changed with time. The building is in good condition.



**Figure 43: Global Change Laboratory**

*Source: EMA 2013*

### **3.6.3 Phase 3: 1970 to 1979**

Six buildings remain from this period. Four of the buildings are for accommodation or providing for, animals being kept on the site (Hayshed, Dingo Pens and Animal Pens). A new caretakers residence was also constructed (1978) near the Bellenden Road entrance to replace an earlier cottage (date of the earlier cottages construction is now known).

The Caretaker's Residence is a 1970s medium size brick veneer cottage typical of project homes of the period.

In the 1970s, the CSIRO erected the first stage of the building which now houses the Australia National Wildlife Collection. The building follows the vein of buildings erected on site in the 1960s. It is constructed on a concrete slab with painted concrete block walls and low pitched corrugated Colourbond roof. The building is simple and functional in design (see Figure 44).



**Figure 44: ANWC Collection Building**

*Source: EMA 2013*

Extensions to the building were completed in 1976, 1992 and 1996.

The basic design and detailing of the original building has been carried through the additions.

### 3.6.4 Phase 3: 1980 to 1989

The 1980s saw two major research buildings constructed and the first (and last) two storey CSIRO buildings. Building 032 which was constructed in 1980 was the first purpose built laboratory building on site. It comprises two wings set in an L-plan with the south wing containing laboratories on both levels and the east wing only on the lower level. The upper level east wing contains staff offices, and a large seminar room (see Figure 45). Part of the original carriage loop has been obstructed by the construction of the seminar room.

The building is constructed in economical material of the time, with coloured concrete block walls with contrasting painted compressed fibro cement sheet infill panels. The building is simple and functional in design with no notable aesthetic or technical characteristic. It is the second largest building in floor area on site (Building 044 is the largest).

In 1983 the Animal House Complex (Building 031) was constructed adjacent to the National Wildlife Collection building. Building 031 is constructed of similar materials to Building 032 but has a hipped corrugated asbestos sheet roof. The building is cut into the fall of the site but remains a prominent visual element due to its large singular roof and minimal wall fenestration (see Figure 46). A garden of semi mature native shrubs planted against the building on three sides provides some screening.



Figure 45: Building 032

Source: EMA 2013



Figure 46: Animal House Complex

Source: EMA 2013

### 3.6.5 Phase 3: 1990 to 2004

During this phase 17 building projects occurred. Two of the projects were additions to the Australian National Wildlife Collection building. The remainder of works can be separated into three groups:

#### a) Prefabricated Storage Sheds

These are generally located in the north eastern section of the Precinct and vary from single to five garage size. All are typical prefabricated Colourbond sheds of the 1990s. All are in good conditions with the exception of damaged floors on Building 036 (Refer Figure 47).

#### b) Rangelands

In the early 1990s two new buildings were erected on the south eastern edge of the built zone of the precinct to permanently accommodate Rangelands staff moved to the site from Deniliquin. The buildings contain laboratories, offices and storage facilities.

The two buildings are of matching design with coloured concrete block walls, ribbon

windows and white Colorbond corrugated roofing. The hipped roof forms feature rolled ridges (see Figure 48). This was a popular roofing detail of Department of Housing and Construction commercial architecture in the mid 80s to early 1990s. The use of white powder-coated aluminium window frames, gable walls with circular gable vents are also typical of the period.



**Figure 47: Field Store, Representative**

#### **Of Prefabricated Sheds**

*Source: EMA 2013*

The buildings are representative of public commercial buildings of the period. Both buildings are still in good condition. The mature shrub beds running parallel to the long elevation of the building help reduce the visual bulk of the building and integrate them into the Precinct.

#### **c) 1996 Site Redevelopment Buildings**

In 1996 a major site redevelopment was undertaken which resulted in major changes and formalisation of the north and east edges of the heritage courtyard. Cox Architects (Canberra) were engaged to manage the design process.

The existing prefabricated office building located on the north side of the courtyard was removed. An archaeological study of the precinct of the former stables was undertaken by Ken Heffernan prior to construction of Building 044. A post 1950s building east of the herbarium was demolished to make way for Building 045.

As part of the redevelopment, alterations and additions to Building 017 were completed. New paths were introduced around the heritage courtyard, formalizing the landscaped courtyard and linkages within the site. The original Horse Trough and Well were also reconstructed.

Building 044 and 045 are designed in a singular style with the same external finishes, details and form. Walls are face brick to 2/3 height and Colourbond corrugated steel above. The roofs are low pitched hipped forms with clerestory windows on the north. Horizontal steel sunscreens are located over all northern windows (see Figures 49 and 50).

Building 044 has a wide colonnade on the south elevation which opens to the heritage courtyard. The building has been cut into the site to reduce its visual bulk against the smaller massing of the heritage buildings.

The buildings have a very strong linear and asymmetrical angular forms and contract to the small scale more balanced design of the 19th century buildings. The new buildings have been named in honour of two significant former Division staff, Graeme Caughley (044) and John



**Figure 48: Soils Laboratory**

*Source: EMA 2013*

Calaby (045).

Building 044 accommodates a new conference facility, laboratories, staff offices and facilities. Building 045 was purpose designed as the new Division Library. Both buildings are in good condition with minor weathering externally.



**Figure 49: Graeme Caughley Building**

Source: EMA 2013



**Figure 50: John Calaby Laboratory**

Source: EMA 2013

### 3.6.6 Phase 6: 2005 to 2013

There have been no new buildings erected in the precinct (or demolished) in this period. Some trees which were in poor health have been removed along the driveway and on Barton Highway frontage. Generally a replacement tree has been planted in its place.

## 3.7 LANDSCAPE

Gungahlin Homestead Precinct forms a distinct cultural landscape with two major zones:

- Land around the nineteenth century Gungahlin Homestead, along the former drive and the main dam and race identified as the Heritage Sub-Precinct Boundary in Gungahlin Homestead Precinct entry in the ACT Interim Heritage Places Register.

The landscape pattern is one of distinctive exotic, mainly coniferous, plantings concentrating around the historic homestead building and twentieth century CSIRO buildings and along the drive. These trees present a strong unifying element in the landscape that visually and experientially tie together the diverse buildings and create a sense of place reflective of the history of Precinct. They date from the nineteenth century and early twentieth century and are reflective of the landscape values of this period of history and interest in coniferous plantings.

In the vicinity of Gungahlin Homestead (adjacent to Building 004) there are exceptionally fine specimens of *Pinus canariensis* (Canary Island Pine), a handsome tree that grows well in the district and is long lived according to Pryor and Banks<sup>18</sup>, *Pinus radiata*; *Cypressus sempervirens*, in particular the four specimens adjacent to the southeastern corner of Gungahlin Homestead; *Cupressus arizonica*; *Cedrus deodara*; and one healthy *Araucaria bidwillii*. Varied plantings along the drive are also reflective of nineteenth century values, in particular conifer species and elms and later plantings of

<sup>18</sup> Pryor LD & Banks JCB, (1991), *Trees and Shrubs in Canberra*, Little Press and ACT Government

Lombardy poplar near the dam (probably dating from the early to mid-twentieth century).

- The grasslands north, south and west of the Gungahlin Homestead area that are dotted with eucalypts creating a park-like effective reflective of the pre-European era and presumed earlier Aboriginal management through burning. This area also includes natural values, in particular the remnant open grassy woodland, remnant native grasses and the territory of the Striped Legless Lizard.

### **3.8 CONDITION AND INTEGRITY OF COMMONWEALTH HERITAGE VALUES**

As well as understanding the condition and integrity of the setting, individual buildings and other elements which make up the place it is necessary in the context of Commonwealth Heritage Management Principles to review the condition and integrity of the Commonwealth Heritage Values for the place and the degree of intactness of the attributes. The Commonwealth Heritage Values and the attributes are described in the Commonwealth Heritage Citation, a copy of which is included in Section 4.12 and Appendix G. The following section describes the condition and integrity of the physical representation of the values and attributes.

#### **3.8.1 Criterion A – Process Attributes**

- **1862 – 65 Georgian Style Northern Section of Building**

This is described in some detail earlier in this section of the HMP. This part of the building has a high degree of integrity both internally and externally. External shutters to windows were removed some years ago. The inclusion of the western verandah and combining two ground floor rooms about 20 years ago has compromised the integrity of these parts of the building. There have been no changes to significant fabric (excluding conservation or maintenance) for over 20 years.

The Georgian wing of the Homestead is in good condition internally and externally.

- **Historic outbuildings**

Only two of the pre-federal capital buildings and an associated well remain. These are the former Coach House and Laundry buildings. Both are described earlier in this section. Both buildings are currently vacant and generally in good condition internally and externally having been successfully adapted for new use by CSIRO. It is still possible to understand the original functions of the building and relationship to the main Homestead building.

The Coach House building has ongoing issues with cracking and movement in its rubblestone walls which CSIRO are monitoring.

- **Dams**

The dams and water race elements remain and continue to be functional elements of the place. The race elements could benefit from conservation work to enhance their former function.

- **1883 Additions to Main Homestead**

The condition and use of this part of the Homestead are described in Section 3.2 and 3.3. The interior and exterior are in good condition and retain a high degree of integrity in the original fire detailing particularly in the entry foyers. The building is currently

vacant.

- **Carriageway and Loop**

These elements still exist, however the carriage loop was compromised several decades ago when a new building was cut into the southern side. It is still possible to interpret the line of the loop. The carriageway has lost some of its character and enclosure over the past three decades with some of the older trees dying and requiring removal. This has created a much more open character without the intimacy and containment of the drive as it would have been with the avenue trees in good health. The CSIRO have undertaken some replanting.

- **Other 20<sup>th</sup> Century Structures**

There are a large number of detached buildings across the site relating to this period including research and storage buildings, wildlife enclosures and fencing. These areas provide a strong representation of a research facility in a semi-rural setting.

### **3.8.2 Criterion E – Rarity Attributes**

The key elements of the former country estate are still clearly visible in the setting. The grandeur of the Homestead adjacent the mature pines of the former carriage loop is still part of the arrival experience of the Homestead. From the elevated position it is still possible to glimpse views of the remnant pastoral landscape to the north east and south west in the animal compounds. Views to the north and east are screened by CSIRO era buildings. Once outside the line of these buildings there still remain open paddocks and remnant bushland between the buildings and Gungahlin Drive to the south.

The remnant historic features listed in the CHL citation are still extant and clearly visible. Condition varies from good to fair.

### **3.8.3 Criterion D – Characteristic Value**

The former Homestead building and surviving historic outbuildings remain as detached structures as originally. They all retain a high degree of integrity of original internal and external detailing and planning.

The carriageway loop is still discernible through tree plantings and stone edging. However the southern edge has been compromised by construction of a building. The site retains discernible groupings of plantings of trees from the pastoral and CSIRO periods of occupancy. These values are generally in good condition.

## **4.0 ANALYSIS & STATEMENT OF SIGNIFICANCE**

Gungahlin Homestead Precinct is located on privately owned land. The Precinct is listed on the Commonwealth Heritage List (as Gungahlin Homestead and landscape, June 2004). CSIRO, as the principal tenant of the site is required to manage the site in accordance with the requirements of the Environment Protection and Biodiversity Conservation Act 2003. This includes preparation of a Heritage Management Plan (HMP) for the place.

As the Gungahlin Homestead Precinct is listed on the Commonwealth Heritage List (CHL) the CHL criteria has been used for the analysis of significance in the HMP. If the assessment identifies any change to the official Heritage values (identified in the CHL Citation) then a justification for these will be required in the HMP.

Other heritage values may be attributed to the place by non-Commonwealth Agencies and public interest groups through their own assessment and listing processes (e.g. National Trust of Australia, ACT Heritage and Australian Institute of Architects). However as these will have no statutory control (whilst the CHL listing applies) they have been excluded from the assessment.

The assessment of significance of the Gungahlin Homestead Precinct for the 2004 Conservation Management Plan was made against the ACT Heritage Criteria as the place was not listed on the CHL at the time. A copy of this assessment is included in Appendix E for information.

### **4.1 ASSESSMENT CRITERIA**

The Commonwealth heritage List Criteria against which the heritage values of a place are tested include<sup>19</sup>:

- a. The place has significant heritage value because of the place's importance in the course, or pattern of Australia's natural or cultural history
- b. The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- c. The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history
- d. The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of:
  - i. A class of Australia's natural or cultural places; or
  - ii. A class of Australia's natural or cultural environments
- e. The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- f. The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period
- g. The place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
- h. The place has significant heritage values because of the place's special association with

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<sup>19</sup> <http://www.environment.gov.au/heritage/about/commonwealth/criteria.html>

the life or works of a person, or group of persons, of importance in Australia's natural or cultural history

- i. The place has significant heritage values because of the place's importance as part of indigenous tradition.

## **4.2 SETTING AND LANDSCAPE**

The Precinct contains areas of remnant native grasses which are gradually disappearing from other parts in the ACT as urban development expands. The open grasslands to the south and west provide a reference to the pastoral history of the site.

Presently an agricultural outlook from the Precinct is still visible to the north and south, but this is being eroded by urban development. However the zoning of the land as Hills, Ridges and Buffer Zone should see development on the adjacent underdeveloped land minimized.

The mature pine trees and Eucalypts throughout the site contribute greatly to the character of the site. Despite the changes brought about by developments on site, the alignment of the original driveway and carriage loop, are still clearly visible and contribute greatly to the historic interpretation of the Gungahlin Homestead and Outbuildings of the Precinct.

There are few surviving homestead sites in the urban area of the ACT which retain such a strong and intact historic landscape element as the driveway and historic plantings at Gungahlin.

The original studies which determined the presence of striped legless lizards in the Gungahlin grasslands have not been sited. It is not known whether the population located was of a sustainable size or whether the study covered the whole CSIRO site. Further investigations is recommended to determine the extent of occupation of striped legless lizards at Gungahlin and to determine whether a specific part of the site needs to be conserved for their continued survival.

## **4.3 SIGNIFICANT PEOPLE OF GUNGAHLIN**

The following is not a complete list of significant people as it excludes William Davis, a significant owner of the Gungahlin Homestead precinct. It was not possible to establish a biography for him from research undertaken for this report.

### **4.3.1 CRACE FAMILY**

#### **EDWARD KENDALL CRACE**

##### **Crace before Gungahlin**

In 1864 Edward Kendall Crace sailed for Australia and after the adventure of being shipwrecked, he eventually arrived in Sydney in 1868. During this adventure, Crace became acquainted with Henry Mort whose daughter Kate Marion, Crace declared his intention to marry. Crace was the sixth child of the successful English interior designer, John Gregory Crace. For three generations the Crace family had been decorating the stately homes of England and during that period had worked with some of the most important architects of this period. John Crace's father is renowned for his collection of maps and views of London, now in the British Museum.

In England, Edward Crace was engaged in several engineering firms. On his arrival in Australia he went to work on Henry Mort's property. He married Kate Mort on 22 April 1871 and in the same year bought a fifth share in the property. In 1876 he returned to England for a short visit and again in 1890.

Edward and Kate had 9 children.

1. Everard married Blanche Lingen.
2. Helen married Frank Bethune, a solicitor.
3. Ethel married G Circuit of Cuppacumbalong.
4. John (Jack) married Caroline Baird and in his naval career rose to the rank of Admiral and at one stage became the first Australian to command HMA Navy.
5. Clare married Captain R. Waller, one of the first staff officers at Duntroon.
6. Dorothy.
7. Bessie.
8. Ursula married Edward Barton, son of Sir Edmund Barton (the first Prime Minister of Australia).
9. Sylvia married Arthur Champion, son of Canon Champion of St Johns Canberra.

In September 1892 Edward Crace drowned whilst trying to cross the flooded Ginninderra Creek.

### **JOHN GREGORY CRACE**

John Crace was a senior Australian naval officer during the Second World War. He was born on 6 February in the area of New South Wales that later became Gungahlin in the Australian Capital Territory. He began his schooling at the Kings School at Parramatta in Sydney but completed his education in England before joining the Royal Navy's training ship HMS Britannia in May 1902.

In the first decade of his naval career, Crace specialized as a torpedo officer and made several returns to Australia on postings. He married Caroline Baird in Glasgow in April 1920 and between then and the beginning of the Second World War, he served on both shore and sea postings, all the while rising steadily through the ranks. By September 1939 he had been promoted to rear admiral and appointed to command the Australian Squadron. On arriving in Sydney he found, however, that most of Australia's naval vessels were operating far from Australia's shores.

Frustrated at the lack of activity and annoyed at the Naval Board's perceived interference in operational matters, Crace tried to resign after two years in the post. However, when the war against Japan began he became commander of the Allied naval Squadron, ANZAC Force. He served on operations in the waters around New Guinea but was unhappy that his ships were given a minor role compared to those of the United States Navy. He then served during the Battle of the Coral Sea in May 1942 but was in a position peripheral to the main action.

He returned to England in June 1942 having handed over his command. Crace then became Superintendent of Chatham Naval Dockyard; he held that position until July 1946. He retired to Hampshire where he died on 11 May 1968.

### **4.3.2 CSIRO STAFF**

The following are taken from the Bright Spark's website: [www.asap.uni.melb.edu.au/bsparcs](http://www.asap.uni.melb.edu.au/bsparcs)

#### **RATCLIFFE, FRANICS NOBEL (1904 – 1970)**

Born Calcutta, India, 11 January 1904. Died 8 December 1970. OBE. Educated University of Oxford (BA) and Princeton, USA. Senior Research Officer, Division of Economic Entomology, CSIR: seconded to Army as Major, Australian Army Medical Corps in medical entomology;

Officer-in-Charge, Wildlife Survey Section, CSIRO to 1961, Assistant Chief, Division of Entomology 1961 until his retirement.

#### **FRITH, HAROLD JAMES (1921 – 1982)**

Frith was officer-in-charge of the Australian Bird-Banding Scheme 1960-62 and Chief of the Division of Wildlife Research, Commonwealth Scientific and Industrial Research Organisation 1962-81. His bird studies included the Mallee fowl, Australian waterfowl and Magpie Geese. He was one of the first people to have the idea for a large national park in the Northern Territory, which finally led to the establishment of Kakadu.

Born Kyogle, New South Wales, 16 April 1921. Died Lismore, New South Wales, 28 June 1982. AO 1980. Educated University of Sydney (BScAgr 1941, DScAgr 1963). Lieutenant, Australian Imperial Forces 1941-45; Assistant Works Manager and Technologist, Griffith Cannery Pty Ltd 1945-46; Irrigation Research Station, Division of Plant Industry, Commonwealth Scientific and Industrial Research Organisation 1946-50; Wildlife Survey Section 1951-62; Chief, Division of wildlife Research 1962-81; Membre d'Honneur, Societe Ornithologique de France 1973; Corresponding Fellow, American Ornithologists Union 1973; Fellow, Royal Australasian Ornithologists Union 1974; Corresponding Member, British Ornithologists Union 1974; Fellow Australian Academy of Science 1975; Foundation Fellow, Australian Academy of Technological Sciences and Engineering 1975; Whitley Medal for *Wildlife Conservation* 1979; Whitley Medal for *Pigeons and Doves of Australia* 1982.

#### **CAUGHLEY, GRAEME JAMES (1937 – 1994)**

Caughley worked in various places in the world on vertebrate ecology. At the time of his death in 1994 he was a Chief Research Scientists at the CSIRO Division of Wildlife and Ecology, where he had worked since 1979.

Born Wanganui, New Zealand, 28 September 1937. Deed Canberra, 16 February 1994. Education Universities of New Zealand (BSc 1959), Sydney (MSc 1962, DSc 1979) and Canterbury (PhD 1967). Government hunter, New Zealand Department of Internal Affairs 1954-55; Research Assistant, New Zealand Forest Service 1956-58; Biologist, New Zealand Antarctic Division 1958-59; Biologist, New Zealand Forest Service 1962-67; FAO wildlife biologist in Nepal, Afghanistan and Kenya 1968-69; Research fellow in Zoology, University of Sydney, 1969-71; FAO wildlife biologist in Zambia and Kenya 1971-72; Lecturer and Senior Lecturer, University of Sydney 1973-79; CSIRO Division of Wildlife and Ecology 1979-88; Special Commissioner (part-time) on the Forests and Timber enquiry of the Resource Assessment Commission, chaired by Mr Justice Stewart 1989-90; while continuing as a Chief Research Scientist with CSIRO until his death. Fellow, Australian Academy of Science 1992, CSIRO Chairman's Medal 1993.

#### **CALABY, JOHN HENRY (1922 – 1998)**

Calaby worked for the CSIRO Wildlife Survey Section (later Division of Wildlife and Ecology) 1950-87. He played a significant part in the 1972-73 Alligator Rivers Region environmental fact funding study and was largely responsible for the gazettal in 1976 of the Australian National Wildlife Collection.

Born Creswick, Victoria, 19 October 1922. Died Canberra, 19 September 1998. AO 1994. Educated Ballarat School of Mines (Diploma in Applied Chemistry 1942). Hon. DSc, Australian National University 1977. Technical Assistant, Explosives and Ammunitions Research, Munitions Supply Laboratories 1942-45; Experimental Officer, CSIRO Division of Entomology 1945-50; Experimental Officer and Research Scientist, CSIRO Wildlife Survey Section 1950-72 (transferred to Perth 1952-56 to maximize rabbit control in the West), Senior Principal Research Scientist 1972-87, Assistant Chief, Division of Wildlife and Ecology 1985-87, Honorary Research Fellow from 1987. Wrote *So Much that is New Baldwin Spencer 1860-1920: a Biography* (1985,

co-author D.J. Mulvaney). Foundation Member, Australian Mammal Society 1958; Troughton Medal, Australian Mammal Society 1983; Fellow, Royal Zoological Society of NSW 1986; Honorary Member, Australian Mammal Society 1987; Honorary Member, American Society of Mammalogists 1993. Thirty species across the animal kingdom are named after him. Commemorated by the John Calaby Resources Centre, CSIRO Division of Wildlife and Ecology, 1998.

#### **MYKYTOWYCZ, ROMAN “MYKY”**

After completing a doctorate of veterinary medicine in Munich in 1948, Roman Mykytowycz migrated to Australia from the Ukraine. He began working with Wildlife Survey Section 1950. The focus of his research was the study of parasite infection of rabbits. His studies demonstrated a distinct social structure amongst rabbits. His methodologies became an international model during the 1960s and beyond. Myky's studies represented a major contribution to the emerging scientific field of ethology (the study of comparative behavior). The knowledge gained from his experiments was able to be applied to improve dramatically techniques of rabbit control, especially poisoning.

Myky presented the outcomes of his pioneering research to scientists at international conferences between 1968 and 1985, published over 60 scientific papers and contributed to eight books. As a result aspects of manual management changed throughout the world. Better breeding results, improved domestic stock feeding and more effective pest control have all stemmed from Myky's research.

Myky's research was based at the Gungahlin site. A concrete block laboratory building was constructed during the 1950s in a paddock west of the main dam. The building survives today and is affectionately known as Myky's Lab.

#### **FEENNESSY, BERNARD “BUNNY”<sup>20</sup>**

Bernard Vincent Fennessy was born in Melbourne 16 November 1923 to Michael and Ellen Fennessy<sup>21</sup> and died on the 6<sup>th</sup> August 2006 in Canberra.

He was educated at the local Catholic primary school and later at St Kevin's college, run by the Christian Brothers. His first job after leaving school was in the Crown Law Office, working as assistant to the Clerk of Petty Sessions; but was soon awarded a scholarship to Melbourne University and enrolled in Agricultural Science. For three years he was part of a team studying sheep management practices on 150 properties in the Western District of Victoria, one of the most intensive and important sheep raising areas in Australia. He was then recruited by Francis Ratcliffe of CSIRO to join a new unit to study wild mammals and birds in relation to their environment. High on the priority list was to be a study of the ecology of rabbits. In the early 1960s he came to Canberra (to 'Gungahlin' homestead) the headquarters of CSIRO Division of Wildlife Research, and concentrated on spreading knowledge about the findings of the Division on a wide range of species and the relevance of this information to the practical management of the, whether for effective control, eradication, preservation, harvesting or conservation. All this involved a lot of collaboration with public inquirers and a range of government departments.

The gazettal of the street name 'Fennessy Way' in Forge, a suburb of Canberra, occurred on 1 Jun 2009.

#### **4.3.3 CSIRO AFFILIATIONS**

The CSIRO has had strong relationships with other institutions, most notably the ANU. However

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<sup>20</sup> [www.anbg.gov.au/biography/fennessy-bernard.html](http://www.anbg.gov.au/biography/fennessy-bernard.html)

<sup>21</sup> "Bunny-waged war on the Rabbit", *Sydney Morning Herald*, August 24, 2006

it was not within the scope of this report, to research the activities of key ANU figures on site at the Gungahlin Homestead Precinct. ANU staff have been involved in research projects undertaken at the Gungahlin Homestead Precinct since the 1950s.

The ACT Government has leased Building 032 since 2004 and there is some sharing of resources and knowledge within CSIRO.

#### **4.4 ARCHITECTURAL COMPARATIVE ANALYSIS**

The Gungahlin Homestead (Building 001) is a fine example of the home of a wealthy late 19<sup>th</sup> Century grazier. Comparable two storey homesteads in the region are limited to Duntroon House and Yarralumla. The use of two distinct architectural styles in the building is not unusual as the use of different styles in a homestead often reflected both a change in social design taste and changing economic fortunes over time as the with Gungahlin. Duntroon Homestead now illustrates in the one extended building, four distinct phases of growth and four architectural styles.

There are also examples of small homesteads in the region which also reflects these impacts in the built form such as London Bridge, Gungahler, Wells Station and Horse Park.

The 1860s wing is a fine and relatively intact example of a two storey Georgian homestead which are rare in the region.

The 1880s sandstone wing is an attractive and impressive example of the Victorian style unmatched in the region. The double bay windowed and gabled two storey façade has been well designed to take a commanding landmark position atop the hill.

The date of the outbuildings is uncertain. Considering the laundry, coach house, servants' quarters and cellar, it can be speculated that because of the similarity of the metal tiles used, these were all built around the same time. Also because the Davis homestead was roofed with these tiles then it might be concluded that these outbuildings were built at about the same time as the house.

The reference to new servants' quarters in 1888 (see Crace period) may be to these same buildings. Certainly if stone was being quarried for the main house in 1883, then inferior stones may have been used to construct the stone portions of these outbuildings.

Although the date on these outbuildings is uncertain they appear to have been constructed in the Davis period.

There are clues that the cellar and servants' quarters are older than the coach house. This is because there is an east window in the servants' quarters and a window to the east of the cellar. These would seem to be superfluous if the coach house was built at the same time. Also the junction of the coach house and servants' quarters is unusual in that the metal tiled wall continues inside the line of the coach house walls. These items suggest that the coach house was built sometime after the cellar and servants' quarters.

The Georgian styled windows for the servants' quarters and the use of some 1860s type skirtings in this building tends to support their being dated from the Davis period.

There were several other cottages on the property and at least one close to the house when valuer Moriarty made his surveys between 1911 and 1915, but it is difficult to confirm that they date from the Davis period (assessment form 1982 CMP).

The Servants' Quarters/Coach House and laundry buildings are representative examples of the type of simple service buildings required and constructed on large rural properties in the 19<sup>th</sup> century. They are unique to the district in the patented metal pan cladding system used on the

walls and roof. This cladding was also originally used on the roof the 1960s wing. This may be the only example of its use in the ACT.

The reconstructed well is representative of the need to provide water for humans and animals.

The open courtyard between the homestead, Servants' Quarters, laundry and Building 044 retains the form and proportions of the 19<sup>th</sup> Century homestead service courtyard.

The surviving 19<sup>th</sup> century service buildings are only a small group of those which once existed. They represent part of the structure of a large remote 19<sup>th</sup> century farm and the support facilities required to maintain self-sustainability. Lanyon Homestead, Booroomba, Horse Park, Wells Station and Tuggeranong are better more intact collections of rural homestead buildings in the region and retain open pastures beyond.

None of the buildings erected since 195 have outstanding design qualities which warrant recognition individually. Collectively they (and the heritage buildings) now represent the growth and evolution of CSIRO Division of Wildlife Research on the Gungahlin site for over 50 years. The buildings which stand out most are those associated with particular research work (Myky's Lab) significant collections (Australian national Wildlife Collection) or named in memory of significant scientists who have been part of CSIRO's history on the site (Francis Ratcliffe, Graeme Caughley and John Calaby). These people, Collections and the research work form a strong part of the history of the site since 1953.

#### **4.5 PRE 20<sup>TH</sup> CENTURY HOMESTEADS COMPARATIVE ANALYSIS**

There are several other pre Federal Territory Homesteads within the urban boundaries of Canberra where comparison will enable assessment of the significance of the Gungahlin Homestead Precinct. These include:

- **Gold Creek – Gungahlin**

Located some 12 kilometres north of the Gungahlin Homestead Precinct, Gold Creek was established in the mid-19<sup>th</sup> century. The original sections of the main residence building date from this period. The Homestead building is a single storey structure with walls of varying forms of masonry construction and hipped corrugated iron roofs. Later additions have substantially altered the residence. Gold Creek retains a number of rural service buildings, which enable its farming function to still be interpreted. Parts of the reserved land are still farmed. The land is now enclosed by residential and urban development. The residence is vacant and in fair condition and gardens are run down. The outbuildings are still used.

- **Gungaderra Homestead – Gungahlin**

Located some 5 kilometres north east of the Gungahlin Homestead Precinct, Gungaderra Homestead dates from the initial building of a slab hut in the 1860s. The present single storey main homestead was built in the early 19<sup>th</sup> century using pise construction with outbuildings, additions and extensions being constructed over the next 50 years. While later additions have substantially altered the building, pise buildings are becoming rare in the ACT, and this is the last remaining pise construction on the north of Canberra. The homestead complex also demonstrates typical aspects of former lifestyles. The land around the precinct is currently being developed for residential and commercial uses.

- **Wells Station – Gungahlin**

Located 5 kilometres north east of the Gungahlin Homestead Precinct, the Wells Station complex includes a single storey timber slab and brick residence and timber framed rural structures dating from the 1850s to 1930s. The buildings are constructed from a broad range

of materials and construction techniques. As a group they provide valuable evidence of early construction techniques and developments in the district. The property is still occupied and the outbuildings used for various activities.

The Wells Station Homestead and the land adjoining the heritage curtilage is being developed for residential use. Wells Station is one of the most intact large farm collections in the Gungahlin area.

- **Tuggeranong Homestead – Richardson**

This large homestead group contains elements of buildings dating back from 1837 through to 195. It contains a comprehensive collection of ancillary buildings of varying construction including pise. The homestead group is preserved within a large pastoral land curtilage. Residential development adjoins all boundaries of the site.

The single storey brick homestead is used as a conference and function centre and some of the buildings are not used. The land is used for agistment of horses. As the buildings have seen little alteration and remain in a parcel of pastoral land, Tuggeranong Homestead can be readily interpreted as a former farm complex.

- **Woden Homestead – Hume**

This still operational farming complex in Southern Canberra contains buildings dating from the 1830s. It is still occupied by relatives of the Campbell family (of Duntroon) and the residence is noted as the oldest residential building in the ACT still in its original use. The homestead is a single storey structure. The property is still relatively remove from urban development.

- **Hill Station – Hume**

This comprises a small surviving group of rural buildings including a pise (part) homestead and timber outbuildings. The buildings are now used as a restaurant and gallery. The small parcel of land around the buildings is now encircled by the light industrial suburb of Hume.

- **Horse Park – Forde**

This is an operational farm on the northern edge of the suburb of Gungahlin. The property contains a group of farm buildings of varying forms of construction dating from the 19<sup>th</sup> century. The buildings have minor alterations, but a high degree of integrity and are generally in good condition. The property presently retains a semi-rural outlook, but urban development has been planned to encircle a small parcel of land around the property.

Compared to the homestead examples listed above, Gungahlin Homestead Precinct is not the most intact example of a pre-20<sup>th</sup> Century homestead in the urban area. Wells Station, Horse Park and Tuggeranong Homestead are more intact complexes of rural buildings and therefore provide more representative examples of the period.

What distinguishes Gungahlin Homestead (Building 001) from the examples discussed above is the grand two-storey homestead building. All of the examples listed have modest single-storey homestead buildings. Gungahlin Homestead (Building 001) is more comparable in period and architectural grandeur to Duntroon House and Yarralumla. These are two and three-storey buildings respectively which feature a number of extensions. The principal phases of additions to Duntroon were completed by the Campbell family during its pastoral history phase. There has been only addition since its conversion to a Military Training facility in the early twentieth century. Yarralumla Homestead was extended and modified extensively when it was converted to the official residence of the Government General.

Both Duntroon and Yarralumla retain several outbuildings from their pastoral era and elements of

the landscape setting of the period. Both have lost most of their broader pastoral setting.

#### **4.6 ARCHAEOLOGY**

Several archaeological investigations are known to have been made of the Gungahlin Homestead Precinct. All of the known studies were undertaken by Heffernan and Klaver between 1994 and 1996 and related to the potential redevelopment part of the Precinct. A site wide archaeological study undertaken in 1994 (*An Archaeological Study of the Gungahlin Homestead Precinct, Block 348, Gungahlin, ACT*), Heffernan K and Klaver J, 1994) found 27 historic Archaeology sites which documentary evidence indicated were likely to contain features of historical Archaeological significance and may contain subsurface archaeological traces.

Of the 27 historic sites only eight were found to warrant further attention and all of these were already included in the Register of the National Estate. The sites included: main dam and race, entrance drive and plantings, Homestead with inner courtyard and lawns, Servants' Quarters, Coachhouse, laundry, Underground Tank (well).

The study also found no aboriginal archaeological sites.

In 1995 prior to the construction of Building 044, Heffernan and Klaver undertook an archaeological inspection of the site of the former Stables and buggy shed but no substantive evidence of the structures was found.

All of the archaeological investigation reports are held in the ACT Heritage Library and should be consulted as part of any future development planning.

#### **4.7 AUSTRALIAN NATIONAL WILDLIFE COLLECTION (ANWC)**

The Australian National Wildlife Collection is a unique collection of native Australian fauna. Its significance is in part recognized by its gazettal by the Commonwealth as the National Collection. The Collection represents a significant chapter of the research work undertaken by CSIRO staff-based or operating out of Gungahlin Homestead Precinct. (Refer Section 2.9.3 for history of the Collection).

The collection is complimented by detailed cataloguing and background research. The specimens have been conserved using best practice techniques for preserving and storage.

The Collection continues to grow with new research projects so will become an increasingly complete record of Australian fauna. CSIRO are the owners and curators of the Collection and should they ever move from the Gungahlin Homestead Precinct, the Collection would be relocated to their new home.

#### **4.8 HISTORIC THEMES**

The Australian historic themes which apply to the Gungahlin Homestead Precinct include:

- 1.2 Tracing the emergence of Australian plants and animals
- 1.3 Assessing scientifically diverse environments
- 2.1 Living as Australia's earliest inhabitants
- 3.5.3 Developing agricultural industries
- 4.3 Developing institutions

5.4 Working in Offices

8.10.5 Advancing knowledge in science and technology

8.14 Living in the country and rural settlements

## **4.9 ANALYSIS AGAINST THE CRITERIA**

### **4.9.1 HISTORIC (CHL (a))**

Gungahlin Homestead Precinct is associated with the early pastoral development of the region. Despite significant changes over time there are still substantial elements of the original use surviving including the 1860-1883 homestead (Building 001), two original outbuildings (Buildings 003 and 023), tree-lined driveway and carriage loop. The homestead is one of few surviving 19<sup>th</sup> century pre-Canberra Grand Estates which still maintain some rural character (Yarralumla and Duntroon are contemporaries).

The second principal usage of the site has been as a research facility for CSIRO since 1953. This use has seen the adaptation of historic buildings to new uses and the addition of a large number of buildings and minor structures to the site. These individually and collectively demonstrate the growth and changing requirements of the organisation during the 60 years of occupancy. The remaining open paddocks have been adapted for animal and plant research enclosures and pastures.

Whilst the buildings constructed post 1953 have little individual merit, they were the base for the significant research work undertaken in the Precinct since 1953. The Division's work at Gungahlin has been crucial in a number of discoveries relating to the control of animal pests particularly rabbits and kangaroos. Myky's Lab (Building 018) is the site of Roman Mykytowycz's pioneering research work into rabbit behavior. This research has had significant impact on the growth and sustaining of the agricultural sector in Australia.

CSIRO as an organization has operated for 66 years, with one of its divisions occupying the Gungahlin Homestead Precinct for 56 years, representing a significant chapter of that history.

The site meets the criterion to a high degree.

### **4.9.2 RARITY (CHL (b))**

The Gungahlin Homestead (Building 001) is one of few surviving 19<sup>th</sup> Century pre Canberra Grand Estates which still maintain some rural character. The homestead building (Building 001) is a rare example of a two storey 19<sup>th</sup> century homestead in the region.

The overlay of different periods of development and architectural styles can still be interpreted in the early homestead buildings (Buildings 001, 003 and 024) and the post 1950s CSIRO buildings.

The prosperity of the rural period is conveyed in the Homestead and service buildings (Buildings 001, 003 and 024) and their grouping around a courtyard. The entry drive and carriage loop (remnants) trees also demonstrate this. The transition from rural to research nature of the site is demonstrated in the design and construction of the alter buildings and the numerous minor structures and fences within the paddocks.

The Australian National Wildlife Collection is a rare collection of samples of Australian animal species, eggs and research notes of potential significance.

The research collection held in the Division library is unique and has been assembled for the Division and collates significant research undertaken by the Division.

Gungahlin Homestead is now a unique example of the adaptive re-use and development of a 19<sup>th</sup> century rural property into a significant modern research facility.

The Precinct contains remnant areas of native grasslands and includes the habitat of the endangered striped legless lizard. There are fine examples of Canary Island Pine planted near the Homestead. This species is uncommon in the region.

The Precinct meets this criterion to a high degree.

#### **4.9.3 EDUCATIONAL (CHL (c))**

Gungahlin Homestead Precinct has the ability to demonstrate some aspects of rural living the 19<sup>th</sup> Century through:

- The restored well and main dam demonstrate a reliance on water supply close to the house.
- The Servants' Quarters/Coach House and former laundry (Buildings 002 and 024) illustrate some of the early support structures required. Their grouping around a courtyard illustrates the development of the homestead and the importance of the relationship between the buildings.

The two architectural styles used in the homestead building (Building 001) design and details illustrate changes in architectural taste. The more flamboyant 1883 wing illustrates the increased wealth of the Crace family. This is further demonstrated in the entrance drive and carriage loop plantings.

The post 1953 development of the Precinct by CSIRO is representative of the establishment and growth of a major government research establishment over a period of 50 years. The buildings constructed during that period have no outstanding aesthetic or technical merit but the change of materials used and form of construction illustrate changes in approach to acquiring buildings over 50 years.

The Precinct meets this criterion.

#### **4.9.4 CHARACTERIC VALUE (CHL (d))**

The precinct is a multi-layered historic cultural landscape where patterns in the landscape and individual components are able to be readily interpreted to tell the story of events, people and the place through time. The landscape is a window onto the past of the ACT reflecting nineteenth and twentieth century values and ideologies. The exotic trees are a significant cultural element; they enhance the integrity of the setting, association, design and materials of the place and underpin its authenticity in terms of tangible and intangible values associated with the historic landscape. They stand in pleasing contrast to the indigenous vegetation of the adjoining open rural character of the CSIRO experimental areas which itself has historic integrity. The two characters together are mutually supportive.

The interior and exterior of the Gungahlin Homestead (Building 001), whilst modified still retain substantial original material and configuration to demonstrate the varying design phases. The simple and modest detail of the Georgian 1860s wing contrasts with the more ornate 1883 addition.

The Precinct meets this criterion as a notable example of a cultural place/landscape.

#### **4.9.5 AESTHETIC VALUES (CHL (e))**

The homestead building (Building 001) demonstrates high design aesthetic and landmark qualities. Key elements of this are:

- It's siting on a ridge
- The two storey double bay windows, ashlar rough cut stonework
- The tiled entry rooms and fine cedar stair
- The spacious room proportions, particularly in the 1880s wing.

Key internal details other than entry include:

- Dark stained cedar window, door frames, architraves and skirtings
- Timber paneling to 1860s and 1883 stairs
- 1860s stair and balustrade
- Original finishes in 1860s, North Room Ground Floor
- Early finishes in stores under both stairs and in PABX room.

The integration of two architectural styles into one building is testimony to the skill of the designer of the later wing.

The interiors of Building 001, although altered in some finishes, retain fine examples of the detailing of Georgian and late Victorian style residences of the wealthy. The subtle differences in details between one wing and the other illustrate the changes in aesthetic taste over a period of 25 years.

The original carriageways and carriage loop (remnants) lined with mature pines still has the potential to evoke a picturesque aesthetic experience in visiting Gungahlin Homestead Precinct. (Unfortunately it is not presently the arrival or departure drive.) The trees of the carriage loop and mature pines south of the homestead contribute greatly to the aesthetic character of the setting.

The Precinct meets this criterion to a high degree.

#### **4.9.6 TECHNICAL ACHIEVEMENT VALUES (CHL (f))**

The homestead building (Building 001) is a fine local example of the Georgian and late Victorian architectural styles although not technically outstanding.

The construction of the walls of the stranger's room (north east corner 1860s wing) demonstrates innovation in the use of bottles as a filler to extend the limited mortar/render available.

The metal tile wall and roof cladding still present on the Servants' Quarters/coach house (Building 003) and former Laundry (Building 024) are representative of an early application of a new technology available at the time of construction to quickly and cost effectively erect a service building.

The research undertaken by CSIRO on site has been innovative and state of the art, and has led to many significant discoveries in their fields. These have, in a number of cases, had significant impact on the broader community.

The site meets this criterion to a moderate degree.

#### **4.9.7 SOCIAL VALUES (CHL (G))**

Gungahlin Homestead Precinct has significance and special value to the past and present staff of the Divisions of CSIRO who have worked there over the past 56 years. The Gungahlin Homestead (Building 001) was the first permanent home of the Division and has been the principal building on site since 1953. The building has always contained the reception point for the complex.

The Precinct was the base for much of the research work conducted by the Divisions occupying it on a number of key areas. The outcome of this research has helped establish the credibility of the CSIRO in scientific circles nationally and internationally and secured its future.

The Precinct meets this criterion to a moderate degree.

#### **4.9.8 ASSOCIATIONAL LINKS (CHL (h))**

The Precinct has a strong association with pioneers of the district including Edward Kendall Crace. The 1883 wing was designed by Crace's father John Gregory Crace, a successful and notable English architect.

In the 1930s the property was leased by Dr Frederick Waterson, a member of the Federal Capital Commission.

The Gungahlin Homestead (Building 001) is associated with the early development of the (now) Australian National University. In the 1950s it was used as a hall of residence for Students of the Canberra University College.

Since 1953 Gungahlin Homestead Precinct has been home to a division of CSIRO which has played a significant role in the control of rabbit and other animal pests. Building 018 (Myky's Lab) and adjacent paddock was the site of significant research work into animal behavior in the 1960s undertaken by Roman Mykytowycz.

Significant scientists' associated with the site include (in alphabetical order):

- John Calaby;
- Graeme Caughley;
- Bernard (Bunny) Fennessy;
- Harold Frith;
- Roman Mykytowycz; and
- Francis Ratcliffe.

The Precinct meets this criterion.

#### **4.9.9 INDIGENOUS LINKS (CHL (I))**

There are no known significant indigenous associations with the Precinct.

#### **4.10 STATEMENT OF SIGNIFICANCE**

Gungahlin Homestead precinct is of considerable significance and is representative of elements

of a wealthy 19<sup>th</sup> century rural estate. The homestead building itself constructed in two architectural stages and styles is a fine example of the Georgian and late Victorian style. The external and interior details of the 1883 Wing are representative of the work of noted architect John Gregory Crace.

The Homestead interiors (Building 001) although altered in some finishes retain fine examples of the detailing of Georgian and late Victorian residences including:

- The two fine cedar stairs
- The fine entry hall and lobby with its tiled floor, cedar joinery and stair and profiled ceiling
- Tessellated tiles floor to entry lobby, verandah and main hall
- Profiled dark stained cedar door and window frames and architraves, skirting of two heights, stair paneling
- Dark stained paneled timber doors
- Original window and door furniture

The former Servants' Quarters (Building 003), laundry (Building 024) and roof former Coach House are clad in relatively rare roof and wall metal tile cladding.

The approach to the homestead along the winding former carriageway enclosed by pines, elms and poplars, evokes a picturesque aesthetic experience. There are a number of surviving significant plantings from the early development of the site.

The reconstructed well and main dam demonstrates the reliance on providing water to rural homesteads.

The former Servants' Quarters/Coach House (Building 003) and Laundry (024) illustrate some of the additional facilities required to operate and 19<sup>th</sup> Century Homestead and their grouping around a courtyard is representative of their relationship to the homestead.

The Gungahlin Homestead Precinct is one of few surviving 19<sup>th</sup> Century pre-Canberra Grand Estates which still maintain some rural character. The homestead building is a rare example of a two storey 19<sup>th</sup> century homestead in the region. The prosperity of the rural period is conveyed in the homestead and service buildings and their grouping around a courtyard. The entry drive and carriage loop (remnant) trees also demonstrate this. The transition from rural to research nature of the site is demonstrated in the design and construction of the later buildings and the numerous minor structures and fences within the paddocks.

Since the mid-20<sup>th</sup> Century, the Homestead Precinct has been the home of CSIRO Ecosystem Sciences (and its predecessors) and was the first permanent home of the Division. The site is associated with a number of significant experiments and discoveries in the control of rabbits and other animal pests. The site is associated with the work of significant scientists including Bernard Fennessy, Frank Fenner, Francis Ratcliffe, Roman Mykytowycz, Harold Frith and Graeme Caughley, John Calaby. Myky's Lab is the only surviving built evidence of this work on site. Building 018 and adjacent paddock is particularly associated with the work of Mykytowycz. The Division's research collection held on site in the library is a unique and significant collection of work relating to Australian Wildlife and Ecology.

Gungahlin Homestead Precinct has significance and special value to the past and present staff of the divisions of CSIRO who have worked there over the past 56 years. The Homestead was the first permanent home of the Division and has been the principal building on site since 1953.

The variation in design and construction of the post 1953 buildings on site is demonstrative of the adaptive re-use of the site and its transition from a rural homestead to a significant modern research facility.

Early owners of the site William Davis and Edward Kendall Crace and first lessee Dr Frederick Watson were significant figures in the early settlement of the district and Watson in the establishment of Canberra.

The Homestead Building (Building 001) was used as a residential college for Canberra University Collee (former name of the Australian National University) for a short period.

The Precinct contains a suite of over 30 native herbs and grasses, giving it moderate nature conservation value as an example of threatened grassy woodland. The endangered Striped Legless Lizard has been found in some of the undeveloped parts of the site, and these habitats are of high significance. The Canary Island Pines near Building 004 are a rare example in the ACT.

The Australian National Wildlife Collection is a rare collection of Australian animal species, eggs and research notes of potential National Significance.

#### **4.11 ELEMENTS OF SIGNIFICANCE**

The following details help clarify the elements of significance associated with the site, buildings and landscape. They are divided as suggested by JS Kerr in the Conservation Plan into the following levels:

<b>Grading</b>	<b>Justification</b>
Exceptional	Rare or outstanding item of local, State or Commonwealth significance  High degree of intactness  Item can be interpreted relatively easily
Considerable	High degree of original fabric  Demonstrates a key element of the item's significance. Alterations may detract from significance
Some	Items which contribute to the overall significance of the place at one or more levels, however individually have only a moderate degree of significance. Alterations and intervention detract from the overall significance.  Rate and unique species of flora or habitats of endangered fauna species.
Little	Items which form part of the story of the usage of the place but do not possess an individual significance. Their removal or alteration is not considered to have an adverse effect on the overall significance of the place.
Intrusive	Damaging to, or adversely affecting the item's heritage significance.

**Grading of CSIRO Crace site**

<b>Exceptional (intrinsic)</b>	<b>Considerable</b>	<b>Some</b>	<b>Little</b>	<b>Intrusive</b>
Buildings 1, 3 & 24 individually and as a group	Building 018 as the site of Mykytowycz' work	Buildings 004-007, 10, 12, 14, 15, 17, 22, 23, 25-27, 29-41, 43, 44, 47	Fencing around compounds	Building 032 intrusions on carriage loop
Wall and roof cladding, Building 024	Reconstructed brick well	Division Library collection of research	Internal road alignments and paths (beyond carriageway)	Kitchen fitout in Building 003
Wall cladding, Building 003	Canary Island Pines		Car parking areas	
Original Windows and Doors, Buildings 1, 3 & 24	Native herbs and grasses		Entry gates to Bellenden Road and Barton Highway	
Main staircase in Building 1, 1860 and 1880 wings	Striped legless lizard habitat			
Tiled floor to Building 1, entry hall, lobby and verandah	The rural character of the site			
Cedar skirtings, architraves, door and window frames and door leaves in Building 1				
Profiled ceiling in Building 1 entry hall				
T&G profiled timber ceilings to 1860 and 1880 verandahs in Building 1				
Australian National Wildlife Collection (Not Building, collection only)				

Original carriageway alignment and trees				
Courtyard space between Building 1, 3, 24 & 45 as an open space				
Original plaster and batten ceilings in Building 1				
The exotic trees of the east and south of Building 1 and 7				

#### **4.12 IDENTIFIED COMMONWEALTH HERITAGE VALUES**

The Commonwealth Heritage values identified for Gungahlin Homestead Precinct Outgoings (as including in the Commonwealth Heritage List Citation Place File 8/01/000/0048) are quoted below:

**Criterion: A Processes**

*Gungahlin Homestead and landscape comprises an historic pastoral landscape and a complex of historic extant features including a significant homestead building, all overlain by a scientific establishment that utilizes the extant buildings, has erected a large complex of laboratories and adapted the historic paddock spaces for wildlife enclosures.*

*The place is important for its ability to convey a history of rural property living, encompassing major changes of homestead architecture resulting from economic booms. The 1862-65 rendered brick Georgian style northern section of the homestead, including interior detailing, along with remaining historic outbuildings, the main dam and associated water race remnant, large dam in lagoon paddock, all constructed during the property ownership of William Davis Jnr, portray the first major phase of rural property development. The grand sandstone Victorian style addition of 1883 that transformed the homestead complex into a rural mansion with fine interior detailing, a carriageway and carriage loop, demonstrates a period of economic rural prosperity during the ownership of Edward Grace.*

*Gungahlin is important for its association with Federation, being one of three imposing rural mansions estates (along with Duntroon and Yarralumla) acquired by the Federal Government to provide for national institutions during a period when the Federal government had limited funding for development. As with Duntroon and Yarralumla the complex retains the frontage and presence of the historic rural mansion as the focal feature of the estate.*

*The major developments of Gungahlin during the twentieth century consisting of additions, building adaptations, extensive detached building complexes, wildlife enclosures, new plantings and gardens, display its use as a national scientific research institution.*

**Attributes**

The 1862-65 rendered brick Georgian style northern section of the homestead, including interior detailing, along with remaining historic outbuildings, the main dam and associated water race remnants, the large dam in the lagoon paddock, plus the sandstone Victorian style addition of 1883 with its fine interior detailing, a carriage way and carriage loop. Also, twentieth century additions, building adaptations, extensive detached building complexes, wildlife enclosures, new plantings and gardens.

**Criterion: B Rarity**

Gungahlin property is one of a few remaining 19<sup>th</sup> century country estates of the pre-Canberra rural district. Despite the overlay of the scientific complex, it demonstrates periods of rural prosperity and comfort in the scale and style of its homestead and grounds. As well, the rural land use history is clearly conveyed in the former pastoral landscape, and the array of extant historic features of the homestead, out buildings, former garden areas, tennis court and tennis court remains, and former paddocks with dams and a water race remnant, a carriage way and carriage loop with associated planting, underground water tank, the wood shed and numerous archaeological sites.

There is a small area of natural temperate grassland on the site and remnants of Yellow Box – Red Gum (*EUCALYPTUS MELLIODORA – E BLAKELYI*) woodland. The Striped Legless Lizard (*DELMA IMPAR*) classified as vulnerable under the EPBC Act, has been found in some of the undeveloped parts of the site.

**Attributes**

Items demonstrating rural land use history noted above, plus the natural environment features also noted above.

**Criterion: D Characteristic Values**

The former homestead building including interior details exhibits the Victorian Georgian styles in the early northern section and a simplified Victorian Tudor style in the southern sandstone addition. The curving carriageway and tear drop shaped carriage loop leading to the homestead on a rise are typical of the picturesque rural estate layout. The choice of trees from the various period plantings, the building complex and its surrounding open space former paddocks, the spatial arrangement and style of the historic outbuildings and choice of fabric, all demonstrate typical period styles from eras of development.

**Attributes**

The whole the former homestead building including interior details, the carriage way and tear drop shaped carriage loop, trees from the various period plantings, former paddocks and the spatial arrangement, style and fabric of the historic outbuildings.

**Note:**

As these are the official recognized values of the place, where the HMP assessment develops new values or considers the official values to be in need of review a supporting case must be presented in the HMP. The Justification is presented below:

**4.12.1 Criterion A - History**

The assessment in the HMP is generally consistent with the official values.

**4.12.2 Criterion B - Rarity**

The assessment in the HMP is generally consistent with the official values.

#### **4.12.3 Criterion C – Education Value**

The official values do not identify the significance of the Australian National Wildlife Collection housed on site. This is possibly the most comprehensive and well managed collection of its type on Australia. The collection has significant potential educational value. The ANWC is considered to have potential Commonwealth Heritage Values.

#### **4.12.4 Criterion D – Characteristic Value**

The assessment in the HMP is generally consistent with the official values.

#### **4.12.5 Criterion E – Aesthetic Value**

The assessment in the HMP is generally consistent with the official values.

#### **4.12.6 Criterion F – Technical Achievement**

The assessment in the HMP is generally consistent with the official values.

#### **4.12.7 Criterion G – Social Values**

The official values do not identify the place as meeting this criterion.

The assessment of the HMP is that the place has potential Commonwealth Heritage Values under this criterion through its association with CSIRO, a significant Commonwealth Research Organisation. A CSIRO Division associated with wildlife and ecological research has been based at Gungahlin Homestead for 56 years. This represents 80% of the CSIRO's history and one third of the period of European occupation of the place.

The place also has association with the foundation years of the Australian National University.

#### **4.12.8 Criterion H – Associational Links**

The official values do not identify associational values with the place.

The assessment of the HMP is that there are potential Commonwealth Heritage Values under this criterion. While there are associational links with early settlers of the region, these are more of local or state level of significance.

There are potential Commonwealth Heritage values through the association of significant Commonwealth scientists who have:

- Lead research projects based from the site;
- Lead divisions located on site; or
- Made significant scientific discoveries which have had substantial impacts on the agricultural industry e.g. myxomatosis and rabbit control.

## **5.0 OPPORTUNITIES & CONSTRAINTS**

This section outlines the requirements set down by legislation and those that arise from the Statement of Significance. This will place certain constraints and opportunities on the Gungahlin Homestead Precinct, which are set down in the policies in Section 6.

### **5.1 AUSTRALIAN HERITAGE COUNCIL ACT 2003**

The Australian Heritage Council is an independent body of heritage experts established through the Australian Heritage Council Act 2003. It replaces the Australian Heritage Commission as the Australian Government's independent expert advisory body on heritage matters.

The Council's role is to assess the values of places nominated for the National Heritage List, Commonwealth Heritage List, and the list of overseas places of historic significance to Australians. The Council provides advice to the Commonwealth Minister for the Environment on conserving and protecting listed values. The Council may also nominate places with heritage values to these lists.

It is the Council's duty<sup>6</sup> to promote the identification, assessment and conservation of heritage and to advise the Minister on a range of matters relating to heritage. It also engages in research and promotional activities.

The Council holds the Register of the National Estate (RNE) – a list of some 13,000 natural and cultural heritage places throughout Australia. The list is dormant and can no longer have places added or removed. The Register is a reference database and is used for public education and the promotion of heritage conservation generally. The RNE will cease to exist in 2012, and currently has limited legislative significance.

CSIRO is aware of their obligations to seek advice from the Commonwealth Department administering the provisions of the EPBC Act. As the principal lessees of Gungahlin Homestead Precinct they will need to determine whether proposed actions at the place will require referral to the Minister for the Environment.

### **5.2 ACT HERITAGE COUNCIL**

The ACT Heritage Council is responsible for identification and protection of the places of Heritage significance in the ACT. Any works effecting Gungahlin Homestead Precinct site should be referred to the ACT Heritage Council for comment as an interested stakeholder, even though they have no statutory control of the place.

The Gungahlin Homestead Precinct and outbuildings was listed on the ACT Interim Heritage Register in 2004. However with the listing of the place on the Commonwealth Heritage List it was removed from the ACT Register as a place cannot be on both a Commonwealth and State Register concurrently. ACT Heritage Council remain an interested stakeholder and should be consulted concerning proposed changes to the place. Should the Gungahlin Homestead Precinct be removed from the CHL in future, it will need to be reinstated on the ACT Heritage Register. ACT Heritage Council will be the authority responsible for protection of its heritage significance.

### **5.3 NATIONAL TRUST OF AUSTRALIA (ACT)**

The National Trust of Australia (ACT) has no statutory authority, but is an authoritative interest group whose views are generally held in high regard by the local authorities, other stakeholders and key interest groups.

Gungahlin Homestead was classified by the National Trust of Australia (ACT) in 1981<sup>22</sup>. The National Trust is likely to take an interest in the future use, preservation and conservation of the place.

The National Trust no longer classifies heritage sites, but instead directs possible classifications to the ACT Heritage Council for sites of ACT significance for addition to the ACT Heritage Register, and nominates to the National Heritage List sites considered to be of national significance and to the Commonwealth Heritage List for places controlled by the Commonwealth Government.

## **5.4 BURRA CHARTER**

The Australian ICOMOS Charter for places of cultural significance (the Burra Charter, as adopted in November 1999) provides specific guidelines for the treatment of places of cultural significance.

This study has been prepared in accordance with those principles. The Charter provides specific guidance for physical and procedural actions that should occur in relation to significant places. Guidelines relevant to the Gungahlin Homestead Precinct are:

- The significant elements of the site should be conserved and managed in a manner which does not place the item at risk (Article 2).
- Conservation works and changes on the site should be based upon a policy of minimal intrusion and change and should not distort and appreciation of the original fabric (Article 3).
- Conservation works should be based upon best practice using traditional techniques in preference to modern adaptations (Article 4).
- Conservation and future use to consider all aspects and relative degrees of significance (Article 5).
- The setting of the homestead is important and contributes to its understanding and needs to be conserved with no removal of elements of heritage value. Given the age of some trees on site some loss of significant trees will occur over time. This needs to be managed in a manner to minimize impact on significance (Article 8).
- Conservation, interpretation and management of a place should be facilitated in a manner which provides for the participation of people for whom the place has a special association and meanings (Article 12).
- Conservation, preservation, restoration, reconstruction, interpretation and adaptation are all part of the ongoing conservation of the place and should follow accepted processes (Article 14 – 25).
- This study is part of the Conservation process. More detailed studies of the site may be necessary before any new major conservation or development works occur (Article 26).
- The impact on the significance of the item or place should be considered before any change occurs (Article 27).
- Existing significant fabric and relics should be recorded before disturbance occurs. Disturbance of significant fabric may occur in order to provide evidence needed for the

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<sup>22</sup> Interim Heritage Citation No

<http://www.m2cms.com.au/uploaded/18/ClassifiedPlaces/GUNGAHLIN%20HOMESTEAD%20PRECINCT%20CIT.pdf>

making of decisions on the conservation of the place (Article 28).

- The decision making procedure and individuals responsible for policy should be identified (Article 29).
- Appropriate direction and supervision should be maintained through all phases of the work and implemented by people with appropriate knowledge and skills (Article 30).
- A log of new evidence and additional decisions should be kept (Article 31).
- Copies of all reports and records relating to the significance and conservation of the place should be placed in a permanent archive and be made publically available (Article 32).
- Significant movable items from the site should be recorded, catalogued and stored securely on site, in an off-site CSIRO Archive, in a National repository or in the Canberra Museum and Gallery (Article 33).
- Adequate resources are to be provided for conservation work (Article 34).

## **5.5 ARISING FROM THE STATEMENT OF SIGNIFICANCE**

The general requirements are:

- Elements of exceptional significance should be retained and conserved or maintained in accordance with the Burra Charter.
- Elements of considerable significance should be retained and conserved in accordance with the Burra Charter. Minor adaptation may be considered provided significant fabric is conserved and careful recording occurs.
- Elements of some significance should be retained but could be removed, adapted or remodeled especially to allow for the conservation of elements of greater significance after full recording.
- Elements of little significance could be removed in part or in full provided impact on elements of greater significance is minimized and only after full recording.
- Elements identified as intrusive should be removed if and when practicable to reduce the adverse impact on the overall significance of the place or to reveal elements of greater significance.

The Gungahlin Homestead Precinct should be preserved and managed as an operational agricultural research facility or associated office park. This will involve appropriate protection of identified elements of significance (refer Section 4.11). Appropriate policies for managing the significant vegetation (refer 4.9.2 and 4.11) will need to be adopted.

There is a need to ensure adequate protection of the items of exceptional or considerable significance by means of appropriate maintenance and ongoing protective care.

Significant fabric (refer Section 4.11) should be retained as far as possible and managed within the constraints set out in the Heritage Management Plan.

Interpretation of the site should be developed for the benefit of all visitors.

## **5.6 CSIRO REQUIREMENTS**

The Commonwealth Governments sale of the Gungahlin Homestead Precinct Site and present 20 year lease arrangements (plus 2 x 10 year extension option) has placed some constraints on CSIRO's long term planning for the site. The opportunities and constraints presented by being a tenant rather than owner along with the heritage significance of the place influence the direction of development on the site in the next few decades.

The heritage buildings and landscape on site (as identified in section 4) will continue to place some constraints on CSIRO due to restrictions on alterations and additions. This may make these buildings more difficult to use efficiently from a pure economic basis. There is a continuing challenge to CSIRO (and the property owner) to appropriately maintain and conserve the identified significant buildings, which is not part of the core focus of the organization, which is research. It is a credit to the staff of CSIRO (past and present) that extensive conservation work has been undertaken on the homestead and outbuildings (Buildings 001, 003 and 024) in the past twenty five years.

In the last ten years the paddock areas of the study site have been used less for field research. More research is now done remotely in the field and site labs and offices are now used for analytical work. However CSIRO presently consider that they will continue to require the full extent of the Gungahlin Homestead Precinct for animal pens or research.

The CSIRO is also considering opportunities to have whole or part buildings occupied by non-CSIRO groups who can use the facilities more effectively. This will be an outcome of merging of the Sustainable Ecosystems with Entomology and relocation of staff to Black Mountain leaving nearly all buildings vacant. This has freed up the buildings for upgrade and reuse. CSIRO intends to remain principal tenant on site for the period of their lease. If they do not occupy buildings they will need to sublease to other departments or appropriate research business use.

Should in future CSIRO's requirements change to the point where they need to terminate their head lease then they would need to implement the requirements of Section 7.8 (Management of this HMP, specifically Policies 6.1, 6.4, 6.5 and 6.6 with regard to disposal of the place in part of full.

There are presently no external pressures to develop the Gungahlin Homestead Precinct and CSIRO have no plans for new buildings on site. Instead they are looking to consolidate and make the most effective economic use of the existing amenity of the place.

The ANWC will remaining on site and there are no current thoughts of its relocation.

## **5.7 BUILDING AND PLANNING CONTROLS (ACTPLA)**

As the buildings and site are to continue to be used, there are stated requirements for an acceptable level of health, safety and amenity, which are defined in the Building Code of Australia (BCA). Some alteration to fabric of the building will be required as part of future developments or change of use in order for them to meet the requirements of the Building Code of Australia and referenced Acts. In Buildings 001, 003 and 024, this will be constrained by the significance of the fabric. Some negotiation with authorities will be required in places to achieve acceptable alternative solutions without loss of significant fabric.

As has been demonstrated in conservation works to date these should be capable of being met with some adaptation without adversely affecting significance and by being reversible. Whilst the land is privately owned, all building works will be subject to the requirements of the ACT Territory Plan and ACT Building Act, and some will require approval from either ACT Planning and Land Authority (ACTPLA) and a Private Certifier.

Other buildings on the study site may be altered to maintain compliance with relevant codes as part of a new or refurbishment work provided it is not contrary to the policies and specific requirements of this HMP.

Any future development within the Gungahlin Homestead Precinct will be guided by this Heritage Management Plan and controlled by the Territory Plan and National Capital Plan. The ACT Planning and Land Authority administers the Territory Plan. The National Capital Authority administers the National Capital Plan (Refer Clause 5.8).

The Territory Plan prescribes land uses and places controls on the size, nature and scope of development on all non-Commonwealth land in the ACT. Areas of land are zoned for specific use, and objectives and guidelines prescribed for the zone. Gungahlin Homestead is located in a NUZ3 – Hills, Ridges and Buffer Zone. The zone objectives are:

- a) Conserve the environmental integrity of the health system at a visual backdrop and unified landscape setting for Canberra.
- b) Provide opportunities for appropriate recreational uses.
- c) Conserve the significant cultural and natural heritage resources and a diversity of natural habitats and wildlife corridors.
- d) Provide predominantly open buffer space for the visual separation of towns and to provide residents with easy access to hills, ridges and buffer areas and associated recreation facilities.
- e) Provide opportunities for appropriate environmental education and scientific research activities.

Permitted uses of the land under zoning are:

- Agriculture
- Ancillary Use
- Communications Facility
- Consolidation
- Demolition
- Farm Tourism
- Land Management
- Major Utility Installation
- Minor Use
- Nature Conservation Area
- Outdoor Education Establishment
- Outdoor Recreation Facility
- Parkland
- Road

- Scientific Research Establishment
- Sign
- Subdivision
- Temporary Use
- Woodlot

Definition of these uses are provided in the Territory Plan.

Any proposal for a development within the Gungahlin Homestead Precinct which is not covered under these land uses will require an Application to Vary the Lease Purpose for the site. Depending on the nature of use proposed this process can take from 6 months to 2 years.

Development in the land adjoining the Barton Highway will need to comply with the requirements of the National Capital Authority (refer section 5.8).

Should the Commonwealth purchase the land outright in future, the responsibilities to the Acts outlined above will change. There would no longer be a formal requirement to submit a Development Application or Building Application. However as good stewards of the land it would be expected that the Commonwealth will consult with the relevant departments and seek approval to the degree required.

## **5.8 NATIONAL CAPITAL AUTHORITY (NCA)**

As the Gungahlin Homestead Precinct has frontage to the Barton Highway, which is one of the main avenues and approach routes defined in the National Capital Plan (NCP), the National Capital Authority will have an interest in any external works on the site that are within 200m of the centre line of the road which will alter its fabric or use. Development works on this land will require National Capital Authority (NCA) approval and the approval of a Development Control Plan. In 2004, CSIRO had an approved Development Control Plan (DCP) in place with NCA. This plan has not been amended since, and therefore would expect to be the starting point for discussions with NCA regarding any future changes or development at the site which would impact on the Barton Highway boundary. Any works on the controlled land which are outside those described in the approved DCP will require consultation with NCA.

## **5.9 MORAL RIGHTS – CSIRO ERA BUILDINGS**

Moral rights for the original design of the buildings constructed on the study site rests with the original designer/Architect commissioned to design the buildings. This applies more so to individually purpose designed buildings than the prefabricated sheds used on parts of the study site.

The *Copyright Amendment (Moral Rights) Act 2000* does not prevent a building from being altered without the architect's consent, but it does require the owner to notify the architect before the alterations or demolition take place and to enter into discussions with the original architect if he or she wishes to discuss the proposed alterations or demolition with the owner, do so.

While owner is obliged to notify the original architect of their proposals regarding a building the architect has designed and to enter into consultations with the architect if they request them to do so, the owner does not have any obligation to pay the architect for their time.

The right of attribution under the Act applies for 50 years after the death of the author (the Architect). After the death of the Architect this right may be exercised by the personal legal

representative of the Architect. The Moral Rights Act obligation will potentially apply to all buildings constructed since CSIRO first occupied the site (post 1953).

## **6.0 HERITAGE MANAGEMENT REQUIREMENTS**

### **Overall Policy Statement**

Gungahlin Homestead Precinct is a significant element of our cultural heritage and retains a high degree of integrity from its original phases of development. The objective of the following conservation policies is to manage the Commonwealth Heritage values and the heritage significance of the place in a manner appropriate to conserve these values and thereby their significance. At the same time the place should continue to be used as a research facility or commercial business park.

### **6.1 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT (1999)**

The Environment and Heritage Legislation Amendment Act (No 1) is an Act which amends the Environment Protection and Biodiversity Conservation Act (EPBC Act) 1999 to include “National Heritage” as a new matter of National Environmental Significance and protects listed places to the fullest extent under the Constitution.

The Act also establishes:

- The National Heritage List; and
- The Commonwealth Heritage List.

The Act sets out obligations for Commonwealth agencies to identify, protect and manage heritage places under their control.

All Commonwealth Government agencies that own or lease heritage places are required to assist the Minister for the Environment and the Australian Heritage Council (AHC) to identify and assess the heritage values of these places. They’re required to:

- Develop heritage strategies which involve:
  - Producing a register of the heritage places under their control; and
  - Undertaking a program to assess and identify heritage values of all places owned or controlled by a Commonwealth agency;
- Develop a management plan to manage places in the Commonwealth Heritage List consistent with the Commonwealth Heritage Management Principles prescribed in regulations to the Act;
- Ensure the ongoing protection of the Commonwealth Heritage values of the place when selling or leasing a Commonwealth Heritage place; and
- Ask the Minister for the Environment for advice about taking an action, if the action has, will have, or is likely to have, a significant impact on a Commonwealth Heritage place.

### **6.2 COMMONWEALTH HERITAGE MANAGEMENT PRINCIPLES**

Heritage Management Principles provide a guiding framework for excellence in managing heritage properties. They set the standard and the scope of the way places should be managed in order to best protect heritage values for the generations ahead.

The principles should be used when preparing and implementing management plans and programs.

The Commonwealth Heritage Management Principles as set out in Schedule 7A of the EPBC Act are:

1	The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.
2	The management of Commonwealth Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on Commonwealth Heritage values.
3	The management of Commonwealth Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, any Commonwealth, state and territory and local government responsibilities for those places.
4	The management of Commonwealth heritage places should ensure that their use and presentation is consistent with the conservation of their Commonwealth Heritage values.
5	The management of Commonwealth Heritage places should make timely and appropriate provision for community involvement, especially by people who:
6	Indigenous people are the primary source of information on the value of their heritage and the active participation of Indigenous people in identification, assessment and management is integral to the effective protection of Indigenous heritage values.
7	The management of Commonwealth Heritage places should provide for regular monitoring, review and reporting on the conservation of Commonwealth Heritage values.

The Commonwealth Heritage Management Principles are embodied in the Conservation Policy Section 7.0 of this HMP and should be adopted by CSIRO in applying the Policy.

### **6.3 HERITAGE MANAGEMENT PLAN**

Under the EPBC Act, the CSIRO is required to prepare a Heritage Management Plan to meet the requirements of a Commonwealth Heritage Management Plan (CHMP) as specified in the EPBC Act (Schedules 7A and 7B) to ensure that the place will be managed in accordance with the Commonwealth Heritage Management Principles (Appendix F) set out in Schedule 7B.

The following table lists the requirements for the Heritage Management Plan under schedule 7A of the EPBC Act and details how this HMP addresses each:

<b>No</b>	<b>Requirements (Schedule 7A)</b>	<b>Compliance Comments</b>
(a)	Establish objectives for the identification, protection, conservation, presentation and transmission of the Commonwealth heritage	Complies: Sections 1.2 and 7.0

	values of the place; and	
(b)	Provide a management framework that includes reference to any statutory requirements and agency mechanisms for the protection of the Commonwealth Heritage values of the place; and	Complies: Sections 6.0 and 7.0
(c)	Provide a comprehensive description of the place, including information about its location, physical features, condition, historical context and current uses; and	Complies: Section 3.0
(d)	Provide a description of the Commonwealth Heritage values and any other heritage values of the place; and	Complies: Sections 4.8 – 4.11
(e)	Describe the conditions of the Commonwealth Heritage values of the place; and	Complies: Section 3.0
(f)	Describe the method used to assess the Commonwealth Heritage Values of the place; and	Complies: Section 4.1 – 4.8
(g)	Describe the current managements and goals, including proposals for change and any potential pressures on the Commonwealth Heritage values of the place; and	Complies: Section 5.7
(h)	Have policies to manage the Commonwealth Heritage values of a place, and include in those policies, guidance in relation to the following:	Complies: Section 7.0
	(i) The management and conservation processes to be used	Complies: Sections 7.1 – 7.8
	(ii) The access and security arrangements, including access to the area for indigenous people to maintain cultural traditions;	Complies: Section 7.4 and Section 7.8 - Policy 6.6
	(iii) The stakeholder and community consultation and liaison arrangements;	Complies: Section 7.8 - Policy 6.6
	(iv) The polices and protocols to ensure that indigenous people participate in the management process;	Complies: Section 7.8 - Policy 6.6
	(v) The protocols for the management of sensitive information	Not Applicable
	(vi) The planning and management of works, development, adaptive r-use and property divestment proposals;	Complies: Sections 7.1 – 7.10

	(vi) How unforeseen discoveries or disturbance of heritage are to be managed;	Complies: Section 7.8 - Policy 6.4
	(vii) How, and under what circumstances, heritage advice is to be obtained;	Complies: Sections 7.3 - Policy 1.3; Sections 7.7 and 7.8
	(ix) How the condition of the Commonwealth Heritage values is to be monitored and reported;	Complies: Sections 7.8 – 7.10
	(x) How records of intervention and maintenance of a heritage places register are kept;	Complies: Section 7.4; Section 7.5 - Policy 3.4; and Section 7.8 - Policy 6.8
	(xi) The research, training and resources needed to improve management;	Complies: Section 7.8 - Policy 6.1
	(xii) How heritage values are to be interpreted and promoted; and	Complies: Section 7.5 - Policy 3.6
(i)	Include an implementation plan; and	Complies: Section 7.9 and 7.10
(j)	Show how the implementation of policies will be monitored; and	Complies: Section 7.8 - Policy 6.8 and Section 7.10
(k)	Show how the management plan will be reviewed.	Complies: Section 7.8 – Policy 6.3.

## 6.4 COMMONWEALTH HERITAGE LIST

This list, established under the EPBC Act, places obligations on Commonwealth Agencies which control items that are entered onto the list. A copy of the current citation is included in Appendix G.

The citation includes a Statement of Significance for the place and a listing of the Official Values for which the place is listed. These have arisen from an assessment of the significance of the place against the Commonwealth Heritage Criteria. It is these values (and those in Section 7.3 of this HMP) which the Conservation policies of Section 7 of the HMP aim to protect, conserve, present and transmit. However some degree of change to the place needs to be possible while protecting these values.

The Commonwealth Heritage List is a list of natural and cultural heritage places owned or controlled by the Australian Government.

These include places connected to defence, communications, customs and other government activities that also reflect Australia's development as a nation. The list will be comprised of places, or groups of places, in Commonwealth lands and waters, that are identified as having Commonwealth heritage values.

Anyone can nominate a place for inclusion in the list.

The Australian Heritage Council assesses nominated places against set criteria and makes recommendations to the Minister about listing. The final decision on listing is made by the Minister.

Australian Government agencies that own or control places included in the Commonwealth Heritage List are legally required to develop a plan to protect those places. Even where an endorsed plan is in place agencies must ask the Minister for the Environment for advice if they propose taking any action that may have a significant impact on the Commonwealth heritage places they own or control.

The policies in Section 7 and the requirements set out above outline the responsibilities of CSIRO under the EPBC Act to protect the Gungahlin Homestead Precinct.

## **6.5 HERITAGE STRATEGY**

As the principal tenant of a heritage item on the Commonwealth List, the CSIRO must within two years of March 2004 prepare a written Heritage Strategy for managing their heritage assets to protect and conserve their heritage values.

CSIRO have a Heritage Strategy in Draft form (2013) which has been prepared in line with the EPBC Act requirements.

The Heritage Strategy describes broadly the corporate Heritage Management objectives of CSIRO and how the organization as a whole will undertake the identification, assessment and conservation management of places which it owns or controls. All CSIRO employees involved in the management of places will need to be aware of whether a place has heritage significance and if so only undertake works in accordance with the Heritage Strategy and any heritage management documents arising from the Heritage Strategy. (This HMP is one of those documents relevant to the Gungahlin property.) This will include consultation processes and review monitoring and updating of documents such as the Heritage Management Plan.

## 7.0 CONSERVATION POLICY

### 7.1 OVERALL CONSERVATION OBJECTIVE

Gungahlin Homestead Precinct is a significant element of our cultural heritage and retains a high degree of integrity from its original phases of development. The overall objective of the following conservation policies is to manage the Commonwealth Heritage values and the heritage significance of the place in a manner appropriate to conserve these values and thereby their significance. At the same time the place should continue to be used as a research facility for as long as possible.

### 7.2 FEATURES INTRINSIC TO SIGNIFICANCE

The following features are considered intrinsic to the significance of Gungahlin Homestead Precinct and should be managed in line with the policies contained in Section 6 of the HMP:

Building		Significant Element	
BUILDINGS			
	<i>Building as a whole</i>	<i>Grouped with</i>	<i>Individual elements</i>
1	√	3 and 24	<ul style="list-style-type: none"> <li>- Original windows and doors</li> <li>- Main staircase in 1860 and 1880 wings</li> <li>- Tiled floor to Entry Hall and Verandah</li> <li>- Cedar Skirtings, architraves, window frames and door leaves</li> <li>- Profiled ceiling in entry hall</li> <li>- Tongue &amp; groove profiled timber ceilings to 1860 and 1880 verandahs</li> <li>- Original plaster and batten ceilings</li> <li>- The exotic trees of the driveway and adjacent to the east and south of the building</li> </ul>
3	√	1 and 24	<ul style="list-style-type: none"> <li>- Wall cladding</li> <li>- Original windows and doors</li> </ul>
24	√	1 and 3	<ul style="list-style-type: none"> <li>- Wall cladding</li> <li>- Roof cladding</li> <li>- Original windows and doors</li> </ul>
LANDSCAPE ELEMENTS			
<ul style="list-style-type: none"> <li>- Original carriageway alignment and trees</li> <li>- Reconstructed brick well</li> <li>- Courtyard space between Buildings 001, 003, 024 and 045 as an open space</li> <li>- The rural character of the setting for the Gungahlin Homestead Precinct and Outbuildings</li> <li>- The exotic trees of the driveway and adjacent to the east and south of the building</li> </ul>			
CONTENTS/COLLECTION			
<ul style="list-style-type: none"> <li>- Australian National Wildlife Collection (contents only, not building).</li> </ul>			

(Refer also to Section 4.10).

### 7.3 CONSERVATION PLANNING REQUIREMENTS

**CONSERVATION OBJECTIVE:** To ensure that any actions which will impact on the significance

of the place are based upon considered and researched professional conservation planning.

<p><b>Policy 1.1</b></p>	<p><b><i>The statement of significance detailed in Clause 4.9 should be adopted as one of the bases for guiding the ongoing management and change to the site.</i></b></p> <p>To implement this CSIRO Business &amp; Infrastructure Services and the site owner (Gunyar Pty Ltd) need to finalise the Heritage Management Plan in accordance with the EPBC Act Process.</p>
<p><b>Policy 1.2</b></p>	<p><b><i>All works which will impact on the significant buildings and landscape elements should be undertaken in accordance with the principles of Australia ICOMOS including the Charter for the Conservation of Places of Cultural Significance (Burra Charter)</i></b></p> <p>It is important experienced conservation practitioners and tradespeople are involved in any future works in the Precinct and that sound conservation principles are applied to any work.</p> <p>Further explanation of some of these issues is included in Section 5.4.</p>
<p><b>Policy 1.3</b></p>	<p><b><i>The policies and recommendations included in this report should be accepted as a guide for the future of the site</i></b></p> <p>For the ongoing protective care of any heritage asset including the Gungahlin Homestead Precinct, there needs to be an accepted position which guides the future of the place. CSIRO Business &amp; Infrastructure Services and the site owner (Gunyar Pty Ltd) will need to finalise the Heritage Management Plan in accordance with the EPBC Act Process which will effectively accept these policies as the guidelines for managing the Heritage significance of the place. This HMP then provides a basis for future management of the place.</p> <p>Where proposed work is identified by the HMP or is in accordance with the HMP then there is unlikely to be any effect on the heritage significance of the place. Where significant fabric identified as exceptional, considerable or of some significance (refer Section 4.11) is affected by a proposal, the proposal may require submission of a Referral to the Australian Heritage Council for comment and advice.</p>

## **7.4 RETENTION OF CULTURAL SIGNIFICANCE**

**CONSERVATION OBJECTIVE:** To minimize the loss of the historical integrity of the site through demolition of buildings, landscapes or features identified as being intrinsic to the significance of the place (refer Section 4.11).

<p><b>Policy 2.1</b></p>	<p><b><i>Gungahlin Homestead Precinct should be conserved</i></b></p> <p>As a significant place, it is important to ensure that the identified significant features are conserved but this does not prevent some adaptation for continued occupation. Some ongoing maintenance will be required to ensure that the significant buildings and landscape (section 4.11) are kept in reasonable condition. Some changes may also be necessary to meet</p>
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	current BCA requirements with any future work.
<b>Policy 2.2</b>	<p><b><i>Items of exceptional significance must be conserved.</i></b></p> <p>Refer Section 4.11 for what is included under this heading. This may require some works to be undertaken to protect the significant elements, buildings and landscape elements listed in Section 4.11 and regular inspections and maintenance work to ensure that they remain in sound condition (refer Sections 7.9 and 7.10).</p> <p>The items listed as of “exceptional significance” must be retained and conserved in accordance with the Burra Charter. No adaptation should occur unless essential for the ongoing protection of the building. Replacement of significant trees (refer Section 4.11) with trees of the same species is permitted if they die or become in poor condition. Any proposed change must be preceded by careful recording.</p> <p>The ANWC can continue to expand its collection in line with best practice guidelines. Relocation of the Collection to another CSIRO site is permissible should CSIRO vacate the Gungahlin Homestead Precinct site. The new facility will need to meet all the curatorial requirements for the Collection.</p>
<b>Policy 2.3</b>	<p><b><i>Items of considerable significance should be conserved</i></b></p> <p>Refer Section 4.10 for what is included under this heading. This may require some works to be undertaken to protect the significant elements and a regular inspection and maintenance work to ensure that they remain in sound condition (refer Sections 7.9 and 7.10).</p> <p>The items listed ‘considerable significance” should be retained and conserved in accordance with the Burra Charter. Minor adaptation may be considered provided significant fabric is conserved and careful recording occur. The items should be retained as is, subject to essential maintenance. The items should not be removed unless essential for the operation of the building.</p> <p>Replacement of significant trees if they die or become in poor condition is permissible provided replacement is with the same species as the original.</p> <p>Areas of rare or endangered flora and fauna are to be protected from development impact as far as possible.</p>
<b>Policy 2.4</b>	<p><b><i>Items of some significance should be conserved as far as practicable</i></b></p> <p>Refer Section 4.11 for what is included under this heading. This may require some works to be undertaken to protect the significant building(s) and a regular inspection and maintenance work to ensure that the building(s) remain in sound condition (refer Section 7.9 and 7.10).</p> <p>The items listed ‘some significance’ should be conserved as far as practical. Removal of significant fabric is not to be encouraged. However it can be retained, removed, adapted or reproduced if allowing for the conservation of elements of greater significance after full recording. If altered they should replicate original details, current details or be new sympathetic details.</p> <p>Removal of elements of some significance from the CSIRO period by</p>

	<p>CSIRO could be considered to allow their ongoing effective use of the Gungahlin Homestead Precinct.</p>
<p><b>Policy 2.5</b></p>	<p><b><i>Items of little significance can be retained, adapted to suit changing requirements or be removed, provided that items of higher significance can be recovered or restored</i></b></p> <p>To maintain accommodation in the buildings, some areas may need to be upgraded to enable effective use. The items of little significance can be changed to suite such a purpose but the existing building should be recorded prior to any change and the impact on elements of greater significance be minimized.</p>
<p><b>Policy 2.6</b></p>	<p><b><i>Intrusive elements should be removed especially if it allows items of higher significance can be recovered or restored</i></b></p> <p>It is noted that some intrusive elements are being used at present. These can continue to be used but if the opportunity presents itself to remove the item or install something more sympathetic then it should be taken.</p>
<p><b>Policy 2.7</b></p>	<p><b><i>The buildings identified as exceptional, considerable or of some significance should have a program implemented to appropriate conserve the fabric by regular inspections and maintenance</i></b></p> <p>Although the buildings are generally in good condition, this action is essential if they are to be appropriate conserved.</p> <p>This will ensure the ongoing protective care of the significance of the building.</p> <p>Refer section 7.10 for an outline Maintenance Checklist and Section 8.1 for guidelines on best practice for maintenance of Heritage places.</p>
<p><b>Policy 2.8</b></p>	<p><b><i>The Gungahlin Homestead Precinct should continue to be used principally as an agriculture and/or environmental related research or associated research or commercial facility or similar function which does not impact on the official values.</i></b></p> <p>The Gungahlin Homestead has developed as a significant research establishment over the past 56 years and now presents visually more strongly as such with a core of historic rural buildings.</p> <p>The continued use as an agricultural or general research facility is desirable to reinforce the significance of the role CSIRO has played on the site. This is also supported by the current land zoning. Change of use from a research facility would require a change of lease purpose.</p> <p>The range of accommodation in the existing (or new) buildings could include laboratory, office, and seminar accommodation. Residential accommodation related directly to the research facility could be considered. The impact of each would be subject to a detailed proposal.</p> <p>There may be similar functions which could use the buildings of exceptional or considerable significance (Buildings 001, 003, 024 and 018) with minimal impact on their significance. Consultation with the relevant Heritage authorities will be required as part of developing a proposal. A change of</p>

	<p>lease purpose may also be required.</p> <p>Ongoing economic use as far as practical is important to ensure the place is kept in good condition and well maintained.</p>
<p><b>Policy 2.9</b></p>	<p><b><i>The demolition of all or part of any building or feature of Exceptional, Considerable or Some significance shall not be permitted except in exceptional circumstances.</i></b></p> <p>Prior to any demolition works being approved to building or feature of exceptional, considerable or some significance it must be demonstrated that:</p> <ul style="list-style-type: none"> <li>(i) The building is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of a demolition;</li> <li>(ii) 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.</li> </ul> <p>An exception to this policy is that demolition of CSIRO era buildings of some significance by CSIRO (or future owner/lessee) could be permitted as part of a future redevelopment if:</p> <ul style="list-style-type: none"> <li>• It can be demonstrated not to impact on the overall official values;</li> <li>• Is essential to the effective use of the site by CSIRO and is the best location for the facility;</li> <li>• Demolition is preceded by archival recording.</li> </ul> <p>As part of the planning process for potential demolition of a structure (or part), CSIRO or a heritage consultant shall undertake an assessment process to determine whether the works constitute an action requiring Referral to the Department responsible for administering the Heritage provisions of the EPBC Act.</p> <p>Items identified as of little significance or intrusive may be demolished</p>
<p><b>Policy 2.10</b></p>	<p><b><i>There is to be no upgrading that involves changes to ore removal of any significant fabric (of exceptional or considerable level) without prior consultation with the appropriate Heritage Authorities or an experienced heritage professional.</i></b></p> <p>The policies in 7.5 give an indication about what changes to the significant fabric are acceptable.</p> <p>Areas previously upgraded can be refurbished or conserved in the future if the need arises provided there is no impact on official values. Removal of fabric of exception or considerable significance, (refer 4.10) should be avoided as far as possible. New work should not intrude into the spaces of exceptional significance e.g. no surface-run conduits or cables. In areas</p>

	<p>previously changed, there may be opportunities to improve integrity or uncover significance.</p> <p>Upgrading works should reflect or be sympathetic to original details.</p> <p>As part of the planning process for potential demolition of a structure (or part), CSIRO or a heritage consultant shall undertake an assessment process to determine whether the works constitute an action requiring Referral to the Department responsible for administering the Heritage provisions of the EPBC Act.</p>
<p><b>Policy 2.11</b></p>	<p><b><i>Buildings of exceptional, considerable or some significance can be repaired and maintained provided there is no significant impact to the identified official values</i></b></p> <p>Refer to Section 4.11 for a list of buildings.</p> <p>Maintenance will also result in some original material in poor condition being replaced. Poor condition means rotten and decayed. It does not mean damaged as a result of age. The original areas of the building are old and the patina that exists is part of its history. Wholesale replacement to new condition is not acceptable. Essential replacement however is acceptable but when replacing original fabric new details should match original details without conjecture. When replacing non-original fabric the options are to return the building to a known earlier state, replacing it to match existing details or adding new material in a sympathetic way.</p> <p>As part of the planning process for potential demolition of a structure (or part), CSIRO or a heritage consultant shall undertake an assessment process to determine whether the works constitute an action requiring Referral to the Department responsible for administering the Heritage provisions of the EPBC Act.</p>

## 7.5 MANAGING CHANGES TO INTRINSIC ELEMENTS OF SIGNIFICANCE

**CONSERVATION OBJECTIVE:** To retain the historical form and architectural character of the significance of the Gungahlin Homestead Precinct.

<p><b>Policy 3.1</b></p>	<p><b><i>Changes to the significant buildings, landscape and setting (as identified in Section 4.11) are permitted provided they do not adversely affect the significance of the building or its setting. Changes should improve or reinforce significance.</i></b></p> <p>(a) External additions to buildings of exceptional significance (Building 001, 003 and 024) are not permitted unless the need can be clearly demonstrated as essential to the ongoing use of the building. Consultation with the Minister for the Environment will be required early in the planning process.</p> <p>Reconstruction of demolished original elements can be considered (such as eastern verandah roof of Building 001) provided it is based upon historic documentary evidence.</p> <p>(b) Alterations and additions to significant items (Buildings 001, 003</p>
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	<p>and 024) if permitted should match the original details where they exist, including: roofing, cladding, gutters and downpipes, fascia's and eaves, internal joinery, window types. Refer to Section 3 of the 1982 CMP for original elements. Simplification of details on new elements is acceptable provided the essential details match and the character of the space or building is maintained.</p>
<b>Policy 3.2</b>	<p><b><i>Any improved alteration and additions to buildings of exceptional significance are to be of a minor nature.</i></b></p> <p>This applies to the Building 001, 003 and 024.</p> <p>Controlling the size of alterations and additions will limit the potential loss of significance. Minor additions are defined as changes where the character, form, materials and bulk of the item remains predominantly as it was prior to the work. All new work must have minimal visual change to the appreciation of the significant item when viewed from any angle.</p> <p>The original form and appearance of the building must remain the dominant built form of the place after the work. For building 001 this means as it was on completion of 1883 addition.</p>
<b>Policy 3.3</b>	<p><b><i>Relocation of identified heritage items shall not be permitted</i></b></p> <p>Buildings of exceptional or considerable significance shall not be relocated as they can all be demonstrated as being in their original location and the location of each is integral to its significance. This applies to building (001, 003, 018 and 024).</p> <p>Relocation of CSIRO era prefabricated buildings identified as of little significance (e.g. Building 33-36) is permissible within the site by CSIRO as part of their ongoing use of the site.</p> <p>Relocation or demolition of built items on the site not identified as significant is acceptable.</p> <p>The one exception is the ANWC collection, which it is desirable to keep at Gungahlin as long as CSIRO occupy the site. However if CSIRO vacate Gungahlin at any time an appropriately design alternative permanent location is to be provided on a new CSIRO site, which will still enable the collection to be held in one location and legally protected from being broken down, then this relocation would be acceptable.</p>
<b>Policy 3.4</b>	<p><b><i>Original details and finishes must be recorded prior to any major refurbishment or alterations. Recording should be undertaken by a heritage specialist and recording data submitted to CSIRO for storage.</i></b></p> <p>Correct conservation process is to record by means of drawings and photographs buildings or details before they changed. These should be archived with CSIRO Business &amp; Infrastructure Services.</p> <p>Any evidence uncovered during the execution of the work should similarly be recorded.</p>
<b>Policy 3.5</b>	<p><b><i>A colour scheme that reflects the original colours should be adopted</i></b></p>

	<p><b><i>for Buildings 001, 003 and 024.</i></b></p> <p>The exterior of the Buildings 001, 003 and 024 are painted in a colour scheme believed to have been original (determined through paint scrapes). The external colour scheme should remain unchanged unless evidence is provided that the original scheme was different.</p> <p>Sections of the interiors could be repainted as representative original interiors, if the colour schemes are determined from paint scrapes by an experienced conservation practitioner.</p> <p>Reference to early photos will assist in confirming external colour schemes.</p>
<b>Policy 3.7</b>	<p><b><i>Interpretation of the Gungahlin Heritage Precinct should be promoted by means of interpretive signage making the Heritage Management Plan available to visitors.</i></b></p> <p>This will actively promote the significance of the places to occupiers and as wide an audience as possible and also enable other people to appreciate the significance of the place.</p> <p>There are presently historic photos located in Buildings 001 and 003, which greatly enhance an appreciation of the place in its rural days. Further descriptive text or brochures would also be beneficial to visitors. Interpretative signage has also been placed along the entry drive in the past decade. The installation of such material has assisted in enhancing the appreciation of the setting. Opportunities for interpretation of the site should be considered in the future use of the site.</p> <p>Where possible the opportunity for opening the site for controlled public inspection should be considered as a means of interpreting the site to the wider community.</p> <p>Should future research identify indigenous heritage values in the precinct, appropriate liaison and access arrangements should be established for visitation by representatives of local indigenous groups.</p>

## 7.6 CONSERVING THE LANDSCAPE CHARACTER OF THE PLACE

**CONSERVATION OBJECTIVE:** To conserve the agricultural rural setting of the Gungahlin Heritage Precinct reflecting its historical function as a farm.

<b>Policy 4.1</b>	<p><b><i>The landscape character of the site needs to be managed to retain the significant elements of the pre 1928 rural history of the place and minimize adverse impact of development.</i></b></p> <p>The landscape setting of the Precinct shall be conserved including the entry driveway of trees and representative grassland areas.</p> <p>Species that are “Environmental Weeds” as defined in Gungahlin Homestead Grounds Master Plan should be removed unless they are identified feature intrinsic to the significance as listed in Section 7.3.</p> <p>No new tree plantings in the agriculture rural setting to the south and west</p>
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of the building zone should be permitted except by means of replacing existing trees or replacing identified significant trees (Refer Section 4.11) which have died. New plantings outside of the Heritage Precinct, defined by the dotted line on Figures 52 and 53, (yet not within the areas described above) are acceptable.

All significant trees within the Gungahlin Homestead Precinct shall be protected during any development works.

The open rural nature of the south, south east and northern sections of the Precinct shall be maintained as a predominant element in the setting. New individual or small group plantings should be *Eucalyptus melliodora* or *Eucalyptus blakelyj* planted in such a manner as to maintain the rural character and dominant grassland ground-cover. Limited new buildings could be considered within these zones provided they complement the rural character and heritage values of the place.

In the event of new uses being proposed in the open area should CSIRO reduce operations, it is recommended that the open rural character of the landscape be maintained to protect the cultural setting of the Gungahlin Homestead and Outbuildings area of the Precinct and the natural values of the open area itself. Shelter plantings of exotic species such as *Pinus canariensis* or *Pinus radiata* may be permitted subject to a landscape analysis and impact study. New uses should be rural in character such as vineyard with any buildings limited to single storey and limited in extent. Note that existing Territory Plan zoning policies determine existing acceptable uses of the Precinct.

The Gungahlin Homestead Grounds Masterplan 2000 – 2002 (CSIRO) for all landscaped areas should continue to be implemented and periodically revised and updated by CSIRO staff or specialist consultants.

No new fences to be introduced within the area of the Gungahlin Homestead and outbuildings or driveway.

In the exotic tree planting area to the west of the Gungahlin Homestead and fronting both sides of the drive competition between species is evident. There is some resultant poor or retarded tree growth. Remedial action is recommended including removal of the *Cupressus sempevirens* edging the drive: these trees are showing signs of stress and die-back due to competition from *Cupressus arizonica*. Some judicious thinning of a minimum number of the *Cupressus arizonica* may be advisable to avoid future competition between these trees and also with existing *Cedrus deodara*. Detailed inspection by an arborist is recommended.

In the event that the north-south aligned car park parallel with the drive and opposite the western elevation of the Gungahlin Homestead is removed it is recommended that a belt of *Pinus canariensis* is planted to mark the edge of the exotic tree zone (along the driveway, carriage loop and to the west and south lawn areas adjacent to the Gungahlin Homestead and Outbuilding (refer Figure 51)). Stock should come from seedlings raised from seeds taken from on-site trees. It is recommended that these be raised in pots or tubes because, as Pryor and Banks advise, seedlings from the ground are extremely difficult to transplant<sup>23</sup>.

<sup>23</sup> Pryor and Banks (1991) op cit.



**Figure 51: Areas of exotic trees**

Source: Google Earth, annotated by EMA 2010

Consideration is also needed on replanting selected *Pinus radiata* in the group at the southern edge of the car park west of the carriage loop. Some specimens are showing signs of ageing botanically.

Ongoing rejuvenation and conservation work on the trees along the drive is supported. Ageing conifers should be replaced over time with seedlings raised from on-site trees. Ivy strangling a number of Lombardy poplars need removing and the roots poisoned.

If Building 006 to the south of the Gungahlin Homestead ever becomes redundant and removed it is recommended that the Victorian garden character of terraces and roses/shrubs seen in the c1890 photograph (Figure 9) be reinstated. The existing mature *Pinus canariensis* and *Cedrus deodara* in the courtyard south of Building 006 would make a fine setting for such a recreated Victorian garden.

<p><b>Policy 4.2</b></p>	<p><b><i>The remnant rural setting to be retained and individual trees or collection of trees to be conserved:</i></b></p> <ul style="list-style-type: none"> <li>(a) The identified agricultural rural setting features in nominated protected areas and identified trees shall be conserved as part of the overall setting.</li> <li>(b) Trees over 11 metres tall shall not be removed without the prior consent of the Minister for the Environment and the Tree Protection</li> </ul>
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	<p>Uni, ACT Municipal Services.</p> <p>(c) Removal of significant trees (as identified in the Section 4.0 of the HMP) should only be permitted where CSIRO can demonstrate to DoE, with supporting specialist advice, that:</p> <ul style="list-style-type: none"> <li>• The tree is causing structural damage to a building;</li> <li>• The tree is structurally weak and there is a potential danger of causing injury to persons or damage to property; or</li> <li>• The tree represents a serious plant disease threat; or</li> <li>• Where the tree is part of a close planting of a number of trees, the removal of the tree will allow the other trees to develop fully; or</li> <li>• The tree is causing damage to underground service pipes which cannot be repaired without removal of the tree; or</li> <li>• The tree is interfering with overhead service cables and the necessary clearances cannot be obtained through pruning or relocation of service; or the authority considers that an approval is in accordance with retaining the heritage significance of the precinct.</li> </ul> <p>(d) Where the removal of a significant tree (as identified in Section 4.0 of the HMP) is approved; a replacement tree of sock and species identical or sympathetic to the precinct shall be planted.</p> <p>(e) In replacing trees on the former entry driveway and carriage loop the original alignments, spacing and species shall be retained, with trees being replaced periodically where missing or in a declining or hazardous condition.</p> <p>(f) Where tree plantings occur within no definable pattern or arrangement, the general character and density of the planning shall be conserved.</p> <p>(g) Tree management such as essential pruning or thinning may occur but only with supporting specialized advice and with prior approval.</p> <p>(h) New trees can be introduced in areas not part of the agricultural rural setting, in accordance with the guidelines of the Gungahlin Homestead Grounds Masterplan 2000 – 2002. Any new tree species to be selected from those eucalypt species that currently exist on the site.</p>
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## 7.7 NEW DEVELOPMENT ARE NOT TO DIMINISH HERITAGE VALUES

**CONSERVATION OBJECTIVE:** To allow ongoing use of the Precinct whilst conserving features intrinsic to its significance. New developments near the site perimeter are to be sympathetic to the existing character of the Gungahlin Homestead Precinct site and the features intrinsic to its significance.

<p><b>Policy 5.1</b></p>	<p><b><i>Features intrinsic to the significance of the site are not to be affected by the works.</i></b></p> <p>No new development shall involve the loss, removal or damage to any features intrinsic to the significance of the complex.</p> <p>Any new development shall not protect features intrinsic to the significance of the Precinct, as identified in Section 4.11.</p>
<p><b>Policy 5.2</b></p>	<p><b><i>New developments to be sympathetic to the rural character of the Precinct.</i></b></p> <p>If adjacent to a building identified as of exceptional or considerable significance (i.e. Buildings 001, 003, 018 and 024) the design, size, material and location of any new buildings or new structures shall be sympathetic to the design and massing of the identified built heritage places or structures to which they are adjacent. New buildings within 20m of these structures shall be single-storey (max 3m floor-to-ceiling).</p> <p>In areas remote (defined as more than 20 metres away) from Buildings 001, 003, 018 and or 024 new buildings or structures do not need to be sympathetic to the character of these significant buildings but should reflect the rural character of the Gungahlin Homestead Precinct.</p> <p>New structures in locations more than 20m from items of exceptional or considerable significance and outside the zone of significant trees may be 2 to 3 storeys provided that:</p> <ul style="list-style-type: none"> <li>• Top of new roof is lower than or equal to the ridge line of Building 003;</li> <li>• The new building does not obstruct the vista to the original Gungahlin Homestead and Outbuildings;</li> <li>• Buildings close to the site boundaries should be limited to 2 storeys to maintain a low rural scale to the site when viewed from adjacent roads.</li> </ul> <p>Any new structures shall retain large areas of landscaped open space around them (the remaining area to be greater in area than the floor plan of the new building) to continue the theme of buildings surrounded by landscaped courtyards as exists on site.</p> <p>New development includes formalized parking areas which should be gravel or bitumen with borders designed to have minimum visual and environmental impact, including prevent of erosion.</p> <p>New services shall be designed to minimize the impact and be underground or concealed within building as far as possible.</p>
<p><b>Policy 5.3</b></p>	<p><b><i>The location of new development to be controlled to preserve the rural character of the setting and the official heritage values.</i></b></p> <p>No new development shall be permitted within the heritage sub precinct area defined by a heavy broken dashed line on Figure 52 or within 6 metres of a single storey identified significant structure or 10 metres of a 2 storey</p>

	<p>high identified significant structure (Building 001).</p> <p>The only acceptable location for new development in the vicinity of the Gungahlin Homestead Precinct is to the east of the former laundry (refer Figure 53).</p> <p>Temporary minor structures related to scientific experiment can be located outside of the heritage sub precinct shown by a heavy dashed line on Figure 52.</p> <p>New structures shall be permitted in areas outside of the heritage sub precinct shown by a heavy broken line on Figure 52 and 53 provided that they do not detrimentally impact on the official heritage values of the place.</p> <p>There is opportunity for new development to be located outside the area of the heavy broken line, (Figure 52) particularly in areas adjacent to Barton Highway. (Refer also Figure 53.)</p> <p>New building developments shall include a landscape setting.</p> <p>Any new developments in grassland areas is to be preceded by an investigation into the presence, extent and health of legless lizards in the Gungahlin Grasslands. The study is to determine a zone to be conserved for the lizard's habitat.</p> <p>Indicative locations for future more intense development are shown on Figure 53: Potential Development Zones. The drawings identify an area of grassland on the southern edge of the site (green shaded area) which is to be conserved as native grassland and habitat for the legless lizard. The exact dimensions of this area will be determined following further study into the extent of the presence of the lizard on site. A similar area of grassland is being conserved currently around Building 018.</p> <p>A buffer zone of no development is proposed along the drive and adjacent to the historic dam area. Potential development zones have been identified on the place and ranked according to degree of potential impact. An explanation of the ranking follows:</p> <ol style="list-style-type: none"> <li>1) Pink Zone – These areas are considered to have least impact on significance of the place if developed. They are generally physically removed some distance from the Heritage Sub precinct or screened by vegetation or other structures.</li> <li>2) Blue zone – This area is more than 20 metres from the Heritage Sub precinct and contains only CSIRO buildings and landscape which has been assessed as of some or little significance. The policies of this HMP allow for redevelopment of this area by CSIRO or other future owner/lessee following more detailed assessment of the significance of the buildings proposed to be removed or altered. It will also have to be demonstrated that the proposed development does not have a detrimental impact on the Official heritage Values of the place</li> <li>3) Tan Area – These areas are to the north side of the Gungahlin Homestead and Outbuildings in what is presently open grassland (non-native) with scattered native trees, and presents a park-like feel to the edge of the CSIRO site. Filtered views to the original</li> </ol>
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	<p>Gungahlin Homestead elements can be obtained across these zones. Whilst conveniently located to access roads, development in this zone is considered to have the highest potential visual impact on the heritage precinct. Therefore development is undesirable. Development of this zone should only be permitted after detailed study of alternative locations within the Precinct for the proposed development. Any development must be low density (less than 20% plot ratio), maximum 2 storey and comply with the policies of this HMP.</p>
<b>Policy 5.4</b>	<p><b><i>Temporary structures to preserve and protect all identified features intrinsic to the significance of the complex.</i></b></p> <p>Temporary research or accommodation structures are permitted within the site provided:</p> <ul style="list-style-type: none"> <li>• Any temporary structure not to affect identified features intrinsic to the significance of the Precinct.</li> <li>• Features intrinsic to the heritage significance of the Precinct to be protected during the installation, use and removal of temporary structures.</li> <li>• Temporary structures shall not remain in place for more than six months unless associated directly with scientific experiments/programs.</li> </ul>

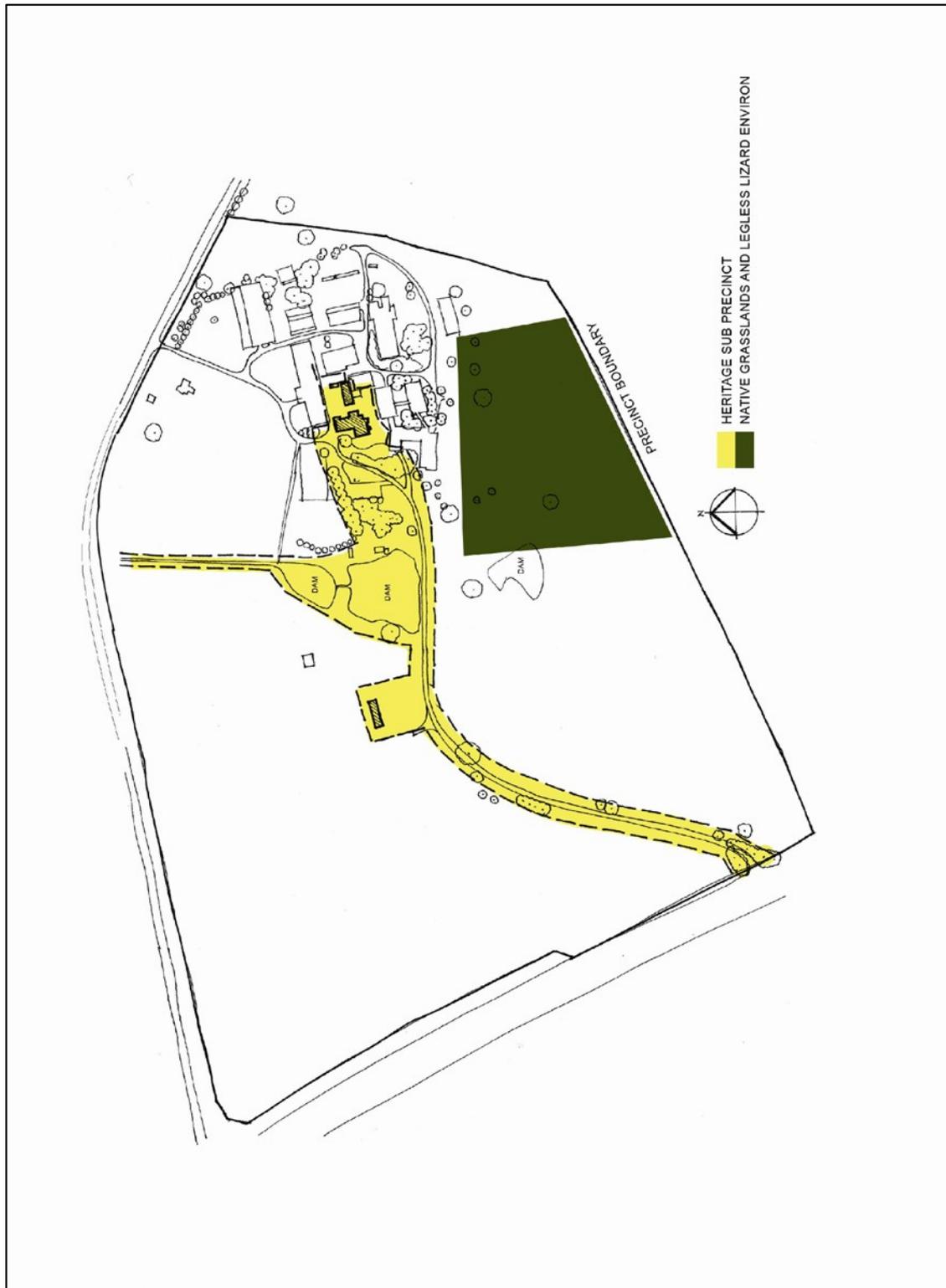


Figure 52: Proposed Heritage Citation Boundaries

Source: EMA 2010



## 7.8 MANAGEMENT

**CONSERVATION OBJECTIVE:** To ensure that appropriate practices are in place to manage the ongoing usage of the place in a manner which protects and enhances the cultural significance of the place.

<p><b>Policy 6.1</b></p>	<p><b><i>A clear management structure needs to be put in place by CSIRO to ensure Conservation and Maintenance works occur in an appropriate manner.</i></b></p> <p>A system of checks and monitoring will be maintained for the management of maintenance works affecting the significant elements (refer Section 4.11) of the Precinct to ensure significant items are not removed or demolished without appropriate consultation with the relevant heritage authorities. As the first stage in the management process the place has been identified on the CSIRO electronic asset management database. This alerts people to the fact that works must be dealt with following a specific protocol. Secondly, a copy of this HMP must be provided to and retained in the office of CSIRO Business and Infrastructure Services. Liaison with DoE or heritage professionals shall be through CSIRO Business and Infrastructure Services when maintenance or works items arise affecting the site.</p> <p>If the Gungahlin Homestead Precinct is sold in future to another private company or individual, the contract will need to disclose the heritage classification and obligation on the new owner to manage the significance of the place.</p> <p>As a general principal, the significance of the buildings and setting will be eroded if sound management structures are not put into place and adhered to.</p> <p>Heritage Specialists may be engaged to deal with specific state or local heritage bodies and stakeholders, or in the event of unforeseen discovery or disturbance of heritage fabric at the Gungahlin Homestead Precinct.</p> <p>In the event of unforeseen discovery during any works, work which may impact on Heritage values and or structures or landscape should cease on that area until the opinion of a heritage specialist can be obtained. Resumption of work is to follow the procedure recommended by the specialist. This process may include consultation with the Department responsible for administering the heritage provisions of the EPBC Act or other authorities.</p> <p>As part of Precinct management of the Official Values of Gungahlin Homestead CSIRO will need to continue to keep staff aware of the significance of the place and what its Commonwealth Heritage values are. This should be undertaken through the following procedures:</p> <ul style="list-style-type: none"> <li>• Heritage awareness training of CSIRO Business and Infrastructure staff and ACT Property Management staff to be in line with CSIRO policy for training of property management staff stated in their Heritage Strategy 2011. This will include:             <ul style="list-style-type: none"> <li>- Heritage awareness articles in CSIRO in house publications;</li> </ul> </li> </ul>
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	<p>and</p> <ul style="list-style-type: none"> <li>- Completion of in-house training modules on site specific heritage awareness. This will need to occur prior to staff relocating to the site or when they commence works for CSIRO on site.</li> <li>• Regular CSIRO Business &amp; Infrastructure Services Property Management Workshops will include best practice heritage management for CSIRO sites.</li> <li>• Heritage awareness training of all staff and tenants at Gungahlin Homestead Precinct. This needs to occur each time there is a relocation of staff to Gungahlin or a new tenant occupies a building.</li> <li>• More detailed training of staff directly involved in roles with potential to impact on Official Values (e.g. those who supervise or engage maintenance contractors), this will include – Site Manager and Assistance. This may involve attendance at an external formal or informal training course.</li> <li>• A copy of the HMP should be retained at Reception at Gungahlin Homestead (when the building is occupied) when the Homestead is not occupied it should be located at the reception point to which site visitors would be directed and staff and contractors made aware of its existence and role. Staff should be encouraged to make themselves familiar with the contents of the document.</li> </ul>
<p><b>Policy 6.2</b></p>	<p><b><i>A planning and management procedure or structure needs to be put in place to address adaptive re-use of building to ensure protection of heritage values occurs</i></b></p> <p>With CSIRO’s Australia wide corporate restructure, the Gungahlin Homestead Precinct will become less actively used as research focuses move to other CSIRO campuses in the ACT. This had already (2014) lead to most of the buildings on site being vacated and no long term plan for their occupation. In addition, the CSIRO lease on the site expires in 2020.</p> <p>Both of these factors will potentially place increased pressure to adaptively re-use the buildings. The policies in this HMP place guidelines and controls on the degree of change which might be possible to buildings and landscape areas of the site. This will vary depending on the degree of significance, integrity, use and proximity and relationship to other elements of equal or greater heritage significance.</p> <p>Planning for adaptive re-use shall include, but not be limited to, the following procedures:</p> <ul style="list-style-type: none"> <li>• Review what the HMP states with respect to significance of the place/item and what conservation policies apply.</li> <li>• Engage a heritage consultant to prepare a Heritage Assessment to establish the significance of the place as an individual element and as part of the group/precinct. The assessment should also clearly identify what phase of site development its significance relates to</li> </ul>

	<p>and the present integrity of that place.</p> <ul style="list-style-type: none"> <li>• The heritage assessment shall also include: <ul style="list-style-type: none"> <li>○ A list of elements intrinsic to any identified significance.</li> <li>○ Guidelines for the protection or enhancement of significance during adaptive re-use.</li> <li>○ Consult with the relevant heritage authority having jurisdiction for approving work on the site. Presently this will be National Capital Authorities Heritage Officers.</li> <li>○ A heritage consultant/architect should be engaged to undertake the design work, or if not, as a sub consultant to advise on minimizing or avoiding impact on heritage values in the proposed works.</li> <li>○ NCA works approval or comment shall be obtained before commencing work on a place of significance.</li> </ul> </li> </ul>
<p><b>Policy 6.3</b></p>	<p><b><i>Existing heritage registers and information sheets be updated with information in this report by providing a copy of this HMP to the Minister for the Environment and ACT Heritage Council.</i></b></p> <p>It is important that information about heritage registers is kept up to date and consistent. With the preparation of this HMP the opportunity is available to update all existing information. Given the extent of change on the site, this document will enable the above organisations to review the future of this site on their register or update records regarding changes to the place.</p> <p>Some amendment to the official values identified on the CHL is recommended as an outcome of this report.</p> <p>As the Register of the National Estate is now a dormant register, no further information can be added.</p> <p>The ACT Heritage Council have not listed the place as it is on Commonwealth Land. However they maintain an interest in the place and may be consulted by NCA. So it is important they be made aware of information in this CMP. Whilst there is no legislative requirement for support the National Trust Listing, good community relations would be maintained by providing a copy of the HMP to the National Trust of Australia (ACT) so that they can update their Register and files if applicable.</p> <p>The citation boundary as in the Commonwealth Heritage Register should remain as is (being the whole of Block 348 Gungahlin).</p>
<p><b>Policy 6.4</b></p>	<p><b><i>A clear procedure to be adopted for unforeseen possibilities which seeks professional advice and approval from the Minister for the Environment (where appropriate) before proceeding.</i></b></p> <p>If an unforeseen event or proposal occurs then the procedure to follow is:</p>

	<ul style="list-style-type: none"> <li>- Check this HMP to see if any policy provides clear advice. If so act accordingly.</li> <li>- If there is no clear advice within the HMP to deal with the issue consider the significance of the place and/or element and seek advice from a Conservation Practitioner.</li> <li>- Determine whether a referral to the Minister for the Environment is required and if so arrange for its preparation and submission.</li> <li>- Amend the CMP as necessary.</li> </ul> <p>If there appears to be conflicting policies that apply to any proposal then no action should proceed without professional advice and clarification by Minister for the Environment.</p>
<p><b>Policy 6.5</b></p>	<p><b><i>Procedures for sale or lease of the property must follow EPBC Act obligations.</i></b></p> <p>A private company owns the Gungahlin Homestead Precinct and there is no foreseeable reason why ownership or management will change in the future. If the site is purchased by the Commonwealth Government no changes will be required to maintain heritage legislation protection as the site is on the Commonwealth Heritage List.</p> <p>If the Gungahlin Homestead Precinct is sold in future to another private company or individual the contact will need to disclose the heritage classification and obligation.</p> <p>If the Gungahlin Homestead Precinct is leased to a non-Commonwealth Government tenant as the principal lessee then the place may need to be removed from the Commonwealth Heritage List and entered onto the ACT Heritage Register as ACT legislation will then control activities on the site (as there will be no Commonwealth interest present).</p> <p>However, should the sale or lease of all or part of the site ever be considered, the owners must give the Minister for the Environment, Protection, Heritage and the Arts at least 40 business days' notice before executing the contract. The owners must ensure that the contract includes a covenant, the effect of which is to protect the Commonwealth heritage values of the place, unless, having regard to other means of protecting those values, the agency is satisfied that it is either unnecessary or unreasonable of it including such a covenant in the contract is impracticable.</p> <p>If the Minister is informed that the owner is satisfied that it is unnecessary to include such a covenant in the contact, the Minister may advise the agency about measures to ensure the ongoing protection of the Commonwealth heritage values of the place, in which case the agency must take all reasonable steps to ensure that the measures are taken.</p>
<p><b>CONSULTATION</b></p> <p><b>Policy 6.6</b></p>	<p><b><i>Stakeholder consultation (including indigenous) must occur with all proposed actions to the place or its fabric which will have significant impact on the Commonwealth Heritage value of the Place and</i></b></p>

	<p><b><i>stakeholders will be provided with an opportunity for comment.</i></b></p> <ul style="list-style-type: none"> <li>- The key stakeholders are the Commonwealth Department administering the Heritage provisions of the EPBC Act and the ACT Heritage Council. Other interested stakeholders include National Trust of Australia (ACT), and adjoining property owners. The general public are also considered a stakeholder under the EPBC Act.</li> <li>- Consultation may be in writing or by face-to-face meetings and focus groups. The selection of format will depend on the nature and impact of the issue under consideration.</li> <li>- The EPBC Act requires all Commonwealth Agencies proposing to take action which will have significant impact on the Commonwealth Heritage value of a place to refer the proposal to the Minister for the Environment. The Act requires all referrals to have a 10-day public comment period. The Minister is required to provide a response to the referral within 20 business days. Advice on preparing referrals is provided for Commonwealth Agencies on the Department of the Environment website.</li> <li>- A reasonable timeframe should be provided for response to written documents e.g. 3 weeks.</li> <li>- Stakeholders should be informed in writing of the outcome of consultation and the consultation process taken.</li> <li>- Consultation for the Gungahlin Homestead Precinct shall follow the CSIRO guidelines contained in the CSIRO Heritage Strategy (Consultation with the community).</li> <li>- Consultation with indigenous stakeholders shall also be in accordance with the Heritage Strategy section on Consultation on Indigenous sites. This refers to the Australian Heritage Commissions publication “Ask First: a guide to respecting Indigenous heritage places and values” as the best practice document to guide the liaison and consultation. For CSIRO places, Indigenous Consultation process shall follow the flow chart in Attachment D of the Heritage Strategy.</li> </ul>
<p><b>Policy 6.7</b></p>	<p><b><i>Resolution of conflicting policies or possible differences to the policies to be implemented by:</i></b></p> <ul style="list-style-type: none"> <li>• Clearly setting out the differences with reference to the HMP</li> <li>• Defining the objectives of the action proposed in principle</li> <li>• Articulating a full range of options to meet the objectives and the impact on the heritage values of each</li> <li>• Adopting the following procedure:</li> </ul> <p><i>Internal Processes</i></p> <p>The parties will act in good faith to speedily resolve potential disputes,</p>

	<p>including through involving appropriate senior personnel – although a party may at any time notify the other in writing that a formal dispute exists and its nature.</p> <p><i>External processes</i></p> <p>If after receipt of notice the parties do not resolve a formal dispute within 10 business days (or another period agreed in writing), the parties agree to act in good faith to resolve the dispute using external information dispute resolution techniques, such as mediation, expert evaluation or determination, but not arbitration.</p> <p><i>Time Period</i></p> <p>In particular, the parties will act in good faith to agree within the 10 business days (or a period agreed between them in writing) about:</p> <ol style="list-style-type: none"> <li>a) The dispute resolution technique and procedures to be adopted;</li> <li>b) The timetable for all steps in those procedures; and</li> <li>c) The selection of an independent person required for the agreed technique.</li> </ol> <p><i>Mediation</i></p> <p>If the parties cannot agree as above, then they will refer the dispute to the Australian Commercial Disputes Centre (ACDC) with the object of having the dispute settled by mediation.</p> <p><i>Costs</i></p> <p>The parties agree to bear their own costs in resolving a dispute other than the costs of an independent person will be shared equally:</p> <ul style="list-style-type: none"> <li>• Trying to reach a conclusion of the best action to meet the objectives and minimizing the impact on heritage values</li> <li>• Presenting the information to the Minister for the Environment for comment and decision.</li> </ul>
<p><b>RECORDING</b></p> <p><b>Policy 6.8</b></p>	<p><b><i>Original details and finishes must be recorded prior to any major refurbishment or modification. Recording should be undertaken by CSIRO or a heritage specialist and recording data submitted to the relevant heritage authority.</i></b></p> <p>Correct conservation process is to record by means of drawings or photographs of buildings, memorials or landscape elements before they are changed. These should be archived within CSIRO or on site in Reception.</p> <p>Records of change should also be noted in an asset register or annotated plan of the site and kept in the visitors centre. This will include recording of</p>

	<p>where movable heritage items are relocated to.</p> <p>Responsibility for maintaining the records and updating with the new information on changes is the responsibility of the Manager, property Resources, CSIRO Business &amp; Infrastructure Services.</p> <p>Any historic evidence uncovered during the execution of the work should similarly be recorded.</p> <p>Periodic replacement of plants can be recorded either in a works record or annotated on a site plan filed with the Manager, CPS Act Zone.</p>
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## 7.9 MONITORING, REVIEWING AND REPORTING

<p><b>Policy 7.1</b></p>	<p><b><i>The Heritage Management Plan must be reviewed within every 5 year period. The review is to check that no new material is to hand, to review and change details as may be required and to reconfirm policies.</i></b></p> <p>Regular review and updating are part of the conservation process. If more information and detail come to hand a review is desirable to ensure the HMP suits the current needs of the time.</p> <p>This is also a requirement placed on Commonwealth Agencies by the EPBC Act. The HMP will be reviewed in accordance with section 341X of the EPBC Act. Section 341X of the EPBC Act states that:</p> <ol style="list-style-type: none"> <li>1. At least once in every 5 year period after a plan for managing a Commonwealth Heritage place is made under section 341S, the Commonwealth agency concerned must cause a review of the plan to be carried out.</li> <li>2. The review must:             <ol style="list-style-type: none"> <li>a. Assess whether the plan is consistent with the Commonwealth Heritage management principles in force at the time; and</li> <li>b. Assess whether the plan is effective in protecting and conserving the Commonwealth Heritage values of the place; and</li> <li>c. Make recommendations for the improved protection of the Commonwealth Heritage values of the place.</li> </ol> </li> <li>3. The person carrying out the review must publish, on the Internet and in a daily newspaper circulating in each State and self-governing Territory, a notice inviting anyone to give the person comments within 20 business days on:             <ol style="list-style-type: none"> <li>a. Whether the plan is consistent with the Commonwealth Heritage Management principles; and</li> <li>b. The effectiveness of the plan in protecting and conserving the</li> </ol> </li> </ol>
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	<p>Commonwealth Heritage values of the place.</p> <p>4. In carrying out the review, the person must consider the comments (if any) received in accordance with the notice. The Manager, Property Resources, CSIRO Business &amp; Infrastructure Services, is responsible to ensure that these reviews occur and the required consultation is programmed and implemented.</p>
<b>Policy 7.2</b>	<p><b><i>Collate all monitoring data annually, as required by this HMP, as a basis for reporting on the implementation of the HMP and monitoring the condition of the values, in compliance with the EPBC Act.</i></b></p> <p>Use annual reporting on the condition of the place and works records to review the guidelines set out in this HMP for priority and timing of actions. Priorities should be re-assessed in any review. Highest priority should be attributed to actions which alleviate or mitigate key risks to the heritage values (as set out).</p>
<b>Policy 7.3</b>	<p><b><i>The condition of the identified heritage values of the Gungahlin Homestead Precinct should be monitored and re-evaluated as part of the five yearly review of the HMP.</i></b></p> <p>Use the annual collation of monitoring data to identify trends against the condition of values and to guide the implementation of monitoring and maintenance.</p> <p>Ensure any repair/maintenance works identified as required through the ongoing monitoring are annually included in the maintenance schedules. Frequency: annually.</p>
<b>Policy 7.4</b>	<p><b><i>Maintain records of works, intervention and maintenance</i></b></p> <p>As they arise, record the nature and outcome of works, interventions and maintenance on the CSIRO Heritage Register, as required by the EPBC Act.</p> <p>Existing elements of heritage value should be recorded to appropriate archival standard prior to any intervention or major works that will alter the place.</p>
<b>Policy 7.5</b>	<p><b><i>Collect and conserve documents pertaining to the design, construction and completion of the building and the collection</i></b></p> <p>Continue to update the CSIRO Heritage Register with the records/archives of relevance to the heritage values of the Gungahlin Homestead Precinct.</p>

## 7.10 IMPLEMENTATION AND CONSERVATION WORKS

Element	Action	Required Work	Timing
Walls	Leaks	<ul style="list-style-type: none"> <li>Repair leaks around southern bay windows in Building 001 (levels 1 and 2)</li> </ul>	Urgent within 6 months

Walls	Major cracking	<ul style="list-style-type: none"> <li>Coach House walls have major vertical cracking. Engage Structural Engineer to investigate cause and recommend rectification works.</li> </ul>	0 – 6 months
Ceilings	Leaks	<ul style="list-style-type: none"> <li>Repair leak in Deputy Chief's office building and verandah office (former duplicating room) Building 001.</li> <li>Repair ceiling and wall</li> </ul>	Urgent within 6 months
Gutters	Cleaning	<ul style="list-style-type: none"> <li>Remove pine needles from gutters and rainwater heads</li> </ul>	Urgent

## 7.11 MAINTENANCE CHECKLIST

The following Checklist identifies specific areas to be monitored on at least an annual basis to ensure the protection of this heritage asset.

- Monitor weatherproofness and operation of windows and doors
- Replace broken glass
- Monitor soundness of roofing. Implement repairs urgently.
- Monitor condition of downpipes, rainwater heads and roof drainage system.
- Clear pine needles from gutters
- Continue to monitor cracks in walls of Building 001 and 003
- Monitor soundness of timber floors
- Secure loose/squeaky floorboards where possible
- Check soundness of balustrading and handrails internal and external
- Check for presence of termites in buildings and within precinct.
- Monitor condition of older trees on site. Implement program of progressive replacement when considered appropriate.
- Monitor condition of external paintwork on all buildings but more frequently on Heritage buildings. Repaint elements before paint starts to blister or peel.

Element	Action	Required Work	Timing
Walls	Monitoring	<ul style="list-style-type: none"> <li>Continue to monitor cracks in walls of Building 001 and 003. Seek structural advice</li> </ul>	6 monthly monitoring

		if degree of movement increases	
Historic Landscape	Conservation of Trees	<ul style="list-style-type: none"> <li>• Replace dead trees or unsafe trees with same species</li> <li>• Prune trees to promote health</li> </ul>	Annually
External timberwork Buildings 001, 003, 018 & 024	Painting	<ul style="list-style-type: none"> <li>• Prepare and repaint</li> </ul>	3- 5 years
Cellar Building 003	Control Water Ingress	<ul style="list-style-type: none"> <li>• Water enters the cellar through windows and access doors in rainfall</li> <li>• Investigate and implement work to reduce or remove water ingress and maintain natural ventilation of unoccupied space</li> </ul>	6 months – 1 year
Gutters	Clear and check condition and alignment		6 monthly
Walls	Check for cracking		6 monthly
Ceilings	Check for leaks  Check for collapse		6 monthly

## 8.0 DO'S AND DON'TS<sup>24</sup>

The following are provided to guide all those associated with the future management of the Official Values of the Gungahlin Homestead precinct.

### 8.1 GENERAL

<b>DON'T</b>	<b>WHY</b>	<b>DO</b>
<b>Don't</b> let tradesmen work on site without being aware of the significance of the building	Unnecessary damage may occur which could have an impact on heritage value	<b>Do</b> ensure all workmen on the site are aware that they are entering a heritage site, and need to respect and conserve the building in accordance with the HMP. Maintenance can occur as required, changes need to consider the HMP policies.
<b>Don't</b> let non-experienced heritage practitioners work on the building	Unnecessary damage may occur which could have an impact on heritage value	<b>Do</b> establish a clear link with professionals or the Minister for the Environment offices for advice on issues as and when they arise.
<b>Don't</b> let ill-informed people manage the building	Unnecessary damage may occur which could have an impact on heritage value.	<b>Do</b> keep copies of the HMP on site.
<b>Don't</b> ignore maintenance	Unnecessary damage may occur which could have an impact on heritage value.	<b>Do</b> undertake regular inspections.
<b>Don't</b> damage or remove significant historical fabric	The physical fabric of Gungahlin Homestead Precinct is important in itself as it tells the story of the establishment and historic development of the site.	<b>Do</b> have an understanding of the significant fabric prior to undertaking any work.
<b>Don't</b> make unnecessary alterations	This may result in irreversible changes or loss of significant fabric.	<b>Do</b> only repair as much of the historic fabric as is necessary rather than total replacement. Carefully piece in new work respecting the original fabric and undertake work in a logical order.
<b>Don't</b> allow works to be undertaken without maintaining a record	Original and early building elements tell us about the house, grounds and changing uses and are an irreplaceable resource and each change contributes to the story of the	<b>Do</b> keep carefully maintained records of the work undertaken. These should be retained by CSIRO or the building owner for future

<sup>24</sup> Adapted from Environment Resources Management

	building.	reference.
<b>Don't</b> introduce inappropriate materials to the building	The introduction of a modern material into historic fabric may be incompatible and cause unanticipated long term damage.	<b>Do</b> repair historic materials with the same or similar materials – 'like with like'. If the same material is no longer available, seek the most compatible option.
<b>Don't</b> remove historic building elements from site unless absolutely necessary	Historic building elements can be damaged in transit, lost or stolen.	<b>Do</b> ensure there is a process in place to ensure the physical care and security of the element if removal is required.
<b>Don't</b> attempt to repair or conceal every knock or dent in historic fabric inside and outside	Evidence of the use of a historic building can be an important part of its history and contributes to its 'patina' or quality of age.	<b>Do</b> repair as little as necessary and retain as much as possible.
<b>Don't</b> replace existing profiles of mouldings, cappings, downpipes or gutters with modern profiles.	The significance of historic buildings is linked to their original details.	<b>Do</b> replace significant details with matching or similar profiles.
<b>Don't</b> ignore building faults	It is better to fix a problem before it worsens.	<b>Do</b> be vigilant and report leaks through walls, windows or roofs, signs of termites, rot or borer or any other signs of decay of building fabric to the site property manager.

## 8.2 SETTING

<b>DON'T</b>	<b>WHY</b>	<b>DO</b>
<b>Don't</b> let trees and vegetation physically impact on buildings	Trees, while aesthetically valuable can cause damage to historic building fabric through their root growth disrupting foundations and branches physically impacting on walls and roofs.	<b>Do</b> consider the impact of the growth and physical impact of existing trees on building fabric and the potential for damage by the growth of new trees.
<b>Don't</b> allow garden beds, surrounding paved or grassed areas to build up around the foundations and cover sub floor vents	Soils against subfloor vents reduce air flow and can encourage dampness and subsequent timber rot in these areas.	<b>Do</b> reduce high garden beds against buildings.

## 8.3 BUILDING EXTERIORS

DON'T	WHY	DO
<b>Don't</b> seal or block up under floor or roof ventilation openings	Ventilation is important to maintaining airflow through floors and ceilings and reduces the risk of dampness, rot and termite activity.	<b>Do</b> ensure ventilation openings remain open.
<b>Don't</b> allow downpipes or overflows from plant and equipment to fall on the ground around a building or structure.	Dampness is a major contributor to the deterioration of historic building fabric.	<b>Do</b> unobtrusively connect to the nearest underground stormwater reticulation system.
<b>Don't</b> run services or fix new fixtures or equipment on external wall and roof areas	Fixings may damage historic building fabric and the installation of new equipment may impact aesthetic values.	<b>Do</b> carefully consider the visual impact of the work you are proposing and conceal services in wall cavities or in ducting and position new elements in the least obtrusive locations or locate equipment independently of the building or structure.
<b>Don't</b> use circular sanders on external timber surfaces	Circular sanders cannot be properly controlled and can result in the formation of unsightly and damaging circular indents on timber surfaces.  There is also a health risk associated with the removal of lead paints from historic timber work.	<b>Do</b> sand areas by hand prior to painting wearing appropriate personal protection and ensuring waste material is properly disposed of.
<b>Don't</b> use naked flame to remove paint from timber	The heat from the flame can ignite dust or rubbish in wall cavities without the operator of the flame knowing. Hot air strippers are a safe alternative but these too can generate hot air sufficient to ignite dust etc in wall cavities if overzealously operated.	<b>Do</b> sand areas by hand where possible wearing appropriate personal protection and ensuring waste material is properly disposed of.
<b>Don't</b> replace galvanized steel roofs with zincalume or "Colourbond" and do not mix zincalume and 'Colourbond' with galvanized steel products	Galvanised iron (galvanized steel the modern equivalent) and the associated galvanized rain water goods are the traditional building material that was introduced into Australia in the mid-19 <sup>th</sup> century which gave buildings historic character.  This cannot be replicated with	<b>Do</b> replace 'like with 'like'

	zincalume or 'Colourbond'. Zincalume and 'Colourbond' require a significantly different assembly technology that relies on pop rivets and silicone where galvanized steel is soldered in the traditional way. Mixing Different metals also causes corrosion.	
<b>Don't</b> use chemicals or high pressure cleaning methods to clean heritage buildings	Some cleaning methods can cause damage to a building or feature.	<b>Do</b> test a small area prior to cleaning the entire surface, and use neutral pH cleaners and low pressure water washing.
<b>Don't</b> wait a long time before removing graffiti	The earlier you attempt to clean it, the easier it will come off.	<b>Do</b> work on a test selection and begin cleaning with detergent and warm water as soon as possible after the graffiti appears. If unsuccessful, poulticing may be necessary.
<b>Don't</b> paint surfaces in new or inappropriate colour schemes	Decorative paint schemes and other finishes reflect cultural influences and individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour schemes or other treatments and finishes of historic interest that remain hidden beneath layers of paintwork.	<b>Do</b> repaint in original colour schemes or seek advice where required.
<b>Don't</b> fix signage to historic fabric, or mask significant features with obtrusive signage	This results in damage to and/or loss of important historic fabric and detracts from the aesthetic significance of the place.	<b>Do</b> , where possible, use freestanding signs or signage which will not involve fixings that penetrate significant fabric.

## 8.4 INTERIORS

DON'T	WHY	DO
<b>Don't</b> remove evidence of original planning, construction systems door and window furniture or services (e.g. cast iron ceiling vents and	Evidence of past building layout and technologies can tell us how a place was used.	<b>Do</b> leave the evidence where it is and work around it.

fireplaces)		
<b>Don't</b> run services or fix new fixtures or equipment on internal wall and ceiling areas	Fixings may damage historic building fabric and the installation of new equipment and may impact on aesthetic values.	<b>Do</b> carefully consider the visual impact of the work you are proposing and conceal services in wall cavities or in ducting and position new elements in the least obtrusive locations. If in doubt seek advice.
<b>Don't</b> make new openings in historic fabric for services	This results in loss of significant fabric which is unable to be recovered.	<b>Do</b> where possible use existing voids, conduits and ducts for the installation of new services.
<b>Don't</b> install visually obtrusive services in prominent locations, or mask significant features	This detracts from the aesthetic qualities of the place.	<b>Do</b> select less visible areas such as sub floor areas and storerooms, and less prominent elevations for the installation of new services.
<b>Don't</b> paint surfaces in new or inappropriate colour schemes.	Decorative paint schemes and other finishes reflect cultural influences and individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour schemes or other treatments and finishes of historic interest that remain hidden beneath layers of paintwork.	<b>Do</b> repaint in original colour schemes or seek advice where required.
<b>Don't</b> close the building for extended periods	Lack of ventilation in the house may affect existing materials and fabric.	<b>Do</b> retain an active use for all heritage buildings. Rooms within such buildings should be regularly or constantly used to prevent damp build up or problems arising without detection.

## 9.0 REFERENCES

CSIRO	<i>Of Beauty Rich and Rare – Fifty Years of CSIRO Wildlife &amp; Ecology</i> , 1997 Survey, Sydney  Building Details for Gungahlin site
Pryor LD & Banks JCB	<i>Trees and Shrubs in Canberra</i> , 1991, Little Hills Press and ACT Government
Sydney Morning Herald	"Bunny waged war on the Rabbit", August 24, 2006
Watson, P	Person communication in relation to 1982 CMP

### Websites:

CSIRO	Our History <a href="http://www.csiro.au/science/ANWC-history-ci_pageNo-1.html">http://www.csiro.au/science/ANWC-history-ci_pageNo-1.html</a>
Commonwealth Department of Sustainability, Environment, Water Population and Communities	<a href="http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=state%3DACT%3Blist_code%%3DCHL%#Blegal_status%3D35%3Bkeyword_PD%3D0%3Bkeyword_SS%3D0%3Bkeyword_PH%3D0;place_id=1054">http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=state%3DACT%3Blist_code%%3DCHL%#Blegal_status%3D35%3Bkeyword_PD%3D0%3Bkeyword_SS%3D0%3Bkeyword_PH%3D0;place_id=1054</a> 34  <a href="http://www.environment.gov.au/heritage/about/commonwealth/criteria.html">http://www.environment.gov.au/heritage/about/commonwealth/criteria.html</a>
ACT Territories and Municipal Services (ACT Heritage List)	<a href="http://www.tams.act.gov.au/live/heritage/act_heritage_register/act_heritage_register_district/g">http://www.tams.act.gov.au/live/heritage/act_heritage_register/act_heritage_register_district/g</a>  <a href="http://www.m2cms.com.au/uploaded/18/ClassifiedPlaces/GUNGAHLIN%20HOMESTEAD%20PRECINCT%20CIT.pdf">http://www.m2cms.com.au/uploaded/18/ClassifiedPlaces/GUNGAHLIN%20HOMESTEAD%20PRECINCT%20CIT.pdf</a>
Australian National Botanic Gardens	<a href="http://www.anbg.gov.au/biography/fennessy-bernard.html">www.anbg.gov.au/biography/fennessy-bernard.html</a>

## **APPENDICES**

## **APPENDIX A: Chronological History of Gungahlin**

c1828	Land in the area of Jerrabomberra granted to John Palmer. Site of Gungahlin was part of Palmer's Ginninderra estate.
c1840	George Thomas Palmer succeeded his father as owner of Ginninderra
1850	George Thomas Palmer's sister married William Davis Jnr. William Davis Jnr was Manager of Palmer's properties.
c1855	Davis Jnr inherited the Palmer properties.
1861	Sir John Robertson's (free selection) Land Act permitted selections of crown land provided residence was established. Davis Junior moved to select the Gungahlin portion of the estate.
1862 - 1865	Original homestead constructed. Georgian styled, rendered brickwork two storey house with ground floor verandah on all sides and shutters on the first floor windows.
1860s	It is believed that the outbuildings were constructed during this time.
1868	A survey of the Davis holding revealed that it was 313 acres in excess of the original grant of 728 acres due to a survey inaccuracy from the 1830s. Davis was given quiet possession of the land but the deed was not altered.
1877	Edward Crace purchased the property although final settlement appears to have taken about 3 years.
1883	Major extensions to the south of the original homestead were completed. Designed by Lewis Crace, son of a prominent English designer, the extensions are Victorian styled with many fine interiors which have been accurately recorded in photographs.
1887	Crace installed the first private telephone in the district which was connected to the Ginninderra Post Office.
1888	New staff quarters constructed (precise locations uncertain).
1892	A deep economic recession forced Crace to heavily mortgage his property.
20 Sept 1892	Crace drowned while attempting to cross a flooded Ginninderra Creek.  Through Morts (personal friends) Mort & Co undertook to let Kate Crace manage the property and clear the debts in lieu of selling the property.
1915	The Commonwealth Government resumed the land as part of the new Federal Capital Territory then leased the property back to Everard Crace. Kate Crace moved to Sydney.
1928	Everard Crace died and the Crace family left the property. Dr Fredrick Watson took up a 10 year lease on the property which was subsequently extended in 1938.

1940	Dr Watson sold his lease to Mr Ambrose John Kitchen. During Kitchen's residence electricity was connected to the homestead.
1949	Kitchen vacated the property and the Department of the Interior accepted responsibility for it then gave permissive occupancy to the Canberra University College to use as a residence for diplomatic cadets.
1953	CSIRO took over the occupation of Gungahlin and has remained there since extending and altering facilities as required.
1953 – 1959	First CISRO buildings erected on site, including Workshop and Field Stores.
1960 - 1969	<p>Second phase of CSIRO buildings erected (by staff) including:</p> <ul style="list-style-type: none"> <li>• Common room;</li> <li>• Aviary;</li> <li>• X-Ray Lab;</li> <li>• Bug House;</li> <li>• Animal Behaviour Building; and</li> <li>• Global Change Laboratory.</li> </ul> <p>Growth of research activities involving animal behavior on site. New buildings/structures erected including:</p> <ul style="list-style-type: none"> <li>• Hayshed;</li> <li>• Dingo Pens;</li> <li>• Animal Pens; and</li> <li>• Caretaker's Residence.</li> </ul>
1976	<p>Australian National Wildlife Collection Gazetted.</p> <p>Expansion of laboratory based activities on site. New buildings erected included:</p> <ul style="list-style-type: none"> <li>• Building 032;</li> <li>• Animal House Complex; and</li> <li>• Australian National Wildlife Collection Building (ANWC).</li> </ul>
1989	Rangelands Division closed at Deniliquin and relocated to Gungahlin.
1990 – 2004	<p>Expansion and redevelopment phase. Projects included:</p> <ul style="list-style-type: none"> <li>• Two additions to ANWC Building;</li> </ul>

	<ul style="list-style-type: none"> <li>• New building for Rangelands Division;</li> <li>• A number of prefabricated sheds for varying uses;</li> <li>• Major redevelopment in 1996 including demolition of buildings and construction of Buildings 044 and 045; and</li> <li>• Barton Highway ceased to be used as main campus entry.</li> </ul>
2004 – 2010	Regeneration of plantings along old driveway from Barton Highway.

**Note 1:** Gungahlin has been called several names throughout its history including Gungarline (Davis period) sometimes misspelt Goongarline or Ganggarline, Gungahleen (Crace period), Gungahlin (1913 - ) although Gungahleen was used to the late 1930s.

**Note 2:** Throughout each of the individual occupancies minor additions and alterations occurred.

## **APPENDIX B: Description of Interior of 1883 Additions**

The extensions included many fine rooms which can be described in detail from photographs held by the National Library of Australia. IN the drawing room, (see figs 10 and 11), the ceiling was lath and plaster with an ornate cornice. The walls were plain but trimmed with a stencil or wall pattern. Outside corners in the room were built up with a large dowel plastered into place and a barber pole stripe running up the dowel. There were brass picture rails and the heavily sculptured timber work, skirting and architraves, were painted. The fire surround was marble and there were tiles inside the fire place and a different herringbone tile patten in the heath. The heath was edged with a marble bund. The bellpull was on the right of the Fire Place. Curtains were hung from behind a pelmet covered in the same curtain material.

The new dining room was of the same generous proportions as the drawing room (see fig 12). The ceiling and cornice was similar but there was a wall papered or stenciled frieze below the cornice on the walls. The walls were papered and there was a differently patterned dado. There were brass picture rails but the timber work was stained. The fire place was again marble and tiled. In both rooms were large carpet squares on polished floor boards. The door furniture was dark or black porcelain finish in both the Dining room and the hall.

The hall, (see fig 10) was wall papered, the dado being similar to the dining room. Timberwork was stained and the floor was ornately tiled. This tiling continued onto the west verandah. A large cedar staircase led to two main bedrooms on the first floor.

The master bedroom on the first floor (see figs 13 and 14) had a plain ceiling. There was no cornice and only a small papered or stenciled frieze and the rest of the walls was papered. The curtains were again hung behind a curtain covered pelmet. There were also Holland blinds. The floor boards were polished and there was a large carpet piece. The fire place hearth was tiled in two colours in a herringbone pattern. By the fire place was a bellpull. The woodwork in both the bedroom and the adjacent dressing room was painted. The door furniture was a light coloured porcelain finish.

There was another small bedroom/sitting room next to the dressing room and another large bedroom and bathroom east of the master bedroom. The curtains in the second bedroom were similar to the master bedroom.

There was a marble fireplace in this bedroom, the bathroom consisted of a large bath and babe's bath and a wash stand.



**Figure 10 from 1982 CMP**



**Figure 12 from 1982 CMP**



**Figure 13 from 1982 CMP**

**APPENDIX C: Description of the Property at Times of Resumption**

From about the time of resumption a clearer idea of the building is possible. Several valuations were made of Gungahleen to determine the level of compensation payable to the Crace family. These valuations contain good descriptions of the house and property (see figs 16 – 33, 1982 CMP). *Note: All figures referred to are in the 1982 CMP.*

Several tanks were located along the east of the house and there was a woodshed between the scullery and the cellar (see fig 30).

This woodshed seems to have replaced an earlier verandah which pitched off the stone wall to the south. The roof the woodshed was corrugated iron (see fig 34, 36 and 38). Abutting the east wall of the scullery was an earth closet (see fig 32).

The stone wall to the south of the woodshed continued uninterrupted between cellar and scullery. The small verandah for the servants' quarters was reached by timber steps and the eastern end of this verandah was boarded over the roof of the woodshed (see fig 38).

The servants' quarters over this were divided into two. There were more tanks by the coach house which was subdivided by a wall, into a coach house and dairy (see fig 30). Access to the coach house was via the 2 large double doors. Access to the dairy was via a small door on the same north face. There was a doorway between the dairy and the servants' quarters. The door from the back courtyard to the dairy was sheltered by a small shingled canopy. The windows to the servants' quarters were 6 pane centre horizontal pivots (see fig 24). The servants' quarters were finished externally with painted metal tile walls and roof which continued across the dairy and coach house. The coach house, dairy and cellar were random stonework with some brick quoins (see fig 24, 38). The western gable ends for the main roof and verandah were decorated with sculptured gable boards (see fig 21).

At the end of the coach house were two earth closets (see fig 30). A short time later the acetylene generator was installed at the east end of the coach house.

The laundry building had a door at each end and two windows on the west side and one on the east (see fig 30). The laundry also had a dividing nib wall. Walls and roof were light painted metal tiles (see fig 41).

In the garden at this time, two flights of steps led down the embankments to the rose garden at the south of the house (see fig 32). Just south of the joining block was a tank and well.

**APPENDIX D: Inventory Sheets**

## **APPENDIX E: Analysis against ACT Heritage Criteria**

**ACT HERITAGE CRITERIA**

The following criteria are specified in Schedule 2 of the *Land (Planning and Environment) Act 1991* as that to be adopted for assessing places in the ACT for the Heritage Places Register.

<b>Criterion (i)</b>	<p><b>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 item.</b></p> <p>The homestead (Building 001) is a fine local example of the Georgian and late Victorian architectural styles although no technically outstanding.</p> <p>The construction of the walls of the stranger's room (north west corner 1860s wing) demonstrates innovation in the use of bottles as a filler to extend the limited mortar/render available.</p> <p>The metal tile wall and roof cladding still present on the Servants' Quarters/coach house (Building 003) and former Laundry (Building 024) are representative of an early application of a new technology available at the time of construction to quickly and cost effectively erect a service building.</p> <p>The site meets this criterion to a moderate degree.</p>
<b>Criterion (ii)</b>	<p><b>A place which exhibits outstanding design or aesthetic qualities, valued by the community or a cultural group</b></p> <p>The homestead building (Building 001) demonstrates high design aesthetic and landmark qualities. Key elements of this are:</p> <ul style="list-style-type: none"> <li>• It's sitting on a ridge.</li> <li>• The two storey double bay windows, ashlar rough cut stonework.</li> <li>• The tiled entry rooms and fine cedar stair.</li> <li>• The spacious room proportions, particularly in the 1880s wing.</li> </ul> <p>Key internal details other than entry include:</p> <ul style="list-style-type: none"> <li>• Dark stained cedar window, door frames, architraves and skirtings.</li> <li>• Timber paneling to 1860s and 1883 stairs.</li> <li>• 1860s stair and balustrade.</li> <li>• Original finishes in 1860s, North Room Ground Floor.</li> <li>• Early finishes in stores under both stairs and in PABX room.</li> </ul> <p>The integration of two architectural styles into one building is testimony</p>

	<p>to the skill of the designer of the later wing.</p> <p>The homestead interiors although altered in some finishes, retain fine examples of the detailing of Georgian and late Victorian style residences of the wealthy. The subtle differences in detail between one wing and the other illustrate the changes in aesthetic taste over a period of 25 years.</p> <p>The original carriageways and carriage loop (remnants) lined with mature pines still has the potential to evoke a picturesque aesthetic experience in visiting Gungahlin Homestead. Unfortunately it is not presently the arrival of departure drive, although CSIRO are currently working with the ACT Government to develop a working traffic option to reinstate the Barton Highway gate as a main entrance to the site. This action is supported. The trees of the carriage loop and mature pines south of the homestead contribute greatly to the aesthetic character of the setting.</p> <p>The site meets this criterion to a high degree.</p>
<p><b>Criterion (iii)</b></p>	<p><b>A place which demonstrates a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function which is no longer practices, is in danger of being lost, or is of exceptional interest.</b></p> <p>Gungahlin Homestead has the ability to demonstrate some aspects of rural living in the 19<sup>th</sup> Century through:</p> <ul style="list-style-type: none"> <li>• The restored well and main dam demonstrates a reliance on water supply close to the house.</li> <li>• The Servants' Quarters/coach house and former laundry illustrate some of the early support structures required. Their grouping around a courtyard illustrates the development of the homestead and the importance of the relationship between the buildings.</li> </ul> <p>The two architectural styles used in the homestead building design and details illustrate changes in architectural taste. The more flamboyant 1883 wing illustrates the increased wealth of the Crace family. This is further demonstrated in the entrance drive and carriage loop plantings.</p> <p>The post 1953 development of the site by CSIRO's Division of Wildlife and Ecology is representative of the establishment and growth of a major government research establishment over a period of 50 years. The buildings constructed during that period have no outstanding aesthetic or technical merit but the change of materials used and form of construction illustrate changes in approach to acquiring buildings over 50 years.</p> <p>Whilst the buildings post 1950 have little individual merit, they are representative of significant research work undertaken on the site since 1953. The Division's work at Gungahlin has been crucial in a number of discoveries relating to the control of animal pests particularly rabbits and kangaroos. Myky's Lab (Building 018) is the site of Roman Mykytowycz's pioneering research work into rabbit behavior.</p>

	<p>The site meets this criterion.</p>
<p><b>Criterion (iv)</b></p>	<p><b>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.</b></p> <p>Gungahlin Homestead has significance and special value to the past and present staff of the (former) Division of Wildlife and Ecology who have worked there. The Homestead was the first permanent home of the Division and has been the headquarters since then. Since 1953 the homestead building has accommodated the headquarters of the Division.</p> <p>The site may have some value to the Australian national University historically due at its use as a residential hall in the early years of the University (then Canberra University College).</p> <p>The site was the base of early research work conducted by the Division on a number of key areas the outcome of which established the credibility of the Division in scientific circles nationally and internationally and established its future.</p> <p>The site meets this criterion to a moderate degree.</p>
<p><b>Criterion (v)</b></p>	<p><b>A place which is the only known or only comparatively intact example of its type.</b></p> <p>The homestead is one of few surviving 19<sup>th</sup> Century pre Canberra Grand Estates which still maintain some rural character. The homestead building is a rare example of a two storey 19<sup>th</sup> century homestead in the region.</p> <p>The overlay of different periods of development and architectural styles can still be interpreted in the homestead building and the post 1950s CSIRO buildings.</p> <p>The prosperity of the rural period is conveyed in the homestead and service buildings and their grouping around a courtyard. The entry drive and carriage loop (remnant) trees also demonstrate this. The transition from rural to research nature of the site is demonstrated in the design and construction of the later buildings and the numerous minor structures and fences within the paddocks.</p> <p>The Australian National Wildlife Collection is a rare collection of samples of Australian journal species, eggs and research notes of National significance.</p> <p>The research collection held in the Division library is unique and has been assembled for the Division and collates significant research undertaken by the Division.</p> <p>Gungahlin Homestead is now a unique example of the adaptive reuse and development of a 19<sup>th</sup> century rural property into a significant modern research facility.</p> <p>The site meets this criterion to a high degree.</p>

<b>Criterion (vi)</b>	<p><b>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.</b></p> <p>The precinct is a multi-layered historic cultural landscape where patterns in the landscape and individual components are able to be readily interpreted to tell the story of events, people and the place through time. The landscape is a window onto the past of the ACT reflecting nineteenth and twentieth century values and ideologies. The exotic trees are a significant cultural element: they enhance the integrity of the setting, association, design and materials of the place and underpin its authenticity in terms of tangible and intangible values associated with the historic landscape. They stand in pleasing contrast to the indigenous vegetation of the adjoining open rural character of the CSIRO experimental areas which itself has historic integrity. The two characters together are mutually supportive.</p> <p>The site meets this criterion as a notable example of a cultural place/landscape.</p>
<b>Criterion (vii)</b>	<p><b>A place which has strong or special association with a person, group, event, development or cultural phase which played a significant part in local or national history.</b></p> <p>The site has a strong association with pioneers of the district including William Davis and Edward Kendall Crace. The 1883 wing was designed by Crace's father John Gregory Crace, a successful and notable English architect.</p> <p>In the 1930s the property was leased by Dr Fredrick Watson, a member of the Federal Capital commission.</p> <p>The homestead is associated with the early development of the (now) Australian National University. In the 1950s it was used as a hall of residence for Students of the Canberra University College.</p> <p>Since 1953 Gungahlin Homestead has been home to a division of CSIRO which has played a significant role in the control of Rabbit and other animal pests. Significant scientists associated with the site include:</p> <ul style="list-style-type: none"> <li>• Bernard Fennessy</li> <li>• Frank Fenner (ANU)</li> <li>• Francis Ratcliffe</li> <li>• Roman Mykytowycz</li> <li>• Harry Frith</li> <li>• Graeme Caughley</li> <li>• John Calaby</li> </ul>

	<p>The site meets this criterion.</p> <p>Building 018 (Myky's Lab) and adjacent paddock was the site of significant research work into animal behavior in the 1960s undertaken by Roman Mykytowycz.</p>
<b>Criterion (viii)</b>	<p><b>A place which represents the evolution of a natural landscape, including significant geological features, landforms, biota or natural processes.</b></p> <p>Not Applicable.</p>
<b>Criterion (ix)</b>	<p><b>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.</b></p> <p>The precinct contains a suite of over 30 native herbs and grasses giving it moderate nature conservation value as an example of the threatened grassy woodland vegetation found on the tablelands. The site contains areas of regenerating Yellow Box – Red Gum woodland. The Striped Legless Lizard (<i>Delma impar</i>) classified as vulnerable under the EPBC Act, has been found in some of the underdeveloped parts of the site.</p> <p>The site meets the threshold of this criterion to a moderate degree.</p>
<b>Criterion (x)</b>	<p><b>A place which exhibits unusual richness, diversity or significant transitions of flora, fauna or unnatural landscapes and their elements.</b></p> <p>Not Applicable.</p>
<b>Criterion (xi)</b>	<p><b>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.</b></p> <p>The Gungahlin Homestead is important for its ability to demonstrate characteristics of rural property living in 19<sup>th</sup> century Australia. The architecture and landscape which surviving, illustrate the nature of change associated with wealth.</p> <p>The transformation of the rural buildings, outbuildings and paddocks for scientific research over the past 50 years still retains the rural character of the place.</p> <p>The site has the ability to demonstrate the growth of the principal Commonwealth Scientific research body CSIRO since 1953 and the significant scientists and their works which have been associated with the place.</p>



Eric Martin & Associates

**GUNGAHLIN HOMESTEAD PRECINCT**

***Heritage Management Plan***

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## **APPENDIX F: Commonwealth Heritage Management Principles**

**SCHEDULES 7A AND 7B TO COMMONWEALTH HERITAGE MANAGEMENT PRINCIPLES**

**Sample Compliance Table**

The table below provides a compliance checklist and is a useful tool in the preparation of a management plan for a Commonwealth Heritage place.

<b>Environment Protection and Biodiversity Conservation Amendment Regulations 2003 (No. 1)</b>	
<b>Schedule 7A – Management Plans for Commonwealth Heritage Places</b>	
<b>Legislation</b>	<b>Comment</b>
A management plan must:	
(a) Establish objectives for the identification, protection, conservation, presentation and transmission of the Commonwealth Heritage values of the place; and	
(b) Provide a management framework that includes reference to any statutory requirements and agency mechanisms for the protection of the Commonwealth Heritage values of the place; and	
(c) Provide a comprehensive description of the place, including information about its location, physical features, condition, historical context and current uses; and	
(d) Provide a description of the Commonwealth Heritage values and any other heritage values of the place; and	
(e) Describe the condition of the Commonwealth Heritage values of the place; and	
(f) Describe the method used to assess the Commonwealth Heritage values of the place; and	
(g) Describe the current management requirements and goals including proposals for change and any potential pressures on the Commonwealth Heritage values of the place; and	
(h) Have policies to manage the Commonwealth Heritage values of a place, and including in those policies, guidance in relation to the following:	
i) The management and conservation processes to be used;	
ii) The access and security arrangements, including access to the area for indigenous people to maintain cultural traditions;	
iii) The stakeholder and community consultation and liaison arrangements;	
iv) The policies and protocols to ensure that	

<p>indigenous people participate in the management process;</p> <p>v) The protocols for the management of sensitive information;</p> <p>vi) The planning and management of works, development, adaptive reuse and property divestment proposals;</p> <p>vii) How unforeseen discoveries or disturbances of heritage are to be managed;</p> <p>viii) How, and under what circumstances, heritage advice is to be obtained;</p> <p>ix) How the condition of Commonwealth Heritage values is to be monitored and reported;</p> <p>x) How records of intervention and maintenance of a heritage places register are kept;</p> <p>xi) The research, training and resources needed to improve management;</p> <p>xii) How heritage values are to be interpreted and promoted; and</p>	
(i) Include an implementation plan; and	
(j) Show how the implementation of policies will be monitored; and	
(k) Show how the management plan will be reviewed.	

<b>Environment Protection and Biodiversity Conservation Amendment Regulations 2003 (No. 1)</b>	
<b>Schedule 7B – Commonwealth Heritage Management Principles</b>	
<b>Legislation</b>	<b>Comment</b>
1. The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.	
2. The management of Commonwealth Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on their Commonwealth Heritage values.	
3. The management of Commonwealth Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, and Commonwealth, State, Territory and local	

<p>government responsibilities for those places.</p>	
<p>4. The management of Commonwealth Heritage places should ensure that their use and presentation is consistent with the conservation of their Commonwealth Heritage values.</p>	
<p>5. The management of Commonwealth Heritage places should make timely and appropriate provisions for community involvement, especially people who:</p> <ul style="list-style-type: none"> <li>a. Have a particular interest in, or associations with, the place; and</li> <li>b. May be affected by the management of the place.</li> </ul>	
<p>6. Indigenous people are the primary source of information on the value of their heritage and that the active participation of indigenous people in identification, assessment and management is integral to the effective protection of indigenous heritage values.</p>	
<p>7. The management of Commonwealth Heritage places should provide for regular monitoring, review and reporting on the conservation of Commonwealth Heritage values.</p>	

## **APPENDIX G: Commonwealth Heritage List Citation**

**Gungahlin Homestead and Landscape, Barton Highway, Crace ACT Australia**

<b>Photographs:</b>	
<b>List:</b>	Commonwealth Heritage List
<b>Class:</b>	Historic
<b>Legal Status:</b>	<a href="#">Listed place</a> (22/06/2004)
<b>Place ID:</b>	105434
<b>Place File No:</b>	8/01/000/0048
<b>Summary Statement of Significance:</b>	
<p>Gungahlin homestead and landscape comprises an historic pastoral landscape and a complex of historic extant features including a significant homestead building, all overlain by a scientific establishment that utilizes the extant buildings, has erected a large complex of laboratories and adapted the historic paddock spaces for wildlife enclosures.</p> <p>The place is important for its ability to convey a history of rural property living, encompassing major changes of homestead architecture resulting from economic booms. The 1862-65 rendered brick Georgian style northern section of the homestead, including interior detailing, along with remaining historic outbuildings, the main dam and associated water race remnant, large dam in lagoon paddock, all constructed during the property ownership of William Davis Jnr, portray the first major phase of rural property development. The grant sandstone Victorian style addition of 1883 that transformed the homestead complex into a rural mansion with fine interior detailing, a carriageway and carriage loop, demonstrates a period of economic rural prosperity during the ownership of Edward Crace. (Criterion A4).</p> <p>Australia Historic Themes: 3.9 Farming for Commercial Profit.</p> <p>Gungahlin is important for its association with Federation, being one of three imposing rural mansions estates (along with Duntroon and Yarralumla) acquired by the Federal Government to provide for national institutions during a period when the Federal Government had limited funding for development. As with Duntroon and Yarralumla the complex retains the frontage and presence of the historic rural mansion as the focal feature of the estate. (Criterion A4)</p> <p>Australian Historic Themes: 7.4 Federating Australia</p> <p>The major developments of Gungahlin during the twentieth century consisting of additions,</p>	

building adaptations, extensive detached building complexes, wildlife enclosures, new plantings and gardens, display its use as a national scientific research institution (Criterion A4) Australian Historic Themes: 4.3, Developing Institutions.

Gungahlin property is one of a few remaining 19<sup>th</sup> century country estates of the pre-Canberra rural district. Despite the overlay of the scientific complex, it demonstrates periods of rural prosperity and comfort in the scale and style of its homestead and grounds. As well, the rural land use history is clearly conveyed in the former pastoral landscape, and the array of extant historic features of the homestead, out buildings, former garden areas, tennis court and tennis court remains, and former paddocks with dams and a water race remnant, a carriage way an carriage loop with associated planting, underground water tank, the wood shed and numerous archaeological sites. (Criterion B2).

The former homestead building including interior details exhibits the Victorian Georgian styles in the early northern section and a simplified Victorian Tudor style in the southern sandstone addition. The curving carriage way and tear drop shaped carriage loop leading to the homestead on a raise are typical of the picturesque rural estate layout. The choice of trees from the various period plantings, the building complex and its surrounding open space former paddocks, the spatial arrangement and style of the historic outbuildings and choice of fabric, all demonstrate typical period styles from eras of development. (Criterion D2).

The former homestead building with its double bay windows, ashlar rough cut stone work and location on natural rise, is a visual focal feature and the approach to the building along the carriage way, enclosed by the suckering elms and pines evokes a picturesque aesthetic experience. (Criterion E1).

The sandstone wing of the homestead, believed to have been designed by John Gregory Crace, is acknowledged for its period design style and interior detailing. The spatial arrangement of the nineteenth century structures with nearby twentieth century laboratory buildings has been mostly successfully achieved by building layouts that respect the building configuration of historic outbuildings around courtyard, and by their low rise form which do not conflict with the focal feature important of the historic homestead. The exception is the Laboratory Research Support building which extends beyond the eastern front of the homestead and impacts the carriage loop. The retention of the former paddocks as wildlife enclosures enables the open space to be retained along with the historic dam and water race feature. (Criterion F1).

The complex has a strong association with nineteenth century rural families Davis and Crace and the long term lessee JF Watson, all important in the local community. (Criterion H1).

There is a small area of natural temperate grassland on the site and remnants of Yellow Box – Red Gum (EUCALYPTUS MELLIODORA – E. BBLAKELEYI) woodland. The Striped Legless Lizard (DELMA IMPAR) classified as vulnerable under the EPBC Act, has been found in some of the undeveloped parts of the site. (Criterion B1).

Further research is needed to determine the significance of the place relating to the CISRO phase of occupation.

#### **Official Values:**

#### **Criterion: A Processes**

Gungahlin homestead and landscape comprises an historic pastoral landscape and a complex of historic extant features including a significant homestead building, all overlain by a scientific establishment that utilizes the extant buildings, has erected a large complex of laboratories and adapted the historic paddock spaces for wildlife enclosures.

The place is important for its ability to convey a history of rural property living, encompassing major changes of homestead architecture resulting from economic booms. The 1862-65 rendered brick Georgian style northern section of the homestead, including interior detailing, along with remaining historic outbuildings, the main dam and associated water race remnant, large dam in lagoon paddock, all constructed during the property ownership of William Davis Jnr, portray the first major phase of rural property development. The grant sandstone Victorian style addition of 1883 that transformed the homestead complex into a rural mansion with fine interior detailing, a carriage way and carriage loop, demonstrates a period of economic rural prosperity during the ownership of Edward Crace.

Gungahlin is important for its association with Federation, being one of three imposing rural mansions estates (Along with Duntroon and Yarralumla) acquired by the Federal Government to provide for national institutions during a period when the Federal Government had limited funding for development. As with Duntroon and Yarralumla the complex retains the frontage and presence of the historic rural mansion as the focal feature of the estate.

The major developments of Gungahlin during the twentieth century consisting of additions, building adaptations, extensive detached building complexes, wildlife enclosures, new plantings and gardens, display its use as a national scientific research institution.

#### **Attributes**

The 1862-65 rendered brick Georgian style northern section of the homestead, including interior detailing, along with remaining historic outbuildings, the main dam and associated water race remnants, the large dam in the lagoon paddock, plus the sandstone Victorian style addition of 1883 with its fine interior detailing, a carriage way and carriage loop. Also, twentieth century additions, building adaptations, extensive detached building complexes, wildlife enclosures, new plantings and gardens.

#### **Criterion B: Rarity**

Gungahlin property is one of a few remaining 19<sup>th</sup> century country estates of the pre-Canberra rural district. Despite the overlay of the scientific complex, it demonstrates periods of rural prosperity and comfort in the scale and style of its homestead and grounds. As well, the rural land use history is clearly conveyed in the former pastoral landscape, and the array of extant historic features of the homestead, out-buildings, former garden areas, tennis court and tennis court remains, and former paddocks with dams and a water race remnant, a carriage way and carriage loop with associated planting, underground water tank, the wood shed and numerous archaeological sites.

There is a small area of natural temperate grassland on the site and remnants of Yellow Box – Red Gum (EUCALYPTUS MELLIODORA – E. BLAKELYI) woodland. The Striped Legless Lizard (DELMA IMPAR) classified as vulnerable under the EPBC Act, has been found in some of the undeveloped parts of the site.

#### **Attributes**

Items demonstrating rural land use history noted above, plus the natural environment features also noted above.

#### **Criterion: D Characteristic values**

The former homestead building including interior details exhibits the Victorian Georgian styles in the early northern section and a simplified Victorian Tudor style in the southern sandstone addition. The curving carriageway and tear drop shaped carriage loop leading to the homestead on a rise are typical of the picturesque rural estate layout. The choice of trees from the various period plantings, the building complex and its surrounding open space

former paddocks, the spatial arrangement and style of the historic outbuildings and choice of fabric, all demonstrate typical period styles from eras of development.

**Attributes**

The whole of the former homestead building including interior details, the carriage way and tear drop shaped carriage loop, trees from the various period plantings, former paddocks and the spatial arrangement, style and fabric of the historic outbuildings.

**Criterion: E Aesthetic characteristics**

The former homestead building with its double bay windows, ashlar rough cut stone work and location on natural rise, is a visual focal features and the approach to the building along the carriage way, enclosed by the suckering elms and pines evokes a picturesque aesthetic experience.

**Attributes**

The features noted above.

**Criterion: F Technical achievement**

The sandstone wing of the homestead, believed to have been design by John Gregory Crace, is acknowledged for its period design style and interior detailing. The spatial arrangement of the nineteenth century structures with nearby twentieth century laboratory buildings has been mostly successfully achieved by building layouts that respect the building configuration of historic outbuildings around a courtyard, and by their low rise form which do not conflict with the focal feature important of the historic homestead. The exception is the Laboratory Research Support building which extends beyond the eastern front of the homestead and impacts the carriage loop. The retention of the former paddocks as wildlife enclosures enables the open space to be retained along with the historic dam and water race feature.

**Attributes**

The period design style and interior detailing of the sandstone wing of the homestead, the spatial arrangement of the nineteenth century structures, the retention of the courtyard and the scale of the buildings, former paddocks, historic dam and water race feature.

**Criterion: H Significant People**

The complex has a strong association with the nineteenth century rural families Davis and Crace and the long term lessee JF Watson, all important in the local community.

**Attributes**

Not clarified.

**DESCRIPTION**

**HISTORY**

The land was originally granted to John Palmer, whose son George Thomas Palmer Senior took possession in the early 1830s and erected a homestead about 3 miles from the present Gungahlin site in Ginninderra. Some outbuildings were believed to have been erected at the Gungahlin site by George Palmer Junior. Collectively, the property was known as Palmerville although the name Ginninderra persisted. Palmer's sister Susan Adrianna married William

Davis Junior and inherited the property. After the 1861 Land Act, Davis Junior selected the Gungahlin portion of the estate. He commenced building a home in 1862. The house was named Gungarline and the locality has born this name or similar names. At the time of resumption the area name had been changed to Gungahlin.

The original two storey Georgian styled homestead was completed in 1865. Around the ground floor were wide verandahs with cedar doors and windows each of which twelve panes. First floor windows previously had shutters. The roof was metal tiled. The interior featured ornate cedar fireplace surrounds and a cedar staircase. Some of the garden and trees along the driveway were planted at this time. Davis sold his property Edward Crace in 1877.

Edward Kendall Crace was the son of John Gregory Crace, a successful English decorator. He arrived in NSW from England in 1868 and worked in Sydney for Henry Mort, a company director and pastoralist with connections to the wool broking firm of Mort and Co. The Mort family had been shipwrecked on a reef off the coast of Brazil on the same ship as Crace on the journey out from England. All the passengers had survived but they were marooned for a time on a sandbank in uncomfortable conditions. It was here the Crace first became interested in Mort's daughter, Kate, whom he married in 1871.

The Craces first lived at Toowoomba in Queensland, where Edward bought a share in his father-in-law's property. In 1877 they entered into the arrangement with Davis to manage his properties. The Craces moved into Davis' homestead with their three children and sought to make the house a more comfortable and stylish residence for their family. Edward's father sent wallpaper to redecorate the house in 1879 and cretonne and chintz curtains arrived a year later. They also bought new furniture for the drawing and dining rooms.

By 1880 Crace had bought out William Davis' interest in the property. In that year, he bought the neighbouring Charnwood station from William McCarthy, bringing his total holding to 8,150 acres, and making him one of the large landholders in the district. He established himself as the new squire and became prominent in local affairs (Coulthard-Clark, 1990, 28).

The pressure of a growing family made the homestead too small and in 1883 Crace added a large, English designed, two storey Victorian extension. The extension to the Homestead was completed in accordance with plans drawn in England by Crace's brother and architect, Lewis Paxton Crace. Evidence suggests that the design was completed under the direction of the Crace's father, John Crace.

This was built in sandstone to the south of the earlier home. A new drawing room, dining room and bedrooms were added. Two bay windows feature on the south of the building. The hall with ornate cedar stair was decoratively tiled and tiles continued onto the western verandah.

Crace established a merino stud on this property and purchased Devon cattle from Queen Victoria's farm at Windsor when he travelled to England in 1885. He had many trees and roses planted on the property in an effort to transform the setting into something more reminiscent of England. By 1887 there was a large orchard of 1,400 trees, a pond forming a miniature lake with a windmill pump and gear to supply the house with water. An entrance driveway which had been planned by Mrs Davis was lined with English shrubs and trees (Coulthard-Clark, 1990, 29). The first private telephone in the district was installed at the Crace homestead after Edward agreed to pay the cost of extending the line from the Ginninderra Post Office to the house.

However, by 1891 Australia was entering a financial crisis with the price of wool, a major export, falling sharply. Edward and Kate returned to their property in January 1892 and were forced to take out a heavy mortgage. It is believed that this was to meet the large annual interest repayments on mortgages already taken out five years earlier. The Craces were

having difficulty meeting these repayments following the sharply reduced income from their wool clip (Coulthard-Clark, 1990,32).

Edwards was only forty-eight and he left his widow with nine children to support. It was only because of the close ties of the Crace family with Mort and Co that "Gungahleen" was saved from being sold to pay probate. Mort and Co, undertook to allow Kate Crace and the manager of the property to work to clear the debts. The family continued to live at "Gungahleen" until 1915, when the property was resumed by the Commonwealth following the establishment of the Federal Capital. Mrs Crace, accompanied by several unmarried daughters, went to live in Sydney. Everard obtained a lease of the Homestead and 160 hectares and remained on the property until his death in 1928.

Avenue plantings along the carriageway are believed to have been commenced in 1862 by William and Susan Davis (Cox 1982 p.5). Edmund Kendal Crace ordered trees and roses for the property. By 1887 an avenue of English trees and shrubs had been established (Cox 1982 p. 24). Photos from the 1890s show the front of the homestead and carriage loop area with what appear to be very young plantings.

In June 1928 Dr Fredrick Watson took out a ten year lease on "Gungahleen". He had been the honorary librarian and trustee of the Public Library of Sydney from 1910–12. He was appointed editor of the Australian Historical records by the Commonwealth Government in 1912 (the Australian Historical Records were published in 33 volumes from 1914-25). In 1927 he published A Brief History of Canberra, in which "Gungahleen" received a brief mention, but the book was written prior to his occupation of the property. In 1929 he was briefly elected as a member of the Federal Capital Commission. Dr Watson maintained a small farming interest on the property, mainly running sheep on an area of 764 acres. It was during the time he resided there that Lady Isaacs, wife of the Governor General, Sir Isaac Isaacs, planted a tree at the southern end of the carriage loop.

Mr Jules De Smet was employed by Dr Watson and in the 1930s, a cottage located to the north of the main house was occupied by the De Smet family. There was also a cottage at the front entrance to the Homestead, off the Barton Highway, which was rented by the Ainsworths. In 1938 Dr Watson surrendered his lease to Mr Ambrose John Kitchen. It was during Kitchen's time at the residence that electricity and town water were connected to the Homestead and it was also during this time that the name "Gungahleen" changed to "Gungahlin". Kitchen attempted to auction his lease in 1949, without success.

In July 1949, the Department of the Interior purchased the lease on the property for the Canberra University College to use as a residential hall for students. The College was given "permissive occupancy" which meant it did not have to lease the property. The house, two cottages, outbuildings and about 46 acres of land were used by the College. The main house was to accommodate 30 students and another 24 to 30 would live in the outbuildings. The site was occupied from March 1950. A caretaker, Mr Cater, and his family had been brought out from England to look after the house and prevent squatting, and the family stayed on after the opening.

The CSIRO Wildlife Survey Section (now Division of Wildlife and Ecology) moved to the Gungahlin property in October 1953. The Section was originally formed in 1946 to carry out research on the control of rabbits. This is ironic, given that William Davis junior is credited with importing a few pairs of rabbits with the idea of having an easy source of game for the table, thus contributing to the problem which was the reason for the formation of this CSIRO section. The small number of staff were initially based on the CSIRO site at Black Mountain before moving to Gungahlin. The division has expanded significantly both in numbers and geographic spread since then, with laboratories located in Alice Springs and Darwin, NT, Atherton in Queensland and Helena Valley in WA. The Division continues to have its headquarters in Canberra as it believes the region is almost unique in the world due to the

high density of biological and other scientific expertise.

In the early 1960s a number of temporary buildings were established on the site to accommodate research groups. IN the early 1970s and 1980s four major permanent buildings were constructed on the site. In 1990/91 two permanent research buildings were established to accommodate scientists attached to the National Rangelands Program. In 1995 major redevelopment works were undertaken: the temporary buildings were replaced, two new buildings were erected and two buildings were extended.

(Much of the historical information is from the information in the Australian Capital Territory Interim Heritage Places Register, ACT Heritage Council 1998)

## DESCRIPTION

Gungahlin property, located 10km north of Canberra, is owned by the Commonwealth Government with the CSIRO (Commonwealth Scientific and Industrial Research Organisation) Division of Wildlife Research occupying the building and adjacent facilities. The Homestead is set back from the Barton Highway, where the main and original entrance to the property is located. The eastern side of the highway is lined with exotic trees which also line the driveway up to the house. On the left of the driveway to the house are the remains of the dam which is over 100 years old.

The oldest section of the house is the northern section. Access was gained through the front door off the verandah. Upon entering, the stairs to the first floor were to the right and the dining room was ahead. East of the dining room was a school room, then the kitchen. These rooms formed the nucleus of the plan which was surrounded by various storage rooms and verandahs. Much of this plan remains intact and is used for offices. In 1883 extensions were made to the south of the house. With the new addition in place, the formal entry was removed to a lobby on the addition's far western side. From the lobby, access to the house was through a long hall running eastward. South of this hallway was a drawing room and a dining room. Further to the east was a back hall, pantry and storey. These areas are now used for offices and a storage area has been converted to a rest room.

The most prominent component of the exterior is the 1883 addition, which dominates the original wing in scale and mass. Punctuated by a tall gabled extension containing the front door, the facade sits back far enough to allow for a verandah to the south. A one over one paned window is centred over the arched, double leaf front door. This section of the house also features a dramatic pair of bay windows which dominate the southern facade. To the north of the centre gable and recessed several metres, is the older wing of rendered sandstone. A long verandah, much of it filled in for use as office space. The grounds of the homestead have been altered through the placement of car parks and new buildings within close proximity. Interpretative treatments have been incorporated into the paving of the front entrance to depict the original semicircular carriageway.

Within the context of the pre-Canberra rural landscape, Gungahlin along with Yarralumla, Duntroon, Lambrigg is one of the imposing large country mansions that were constructed during the nineteenth century.

The carriageway, now used a driveway sweeps in a curve along the low ridge from the entrance (now adorned with new gateposts) to the house. Two former Pinus windbreaks meet it at right angles. The plantings on either side of the driveway consist of different conifers, predominantly PINUS HALEPENSIS and P. PONDEROSA interspersed with elms and remnant shrubs. The report by Grounds Committee (1998) suggest that the original plantings were not symmetrical or evenly spaced. This could reflect a design philosophy which would need greater analysis to confirm the style. The elms have now suckered creating a thicket that forms a canopy over the drive. White quartz rocks which lined both sides of the driveway and the carriage loop. An array of conifers have been planted around

the house and within the carriage loop, the choice of trees and their layout tend to reflect the Gardenesque style of trees as specimen plantings. Other twentieth century plantings of Eucalypts are scattered throughout the grounds.

Several archaeological sites relating to the historic complex were identified and recorded by Heffernan and Klaver (1994). A number of these lie in the former paddock areas.

Over the years the CSIRO have removed historic buildings, constructed new buildings undertaken conservation works to the homestead. CSIRO has funded in excess of \$1M on the renovations and maintains the asset in good condition from its budget. Major works were undertaken in 1995 to consolidate the buildings. These new buildings lie adjacent to the heritage precinct. The CSIRO Division now located on the site is called the Division of Sustainable Ecosystems.

The Striped Legless Lizard (DELMA IMPAR) classified as vulnerable under the EPBC Act, has been found in some of the undeveloped parts of the site. They are most likely in the thicker tussocky grasslands areas that cover much of the site. There is one very small area of natural temperate grassland on the site which CSIRO are aware of and greatly value. There are also remnants of Yellow Box – Red Gum (EUCALYPTUS MELLIODORA – E. BLAKELYI) woodlands.

**History: Not Available**

**Condition and Integrity:**

Verandahs needs to be opened up and replaced to the complex and maintains the heritage asset in go, front door to original position. House is used as offices and many ugly partitions exist. The two main first floor rooms in the Crace wing have the floors supported with extra beams and posts, in main rooms.

Following renovations in the mid-eighties, the building remains in good condition. Changes and repairs to the house and sections of the grounds which have been commented on by the Australian Heritage Commission (AHC) and thus are well documented in AHC files. The tree lines original driveway needs urgent attention because of overgrowth of invasive plants. (1995).

(2000)

A management plan for the driveway, prepared by the Grounds Committee in 1998, provides a conservation framework for the management of the plantings of the driveway.

CSIRO has funded in excess of \$1 million on renovations to condition from its budget.

In the future, the part of the Lab Support building that impacts the carriage loop should be considered for removal and the former carriage loop reinstated.

The natural values of the area are currently not threatened. If the site was to be redeveloped then there would be some issues of conservation that would need to be addressed.

**Location:**

About 9ha, comprising the whole of the CSIRO division of Wildlife and Ecology property, being Block 348, Gungahlin, Barton Highway, Crace.

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Crace Photograph Album, National Library of Australia.

Mr. Maggi, Wildlife Division, C.S.I.R.O., Gungahlin.

Measured Drawings of the Original Homestead have been accepted in the Marion Mahony Griffin Measured Drawing Competition and are held by the Department of Territories.

Philip Cox & Partners (1982) Gungahlin Homestead & Outbuildings Conservation/ Management Plan, Prepared for The Department of Transport & Construction ACT Region, December 1982.

Australian Heritage Commission File, Gungahlin, 8/01/000/0048