

Heritage (Decision about Provisional Registration of Woden Homestead and Environs, Hume) Notice 2012

Notifiable Instrument NI 2012—284

made under the

Heritage Act 2004 section 34 Notice of decision about provisional registration

1. Name of instrument

This instrument is the *Heritage (Decision about Provisional Registration of Woden Homestead and Environs, Hume) Notice 2012*.

2. Registration details of the place

On 31 May 2012 the ACT Heritage Council decided to provisionally register Woden Homestead and Environs, Hume to the ACT Heritage Register. Registration details of the place are at Attachment A: Provisional Register entry for Woden Homestead and Environs, Hume.

3. Reason for decision

The ACT Heritage Council has decided that Woden Homestead and Environs, Hume meets one or more of the heritage significance criteria at s 10 of the *Heritage Act 2004*. The provisional register entry is at Attachment A.

4. Date of Provisional Registration

31 May 2012

5. Indication of council's intention

The Council intends to decide whether to register the place under Division 6.2 within 5 months of provisional registration.

6. Public consultation period

The Council invites public comment by Wednesday 4 July 2012 on the provisional registration of Woden Homestead and Environs, Hume to:

The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT 2601

Jennifer O'Connell
A/g Secretary
ACT Heritage Council

31 May 2012



ACT Heritage Council

AUSTRALIAN CAPITAL TERRITORY

HERITAGE REGISTER
(Provisional Registration Details)

For the purposes of s. 33 of the *Heritage Act 2004*, an entry to the heritage register has been prepared by the ACT Heritage Council for the following place:

- **Woden Homestead & Environs, Hume**

Blocks 7 & 8 (part) Section 17 Hume, ACT

DATE OF PROVISIONAL REGISTRATION

31 May 2012 Notifiable Instrument: 2012—284

PERIOD OF EFFECT OF PROVISIONAL REGISTRATION

Start Date 31 May 2012 End Date 31 October 2012

Extended Period (if applicable) Start Date [date] End Date [date]

Copies of the Register Entry are available for inspection at the ACT Heritage Unit. For further information please contact:

The Secretary
ACT Heritage Council
GPO Box 158, Canberra, ACT 2601

Telephone: 13 22 81 Facsimile: (02) 6207 2229

IDENTIFICATION OF THE PLACE

- Woden Homestead & Environs Blocks 7 & 8 (part) Section 17 Hume, ACT
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STATEMENT OF HERITAGE SIGNIFICANCE

This statement refers to the Heritage significance of the place as required in s12(d) of the *Heritage Act 2004*.

Woden Homestead & Environs, Hume (Woden) is of heritage significance as important evidence of a way of life and design no longer practiced, as a notable example of a kind of place, and for strong and special associations with a cultural phase in the history of the ACT. The surrounding grasslands are also home to rare and endangered species.

Woden Homestead and Environs is significant as one of the earliest rural properties on the Limestone Plains (now Canberra), and it includes the oldest remaining homestead (from 1832) that has been continuously occupied and managed as part of an agricultural enterprise.

Woden has a strong association with a number of key figures associated with early pastoral history in the ACT region such as Francis Mowatt (1832-1837), Dr James Fitzgerald Murray (1837-1856) and the Campbell family (1871-1922). Between 1840 and 1852, Woden was the home of Mrs Anna Maria Bunn, author of the first novel published by a woman in Australia (1838).

The homestead contains a significant collection of documents and objects (including furniture) relating to the Campbell family and Canberra's history.

Despite a severe bush fire in 1952, many important structures and plants survived in and around the grounds to enable understanding of the history of development of a rural property. These include surrounding gum trees, hedges and fences, rambling roses and a carriage loop with shrubs. Edna Walling, one of Australia's leading landscape designers, redesigned the garden in 1952. The gardens are of importance as a largely intact example of her design style and the plant materials of the 1950s.

The location and setting of the Woden property is an agricultural and rural landscape that forms a significant cultural landscape affording pastoral views into the property from the surrounding roadways, and views from the grounds to the hills and mountains beyond. These views of the cultural landscape have been part of the recorded history of the site from the 1850s.

Pastoral management practices of the native grasslands in the north of the property have ensured the survival of now rare fauna including the Southern Lined Earless Dragon (*Tympanocryptis Lineata pinguicollis*), and its habitat, including examples of the endangered Temperate Grassland community.

The homestead, collection, gardens, cultural landscape and natural conservation values combine to make Woden property a significant rural property in the ACT and an important part of our heritage.

OTHER RELATED PLACES

- Hill Station, Hume
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FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE

Features intrinsic to the heritage significance of the place which require conservation include:

1. Individually identified buildings and structures of cultural significance as listed below.

Homestead building (excluding 1974 extension)

Homestead interiors, including architraves, skirtings, doors and windows (excluding post 1980 fit outs)

Old cattle yards (1950s)

Shed

Stable (1890)

Cottage (1930)

2. The Homestead Gardens, specifically:

Carriage Loop with shrubs, roses and trees from 1800s;

Peppercorn trees east of house (1800s);

Garden design layout of 1952 (by Edna Walling), with dry stone walls and plants;

Original Ships Tank and stand;

Tennis court, and

Views and vistas to Tralee Hills and Mt Tennant

3. The agricultural rural landscape, including the following elements:

Cultural landscape to the north of the Homestead – native grasslands and the endangered species habitat;

Individual mature Eucalyptus to east and south of the Homestead;

Cultural landscape to south and east as a 'pastoral ideal';

Cultural landscape to the west of the Homestead for open woodland;

Existing upper length of driveway as indicated on map at 2;

Fences and hedges

Windmill, and

Archaeological sites (including the former track to Duntroon and sites of previous structures and gardens).

APPLICABLE HERITAGE GUIDELINES

The 'Heritage Guidelines: General Conservation Guidelines for Historic Heritage Places 2012' adopted under s25 of the *Heritage Act* 2004 are applicable to the conservation of the *Heritage Act* 2004 are applicable to the conservation of the Woden Homestead & Environs.

The guiding conservation objective is that the Woden Homestead shall continue to be conserved and appropriately managed in a manner respecting its heritage significance and the features intrinsic to that heritage significance, and consistent with a sympathetic and viable use or uses. Any works that have a potential impact on significant fabric (and / or other heritage values) shall be guided by a professionally documented assessment and conservation policy relevant to that area or component (i.e. a Statement of Heritage Effects – SHE).

REASON FOR PROVISIONAL REGISTRATION

Woden Homestead & Environs, Hume, ACT has been assessed against the heritage significance criteria and been found to have heritage significance when assessed against five criteria under the ACT *Heritage Act 2004* including (c), (f), (g), (h) and (l).

ASSESSMENT AGAINST THE HERITAGE SIGNIFICANCE CRITERIA

Pursuant to s. 10 of the *Heritage Act 2004*, a place or object has heritage significance if it satisfies one or more of the following criteria. Significance has been determined by research as accessed in the references below. Further research may alter the findings of this assessment.

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

Woden does not meet this criterion.

- (b) it exhibits outstanding design or aesthetic qualities valued by the community or a cultural group;**

The house has evolved over many decades and has developed a certain aesthetic quality and charm manifested in old homes in a fine landscape setting. The garden retains essential components of the 1950s Edna Walling design and reinforces the aesthetic qualities of the homestead. The redevelopment and extension of the gardens in the 1990s by the Campbell's and are good examples of domestic landscape design combining plantsmanship and art.

The hillside setting and views from the Homestead were described as "picturesque" in the 1850s. The views to the Tralee Hills and Mt Tennant are still evident today and are focal points from within the gardens, contributing to the aesthetic appeal of the property.

However, there is no evidence that these outstanding aesthetic qualities are valued by the broader ACT community or a cultural group.

Woden does not meet this criterion.

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

Woden Homestead is of exceptional interest as one of the oldest buildings in the ACT and is the oldest that has been continuously occupied. It has been part of an operating grazing property since 1832, which is longer than any other property in the ACT. It retains many important elements such as the homestead, garden, outbuildings, windmill and evidence of earlier tracks. As such it demonstrates a distinctive way of life, domestic rural living, which is becoming increasingly uncommon in the ACT and surrounding area, particularly as Canberra expands and the region is subdivided.

Woden meets this criterion.

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

Woden does not meet this criterion.

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

Woden does not meet this criterion.

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

Woden Homestead is one of the oldest buildings in the ACT, and is rare in its comparative intactness and high integrity. Duntroon House (1832), Duntroon Dairy (1832), The Oaks (1836), Lanyon (c1830s), Mugga Mugga (c1838), Tuggeranong Barn (c1840) are the only other extant structures pre 1850 in the ACT and there are few others in the region. The other pre 1850s buildings, (eg St Johns 1845), are not part of a homestead complex or are now archaeological sites such as Palmerville, Moores and Canberry Stations.

Woden Homestead is the only homestead of the ones listed which has been continuously occupied from the 1830s and part of an operating farm. Lanyon Homestead has not been occupied or the buildings around the homestead used for farm purposes since the 1970s although the other parts of the farm have been continuously used. The other properties have changed uses and purposes over the decades and most have had the associated farm land affected by urban development.

Woden is a focal point from the ACT border on Tharwa Drive, the main road south from Queanbeyan. The native grassland paddocks north of the homestead are an example of a landscape type and floral community that once was common within the ACT but is now, through urbanisation, increasingly uncommon.

Woden meets this criterion.

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

Woden is a notable example of kind of 19th century Australian rural cultural landscape, with a homestead, garden and broader landscape with outbuildings and structures. The property retains the main characteristics of its kind. Woden features the original homestead building with additions, numerous outbuildings, yards, an established garden and landscape setting around the Homestead.

Woden Homestead is also notable for being the oldest homestead in the ACT to be continuously occupied and is still part of an operating farm. The owners continue to run sheep on the property. Its different construction styles demonstrate the development and different phases of occupation as a continuing rural property since its earliest European settlement.

The structures at Woden are typical of the period with the use of rendered stone walls, lath and plaster ceilings, timber shingles and cedar internal joinery followed by rendered brick walls and corrugated metal roofs. They have undergone a number of changes at various times with details and materials changing. As such they are representative of the periods of construction rather than illustrating any particular technical merit.

Woden meets this criterion.

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

Woden has been associated with a number of people who have played a significant part in ACT history. This includes the Campbell family who established Duntroon, and played a primary role in the first European settlement of the Limestone Plains. Prominent members of the Campbell family have included Frederick and Catherine, Arthur and Elizabeth and more recently, Charles and Martha. Other important

people associated with the property from the earlier phases include Francis Mowatt (1832-1837) and Dr James Fitzgerald Murray (1837-1856).

Mrs Anna Maria Bunn, author of the first novel published by a woman in Australia, lived at Woden and the sketches and notes of her son, John William Buckle Bunn, have been important in providing a rich detail of life at Woden in the 1840s.

The Woden Homestead setting and outbuildings were destroyed by fire in 1952. Edna Walling, one of Australia's most renowned landscape designers of the Inter War period, re-designed the garden in 1952. These grounds contribute to the aesthetic appeal of the house. Many prominent friends of Arthur and Elizabeth Campbell planted ceremonial trees in the garden at Woden, including Sir Robert and Dame Pattie Menzies, Lady Casey, Field Marshal Sir William and Lady Slim, Lord Dunrossil and Field Marshal Sir Gerald Templar. While of interest these associations are not regarded as strong and special.

Woden provides strong evidence of over a century of development in the Limestone Plains. The diaries and sketches produced by John Buckle Bunn have provided a detailed insight into life at Woden in the 1840s. While of interest, this association is not strong or special.

Woden meets this criterion.

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

Woden Homestead does not meet this criterion.

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

Woden is of interest in what it provides about the rural history of Canberra without being a benchmark site. The collection of objects and furniture and its supporting information has the potential to provide a greater understanding of Canberra and Regional history. However as this collection is not publicly available, it is unlikely to provide information that will contribute significantly to a wider understanding of the natural and cultural history of the ACT.

Woden Homestead does not meet this criterion.

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

Woden Homestead does not meet this criterion.

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

The non-intensive agricultural management of the northern sector of the property has resulted in conservation of the endangered Natural Temperate native grassland community, which is the habitat of rare and endangered species the Southern Lined Earless Dragon (*Tympanocryptis Lineata pinguicollis*).

The Southern Lined Earless Dragon has been identified in two locations in the ACT including the Woden property, and one site near Queanbeyan in NSW. The lizards were generally found in treeless grassland habitats, which have undergone minimal pasture improvement.

Woden meets this criterion.

SUMMARY OF THE PLACE HISTORY AND PHYSICAL DESCRIPTION

HISTORY

The Ngunnawal Aboriginal people lived in the area of Canberra for thousands of years as hunter gatherers moving across the plains and into the mountain valleys in small groups to hunt and camp.

All this changed with Charles Throsby Smith, James Vaughan and Joseph Wild who first explored the area in 1820 and opened up the area for settlement.

In 1832 Francis Mowatt brought 2,560 acres and named the property Jerrabomberra and then erected a stone cottage with kitchen attached. The property was sold to Dr James Fitzgerald Murray in 1837. Murray renamed the property Woden, after the Norse god of wisdom, and expanded the cottage to a homestead. The Woden property originally included what is now Hill Station. While there is some uncertainty about the origins of Hill Station and its sequence of ownership, by at least 1900 it was a separate entity from Woden Station and in the hands of the McDonald family of Uriarra.

Murray's widowed sister Anna Maria Bunn (author of the first novel published in Australia) and her son John William Buckle Bunn lived at Woden in 1840s. John Bunn's journals and sketches contain detailed descriptions of life at Woden.

There is some uncertainty over the sequence of ownership of Woden following Dr Murray's title. Following his death the property may have passed to Dr Murray's brother, Terrence Murray, who then sold Woden to Thomas Rutledge (Schumack, 1967: 47). Alternatively, Charles and Martin Byrne may have acquired Woden from Dr Murray in the 1860s and then sold it to Frederick Arthur Campbell (Watson, 1927: 1). By at least 1900 (Gillespie: 1988: 240) Hill Station was a separate entity from Woden Station.

In 1871 it was sold to George Campbell and became part of the Duntroon Estate. Initially it accommodated tenant farmers until Frederick Campbell and wife Edith Catherine moved in 1890 and undertook alterations to the house.

After the selection of Canberra as the National Capital, Woden was acquired by the Commonwealth Government, reduced to 1,220 acres, and the Campbell's leased the property until 1922. It was then transferred to their son Arthur and further alterations were undertaken.

Bushfires in 1952 destroyed the setting and outbuildings and as a result the gardens were redesigned by Edna Walling.

After the death of Arthur and Elizabeth in 1966 and 1971 their son Charles Campbell and wife Martha moved to Woden in 1972. Extensions and renovations followed. The 1980s saw further development of the garden.

DESCRIPTION

Woden Homestead and the surrounding grasslands encompass an area of approximately 500 hectares, which includes the main homestead of brick and stone, garage, stables, stockyards, hayshed, two dams, small weatherboard cottage and other minor structures.

The homestead is U shaped around a courtyard with interconnecting enclosed verandahs. The southern wing, the earliest section, includes bedrooms, living room and study plus a cellar. The west wing, which is the converted coach house and dairy, is now a dining room, kitchen and bathroom. The north wing includes a laundry, office and guest facilities.

The southern section of the house consists of stone and hand-made brick walls. A galvanised iron skillion roof covers the verandah and continues around this section of the house. Above this is a galvanised iron hipped roof at an angle of approximately 35 degrees. A gable-ended portico is located at the front entrance of the house. It has a northerly aspect and overlooks an attractive central courtyard. This part of the house is the oldest portion dating back to 1832. The verandah had a Baltic pine floor from c1890, which is now hardwood.

The central gallery that connects the two sections of the building is made primarily of brick with painted timber framed windows covering the entire eastern wall, and a galvanised iron skillion roof.

The northern section of the house displays two distinctive architectural styles. The second bathroom and laundry have brick and stone walls with concrete floors and a galvanised iron skillion roof. The guestroom is the latest addition to the house and has a castellated / parapet form concealing the corrugated metal roof.

The building's exterior has recently been painted using a traditional limewash technique to the colour of the original paintwork using earth-brown wash for the walls with white trim.

The homestead is in excellent condition and is well maintained.

Internal finishes vary with floors mainly timber although wet areas and the 1974 section are concrete. Walls are mainly rendered with a number wallpapered over. Ceilings vary from timber boards, lath and plaster, fibro cement, asbestos cement, plaster and plasterboard, reflecting the period they were installed.

Internal details (architraves, skirtings, doors and windows) are mainly stained timber (mostly cedar) but some are painted. These also reflect a range of details associated with their period of construction or alteration.

The homestead precinct comprising buildings, structures and the intervening spaces are established on the eastern side of an unnamed hill that is part of the Mt Mugga Mugga formation. The homestead is located among the canopy of the retained native Yellow Box – Red Gum grassy woodland. This endangered vegetation community transitions down the slope into the pastoral landscape created by the settlers to the east and south of the homestead. Grazing paddocks on either side of the driveway contain remnant specimens including Yellow Box, *Eucalyptus melliodora*, Apple Box, *Eucalyptus bridgesiana*, and Blakely's Red Gum, *Eucalyptus blakelyi*.

The stewardship of the Campbell family has resulted in the conservation of garden elements that remain from the earliest times. The garden surrounding the homestead can be classified into three distinct periods that relate to the events and the eras of the place.

Pre 1950s	the original modest grounds, developed over time
1950s	following the bushfires, redesign by Edna Walling in 1952
1990s	following building renovations, redesign by the Campbell's of the entry areas and continuing development of walled flower beds and garden on the western hill slope.

Faunal surveys have been conducted in the area and have uncovered a rare species of lizard (Southern Lined Earless Dragon) that is currently listed as an endangered species.

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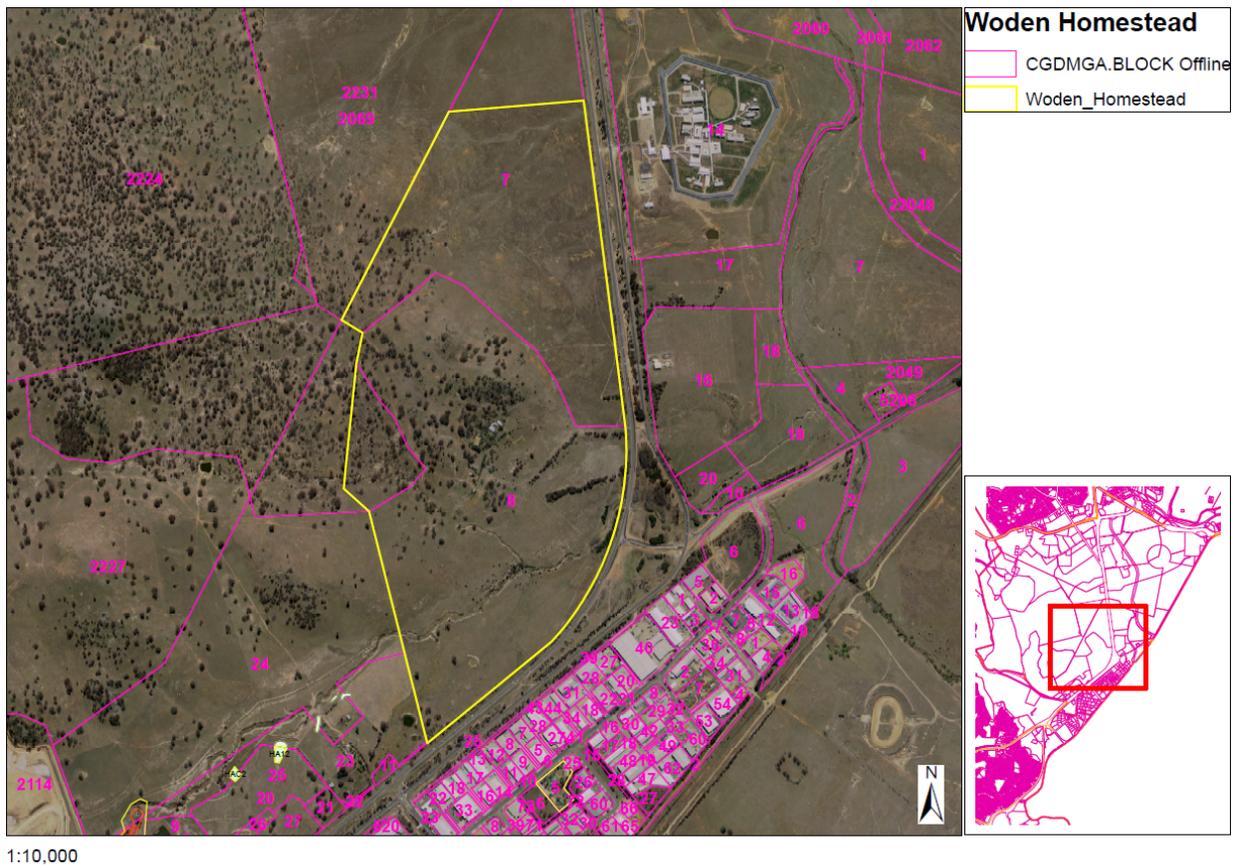
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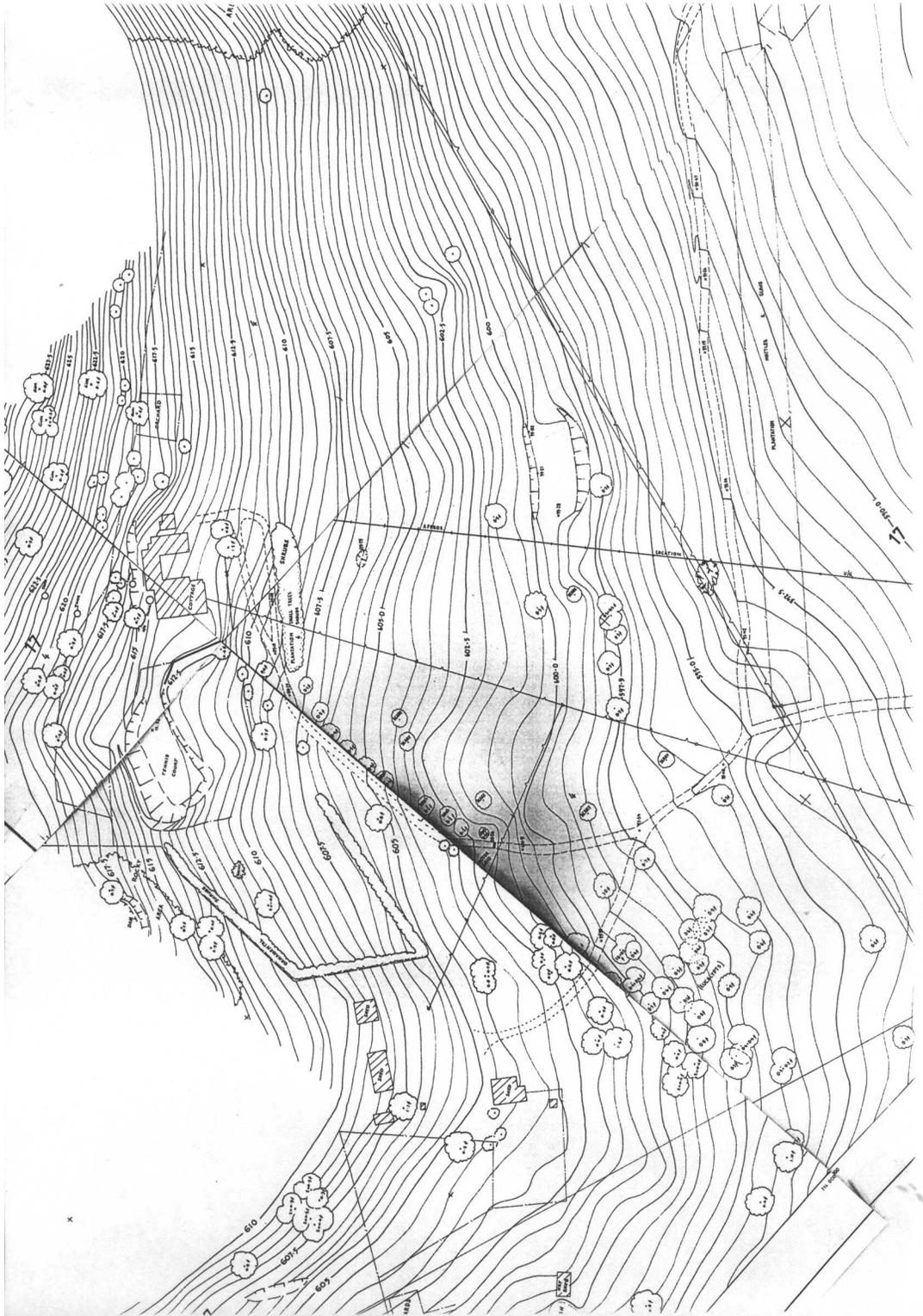
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MAPS AND IMAGES



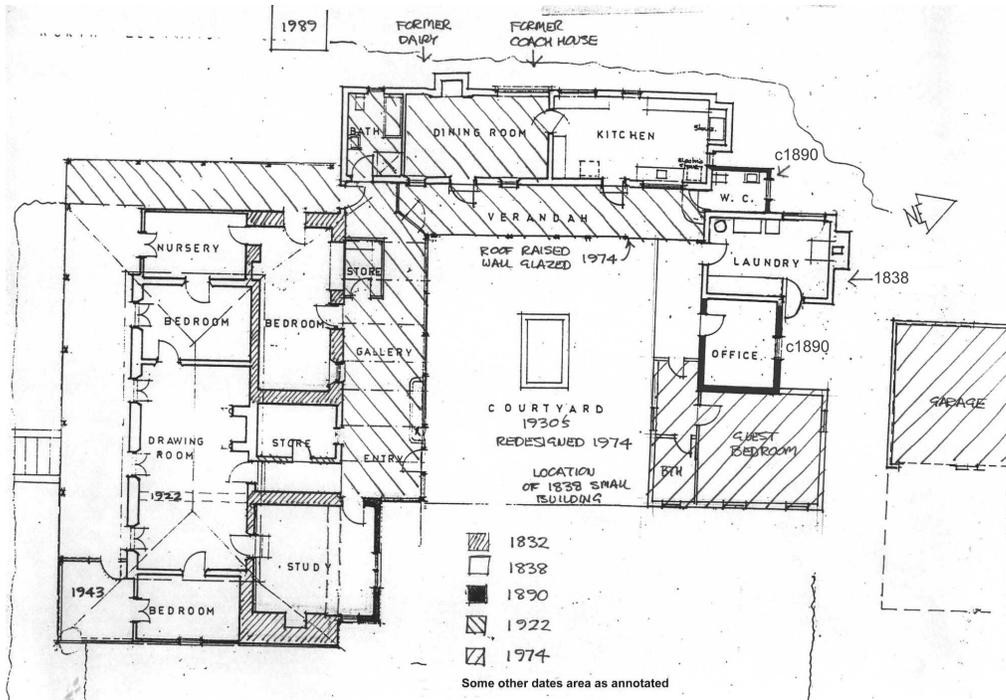
MAP 1

Woden Homestead and Environs outlined in yellow. Map is not to scale



MAP 2

1980 Site survey of Woden indicating existing features including Homestead buildings, entrance driveway and original carriage loop, and significant plantings (Source: ACTPLA Plan Room)



Current Plan indicating phases of development of Woden Homestead (Source: Eric Martin & Associates)



Fig 1: Front Verandah, Woden Homestead (Source: Eric Martin & Associates)



Fig 2: Oldest portion of Homestead, dating back to 1832 (Source: Eric Martin & Associates)